City of Ramsey
Agenda
Regular City Council
Tuesday, August 8, 2017
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation

1. Presentation to Recognize Girl Scout Troop 16479 with Community Spotlight Award
2. Oath of Office for a Patrol Officer
3. Introduce New Community Service Officer
4. 2017 Happy Days Festival Update

3. Citizen Input

4. Consent Agenda

1. Receive Cash and Investments for Period Ending July 31, 2017
2. Approve Licenses
3. Approve the Following Meeting Minutes:
    1. City Council Work Session dated 07/25//17
    2. City Council Regular dated 07/25/17
4. Approve Request to Declare Surplus Property
5. Approve CivicPlus Website Redesign Contract
6. Approve Joint Funding Agreement for Operations and Maintenance of the Stream Gage at the Mississippi River at Champlin, MN
7. Adopt Resolution #17-08-201 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 19, 2017 through August 2, 2017
8. Aeon Purchase Agreement #1: Adopt Resolution 17-08-199 Authorizing Sale of City Owned Land

5. Approve Agenda

6. Public Hearing

1. Public Hearing: Consider Request for On-Sale, Sunday, and 2:00 a.m. Intoxicating Liquor License; Case of SM Enterprises Corp. D/B/A Penalty Box Grill, 14077 St. Francis Boulevard NW, Ramsey

7. Council Business

1. Adopt Resolution #17-08-192 Granting Preliminary Plat approval to Bunker Lake Industrial Park (Project #17-127); Case of PSD, LLC

2. Approve Final Home Designs for Vistas at North Commons; Case of Morning Sun Homes

3. Stone Brook Children's Academy: Multiple Actions

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 08/08/2017

Information

Title:

Presentation to Recognize Girl Scout Troop 16479 with Community Spotlight Award

Purpose/Background:

- The City Council would like to recognize Girl Scout Troop 16479 with a Community Spotlight Award for their efforts towards the City's initiative to support pollinators in our parks and their dedication towards making a difference in the Ramsey community.
- The troop first learned about the City's initiative to help create, restore, and protect pollinator habitat in March, 2017, when they took an Art in the Park class, hosted by Ramsey Parks & Recreation, dedicated to decorating mosaic bee houses.
- Troop 16479 then installed these bee houses throughout Ramsey at Elmcrest Park, Central Park, Emerald Park and Alpine Park.
- The work these girls have done to create and install the bees houses not only supports the City's mission to protect important pollinators like bees in our community, but also allowed them to achieve their Junior Bronze Service Award.
- The Girl Scout Bronze Service Award is the highest honor a Girl Scout Junior can achieve. This team leadership experience has encouraged the girls to develop confidence and meet new people, while completing a project that will make a lasting impact on their community.
- Congratulations and thank you for your efforts! Troop Leaders: Janis Day and Laura Voorhees, Girl Scouts: Anya Day, Megan Day, Hannah Derugs, Faith Harstad, Jordann Lewis, Marie Voorhees and Jazlyn Walsh.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/03/2017 01:13 PM
Form Started By: Nichole Wenberg		Started On: 07/28/2017 11:17 AM
Final Approval Date: 08/03/2017		

CC Regular Session **2. 2.**

Meeting Date: 08/08/2017

Information

Title:

Oath of Office for a Patrol Officer

Purpose/Background:

Purpose: To issue the Oath of Office to Patrol Officer Robert Pullar

Background: Patrol Officer Robert Pullar has recently completed his field training. Mayor Strommen will issue Officer Pullar the Oath of Office.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/03/2017 01:23 PM
Form Started By: Colleen Lasher		Started On: 08/01/2017 02:05 PM
Final Approval Date: 08/03/2017		

CC Regular Session **2. 3.**

Meeting Date: 08/08/2017

Information

Title:

Introduce New Community Service Officer

Purpose/Background:

Purpose: To introduce the City's newest Community Service Officer.

Background: Aaron Pipenhagen was hired as a Community Service Officer on May 10, 2017.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Colleen Lasher	08/01/2017 02:19 PM
Colleen Lasher (Originator)	Colleen Lasher	08/01/2017 02:27 PM
Kurt Ulrich	Kurt Ulrich	08/03/2017 01:23 PM
Form Started By: Colleen Lasher		Started On: 08/01/2017 02:19 PM
Final Approval Date: 08/03/2017		

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

CC Regular Session **2. 4.**

Meeting Date: 08/08/2017

By: Nichole Wenberg, Administrative Services

Information

Title:

2017 Happy Days Festival Update

Purpose/Background:

Staff would like to provide an update for the City Council on the coordination and planning efforts for the City of Ramsey's annual Happy Days Festival. Included in this presentation are updates on the Happy Days schedule of events, new activities, opportunities for involvement, etc.

Funding Source:

The General Fund supports $11,250 toward the Happy Days Festival. The remainder is paid by sponsor donations and registration fees.

Recommendation:

Informational only. No action needed.

Action:

This case is informational only - no action necessary.

Attachments

2017 Happy Days Festival Update

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	08/03/2017 12:22 PM
Kurt Ulrich	Kurt Ulrich	08/03/2017 01:12 PM
Form Started By: Nichole Wenberg		Started On: 07/28/2017 10:14 AM
Final Approval Date: 08/03/2017		

19th Annual City of Ramsey

HAPPY DAYS

Saturday, September 9th



Schedule of Events

- Taste of Happy Days-*Ramsey Rotary*
- Movie in the Park
- Pancake Breakfast-*Ramsey Foundation*
- 5K Run & Youth Fun Run
- Family Bike Tour
- Car Show
- Bean Bag Tournament
- Food Vendors
- Talent Show
- Expos
- Parade
- Dance Caravan
- Lizzy-The Dream Girl
- Bingo-*Anoka Women of Today*
- Hitchville
- Fireworks
- 9/11 Golf Tournament-*Fire Relief Association*

New and Expanding Events

- New Performer: Lizzy-The Dream Girl, hypnotist/comedian
- New Event: Movie in the Park at Elmcrest
- Expanding Event: Bean Bag Tournament
- Expanding Event: Talent Show with judges



Planning Overview

- On track with planning timeline
- Operating on a balanced budget
- Partnering with many of the same sponsors as past years with a few new additions



Opportunities to Get Involved

- Online Volunteer Sign-Up offered
- Volunteer Options still Available
- Our website (cityoframsey.com/happy-days) has information for involvement opportunities



Takeaways

- Date: Saturday, September 9th from 8:30 am to 11 pm
- Schedule includes past year's activities as well as new additions
- Our website (cityoframsey.com/happy-days) has information for involvement opportunities







CC Regular Session **4. 1.**

Meeting Date: 08/08/2017

By: Diana Lund, Finance

Information

Title

Receive Cash and Investments for Period Ending July 31, 2017

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending July 31, 2017.

Cash and investment report shows the monthly cash flow - receipts and expenditures through July 31, 2017 with the current listing of the city's investment portfolio.

Action:

None required. Informational only.

Attachments

Cash & Investments for Period Ending July 31, 2017

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/03/2017 01:14 PM
Form Started By: Diana Lund		Started On: 07/28/2017 02:27 PM
Final Approval Date: 08/03/2017		

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended July 31, 2017

	July-17 CURRENT MONTH	2017 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE	$ 64,597,395.95	$ 64,912,887.39
CASH INFLOWS:		
Daily Deposit	1,038,883.21	4,816,686.08
Tax Settlements	2,159,832.19	6,218,640.94
U/B Receipts	21,518.58	1,409,780.08
Credit Cards	178,113.51	1,155,596.09
Interest Earnings [Net of Interest Paid on Investments]	48,458.18	513,727.28
Bond Proceeds		
TOTAL CASH INFLOW	$ 3,446,805.67	$ 14,114,430.47
TOTAL CASH AVAILABLE	$ 68,044,201.62	$ 79,027,317.86
CASH OUTFLOWS:.		
Prepaid Checks	604,259.02	4,711,579.60
Bills Lists	411,135.80	3,575,083.98
Pay Estimates	223,514.53	896,908.58
Credit Cards	6,624.02	29,741.51
Payroll - Net	324,040.05	2,311,054.55
Flex Reimbursement	2,199.90	33,185.77
Void Checks/Dormant Checks Paid	(3,262.13)	(44,516.51)
Debt Service	39,792.50	1,078,066.26
Miscellaneous [Bank Charges; etc.]	28.00	344.19
TOTAL CASH OUTFLOW	$ 1,608,331.69	$ 12,591,447.93
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 66,435,869.93**	**$ 66,435,869.93**
MEMO - NET 2017 CASH INFLOW (OUTFLOW)	**1,838,473.98**	**1,522,982.54**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE	**$ 57,682,673.06**	**57,425,022.30**
Purchases	3,477,000.00	14,550,000.00
Maturities/Sales	(1,500,990.25)	(12,316,339.49)
ENDING BALANCE	**$ 59,658,682.81**	**$ 59,658,682.81**

Prepared by the City of Ramsey Finance Department
8/1/2017

2017 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2017	PURCH 2017	SOLD/ MATURE 2017	BV PRIN BAL 12/31/2017	PAR	YTM
160623	6/23/2017	4M	Term Series 4M		2,000,000.00		2,000,000.00	0.00	2,000,000.00	0.70%
161208C	3/8/2017	4M	Term Series 4M		1,000,000.00		1,000,000.00	0.00	1,000,000.00	0.45%
170202	1/30/2018	4M	Term Series 4M			1,000,000.00	0.00	1,000,000.00	1,000,000.00	0.85%
170629A	6/29/2018	4M	Term Series 4M			2,000,000.00	0.00	2,000,000.00	2,000,000.00	1.20%
170517	5/17/2018	4M	Term Series 4M			1,000,000.00	0.00	1,000,000.00	1,000,000.00	1.00%
170406A	10/5/2017	4M	Term Series 4M			1,000,000.00	0.00	1,000,000.00	1,000,000.00	0.80%
170406B	4/13/2018	4M	Term Series 4M			1,000,000.00	0.00	1,000,000.00	1,000,000.00	0.92%
160927B	3/28/2017	4M	Term Series 4M		1,000,000.00		1,000,000.00	0.00	1,000,000.00	0.43%
160722B	1/23/2017	4M	Term Series 4M		500,000.00		500,000.00	0.00	500,000.00	0.43%
160825A	8/25/2017	4M	Term Series 4M		752,400.00		0.00	752,400.00	752,400.00	0.60%
160825B	8/25/2017	4M	CD-CIT BANK/ONEWEST-	58978	247,600.00		0.00	247,600.00	247,600.00	0.95%
14M1205C	10/11/2017	4M	CD-SONABANK (BOND PI	57968	161,000.00		0.00	161,000.00	161,000	0.75%
								7,161,000.00		
150701A	2/1/2020	BAIRD	WINTHROP MN TAX	976367ND0	290,000.00		0.00	290,000.00	290,000	2.43%
160322A	3/22/2021	BAIRD	FNMA	3136H3BT1	250,000.00		0.00	250,000.00	250,000	1.00%
160420A	2/1/2017	BAIRD	MINNENOTONKA MN ISI	604204QS9	120,000.00		120,000.00	0.00	120,000	1.04%
160322B	1/1/2020	BAIRD	MINNENOTONKA MN ISI	604195D20	100,000.00		0.00	100,000.00	100,000	1.55%
160323	3/23/2021	BAIRD	FNMA	3136G3CJ2	300,000.00		300,000.00	0.00	300,000	1.00%
150701B	2/1/2021	BAIRD	WINTHROP MN TAX	976367NE8	305,000.00		0.00	305,000.00	305,000	2.68%
140904	9/1/2021	BAIRD	OKLAHOMA TAXABLE	678519RP6	535,000.00		0.00	535,000.00	535,000	2.45%
								1,480,000.00		
170125A	1/25/2019	ICD SEC	CD-WHITNESY BANK	966594AV5		249,000.00	0.00	249,000.00	249,000	1.00%
170731	1/31/2019	ICD SEC	CD-FIRST COMMERCIAL	31984GEF2		249,000.00	0.00	249,000.00	249,000	1.45%
170714A	1/14/2018	ICD SEC	CD-BMW BANK	05580AJP0		149,000.00	0.00	149,000.00	149,000	1.50%
170714B	1/14/2019	ICD SEC	CD-MEDALLION BANK	58403D7B6		249,000.00	0.00	249,000.00	249,000	1.50%
170714C	7/15/2019	ICD SEC	CD-MIDSOUTH BANK	59805FAB5		249,000.00	0.00	249,000.00	249,000	1.70%
170719A	7/19/2019	ICD SEC	CD-DISCOVER BANK	2546726A1		100,000.00	0.00	100,000.00	100,000	1.65%
170719B	7/19/2019	ICD SEC	CD-PEOPLES UNITED BAI	71270QQZZ		249,000.00	0.00	249,000.00	249,000	1.65%
170719C	7/19/2019	ICD SEC	CD-ENERBANK	29266N5Q6		249,000.00	0.00	249,000.00	249,000	1.65%
170721	7/22/2019	ICD SEC	CD-MERRICK BANK	59013JZB8		249,000.00	0.00	249,000.00	249,000	1.70%
170724	7/24/2019	ICD SEC	CD-EAST BOSTON SAVIN	27119PBU4		249,000.00	0.00	249,000.00	249,000	1.65%
170726	7/27/2020	ICD SEC	CD-GOLDMAN SACHS	38148PLS4		249,000.00	0.00	249,000.00	249,000	1.85%
170727	10/28/2019	ICD SEC	CD-PILOT BANK	721531BT7		249,000.00	0.00	249,000.00	249,000	1.65%
170728A	7/27/2018	ICD SEC	CD-PINNACLE BANK	72345SFJS		249,000.00	0.00	249,000.00	249,000	1.35%
170728B	1/28/2020	ICD SEC	CD-NATIONWIDE BANK	63861NAH8		249,000.00	0.00	249,000.00	249,000	1.75%
170728C	7/29/2019	ICD SEC	CD-CITIZENS STATE BAN	17669WGF6		249,000.00	0.00	249,000.00	249,000	1.65%
170623	6/24/2019	ICD SEC	CD-STATE BANK OF INDI	856285BZ3		249,000.00	0.00	249,000.00	249,000	1.70%
170629B	12/31/2018	ICD SEC	CD-ALLY BANK	02006L3SO		100,000.00	0.00	100,000.00	100,000	1.50%
170630A	6/29/2018	ICD SEC	CD-BANK BARODA	06062RAU6		98,000.00	0.00	98,000.00	98,000	1.25%
170630B	12/28/2018	ICD SEC	CD-BAR HARBOR	066851VR4		249,000.00	0.00	249,000.00	249,000	1.50%
17063.0C	12/31/2018	ICD SEC	CD-FIRST BANK SOUTHE	31931TEP6		249,000.00	0.00	249,000.00	249,000	1.50%
170630D	6/28/2019	ICD SEC	CD-SUMMIT COMMUNIT	86604XLX2		205,000.00	0.00	205,000.00	205,000	1.55%
160826A	8/27/2018	ICD SEC	CD-ADMIRALS BANK	007220AM8	200,000.00		0.00	200,000.00	200,000	1.00%
141212A	6/12/2017	ICD SEC	CD-ALLY BANK	02006LMP5	100,000.00		100,000.00	0.00	100,000	1.20%
160330B	10/2/2017	ICD SEC	CD-ALLY BANK	02006LZH9	74,000.00		0.00	74,000.00	74,000	0.85%
160728B	7/30/2018	ICD SEC	CD-ALLY BANK	02006LH30	75,000.00		0.00	75,000.00	75,000	1.00%
150710B	7/10/2017	ICD SEC	CD-AMERICAN COMMER	02519TAC0	250,000.00		250,000.00	0.00	250,000.00	1.00%
160930C	4/6/2018	ICD SEC	CD-AMERICAN NATIONA	02771RAQ6	249,000.00		0.00	249,000.00	249,000.00	0.90%
160930A	4/2/2018	ICD SEC	CD-AMERICAN NATIONA	02771PNK9	157,000.00		0.00	157,000.00	157,000.00	0.85%
140725B	1/25/2017	ICD SEC	CD-AMERICAN WEST BA	03059OD59	200,000.00		200,000.00	0.00	200,000	0.80%
151230A	6/30/2017	ICD SEC	CD-APPLE BANK FOR SA'	03784JPH1	250,000.00		250,000.00	0.00	250,000.00	1.00%
150415	4/13/2017	ICD SEC	CD-BANK CASTILE	061077BC6	150,000.00		150,000.00	0.00	150,000	0.70%
160615	6/15/2018	ICD SEC	CD-BANK LEUMI USA	063248FQ6	250,000.00		0.00	250,000.00	250,000	1.05%
170413	4/13/2018	ICD SEC	CD-BANK OF BARODA	06062Q2P8		151,000.00	0.00	151,000.00	151,000	1.05%
170509	11/9/2017	ICD SEC	CD-BANK OF CHINA	06426WFAS		99,000.00	0.00	99,000.00	99,000	1.00%
160707	7/7/2017	ICD SEC	CD-BANK OF CHINA	06426TSQ3	149,000.00		149,000.00	0.00	149,000	0.70%
160210B	2/10/2017	ICD SEC	CD-BANK OF CHINA	06426TPK9	100,000.00		100,000.00	0.00	100,000	0.70%
160826B	8/27/2018	ICD SEC	CD-BANK OF HOPE	062683AB3	249,000.00		0.00	249,000.00	249,000	1.00%
161230B	12/29/2017	ICD SEC	CD-BANK OF INDIA	06279HUR2	249,000.00		0.00	249,000.00	249,000	1.00%
150630B	3/30/2017	ICD SEC	CD-BANK OF NORTH CAI	06414QVR7	250,000.00		250,000.00	0.00	250,000	0.85%
151130B	11/30/2017	ICD SEC	CD-BANK UNITED	066519BC2	250,000.00		0.00	250,000.00	250,000.00	1.10%
170125B	1/25/2019	ICD SEC	CD-BANKERS West BANK	06610YFQ5		109,000.00	0.00	109,000.00	200,000	1.00%
140716	7/16/2019	ICD SEC	CD-BARCLAYS BANK	0674OKHF7	250,000.00		0.00	250,000.00	250,000	2.05%
160706	6/7/2017	ICD SEC	CD-BEAL BANK	0737OWZX7	249,000.00		249,000.00	0.00	249,000	0.70%
151223	7/24/2017	ICD SEC	CD-BLC COMMUNITY BA	05549CGA2	250,000.00		250,000.00	0.00	250,000.00	1.05%
150923	9/22/2017	ICD SEC	CD-BMO HARRIS	05573J4P3	250,000.00		0.00	250,000.00	250,000.00	1.10%
161130	11/30/2018	ICD SEC	CD-BMW BANK OF NORT	05580AFN9	100,000.00		0.00	100,000.00	100,000	1.30%
150626B	6/26/2017	ICD SEC	CD-BMW BANK OF NORT	0558OABY9	150,000.00		150,000.00	0.00	150,000	1.05%

2017 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2017	PURCH 2017	SOLD/ MATURE 2017	BV PRIN BAL 12/31/2017	PAR	YTM
151231	6/30/2017	ICD SEC	CD-BRICKELL BANK	10801DAA9	250,000.00		250,000.00	0.00	250,000.00	1.00%
160729A	4/30/2018	ICD SEC	CD-BROOKLINE BANK	113730CE6	176,000.00		0.00	176,000.00	176,000	0.85%
170131	7/31/2019	ICD SEC	CD-CAPE COD	13934CAB3		249,000.00	0.00	249,000.00	200,000	1.00%
170111	1/11/2019	ICD SEC	CD-CAPITAL ONE BANK	140420S92		148,000.00	0.00	148,000.00	200,000	1.00%
150624	12/26/2017	ICD SEC	CD-CAPITAL ONE BANK	29266NK71	100,000.00		0.00	100,000.00	100,000	1.30%
150715A	7/16/2018	ICD SEC	CD-CAPITAL ONE BANK	14042E4R8	250,000.00		0.00	250,000.00	250,000.00	1.60%
150930B	3/30/2017	ICD SEC	CD-CARDINAL BANK	14147VFD3	250,000.00		250,000.00	0.00	250,000.00	0.80%
160330A	6/30/2017	ICD SEC	CD-CELTIC BANK UT	15118RKY2	250,000.00		250,000.00	0.00	250,000	0.70%
170330B	9/30/2019	ICD SEC	CD-CENTRAL FEDERAL S	15347EAE9		249,000.00	0.00	249,000.00	249,000	1.55%
170331	9/30/2019	ICD SEC	CD-CITIZENS STATE BAN	17668UAP5		103,000.00	0.00	103,000.00	103,000	1.50%
160826C	2/28/2019	ICD SEC	CD-COMENITY CAP BANI	20033ARR9	249,000.00		0.00	249,000.00	249,000	1.20%
170208	8/8/2018	ICD SEC	CD-COMMERCIAL BANK	20146AAC4		101,000.00	0.00	101,000.00	101,000	1.20%
151130A	11/30/2017	ICD SEC	CD-COMPASS BANK	20451PNZ5	250,000.00		0.00	250,000.00	250,000.00	1.15%
150715B	7/17/2017	ICD SEC	CD-CONESTOGA BANK	20701PBQ6	250,000.00		250,000.00	0.00	250,000.00	1.00%
150717	1/17/2017	ICD SEC	CD-CRESCOM BANK	225862CE9	250,000.00		250,000.00	0.00	250,000.00	0.65%
140723A	1/23/2018	ICD SEC	CD-CUSTOMERS BANK	23204HBR8	200,000.00		0.00	200,000.00	200,000	1.30%
150715C	7/17/2017	ICD SEC	CD-DISCOVER BANK	254672SC3	100,000.00		100,000.00	0.00	100,000.00	1.15%
150730	7/30/2018	ICD SEC	CD-DISCOVER BANK	254672TA6	149,000.00		0.00	149,000.00	149,000.00	1.70%
151218A	3/20/2017	ICD SEC	CD-DMB COMMUNITY B/	23322GKG1	250,000.00		250,000.00	0.00	250,000.00	0.70%
160720	7/20/2018	ICD SEC	CD-EAGLE BANK	27002YCX2	249,000.00		0.00	249,000.00	249,000	0.90%
151218C	6/15/2017	ICD SEC	CD-EAST BOSTON SAVIN	27113PAT8	250,000.00		250,000.00	0.00	250,000.00	1.00%
150515	5/15/2017	ICD SEC	CD-ENERBANK	29266NK71	99,000.00		99,000.00	0.00	99,000	0.90%
170228	5/1/2019	ICD SEC	CD-ESSA BANK & TRUST	29667RPN7		249,000.00	0.00	249,000.00	249,000	1.40%
160129	1/29/2018	ICD SEC	CD-EVERBANK	29976DH94	248,000.00		0.00	248,000.00	250,000	1.10%
151125	11/27/2017	ICD SEC	CD-FIRST BANK PUERTO	33767ASC6	250,000.00		0.00	250,000.00	250,000.00	1.20%
151113	11/13/2017	ICD SEC	CD-FIRST MERIT BANK	320844PU1	250,000.00		0.00	250,000.00	250,000.00	1.00%
160816	2/16/2018	ICD SEC	CD-FIRST NATIONAL BAI	332135GM8	249,000.00		0.00	249,000.00	249,000	0.90%
151218B	6/18/2018	ICD SEC	CD-FIRST SOURCE BANK	33646CFY5	250,000.00		0.00	250,000.00	250,000.00	1.25%
151029	10/27/2017	ICD SEC	CD-FRIST TEXOMA NATI	33717WAA2	100,000.00		0.00	100,000.00	100,000	0.85%
140822	2/22/2017	ICD SEC	CD-GE CAPITAL BANK	36161TX59	49,000.00		49,000.00	0.00	49,000	1.00%
130301	3/1/2018	ICD SEC	CD-GE CAPITAL BANK	3616ITJB2	200,000.00		0.00	200,000.00	200,000	1.10%
170327	7/27/2018	ICD SEC	CD-GNB BANK	36198JCP7		249,000.00	0.00	249,000.00	249,000	1.20%
150629	1/30/2017	ICD SEC	CD-GNB BANK	36198JAX2	250,000.00		250,000.00	0.00	250,000	0.80%
150930A	3/30/2017	ICD SEC	CD-GOLDMAN SACHS	38148JP62	100,000.00		100,000.00	0.00	100,000.00	0.85%
140828	2/28/2017	ICD SEC	CD-GREAT SOUTHERN B/	3912OVRK2	249,000.00		249,000.00	0.00	249,000	1.00%
140717	4/17/2017	ICD SEC	CD-GUARANTY BANK &	40082OBK1	250,000.00		250,000.00	0.00	250,000	0.85%
160729B	3/29/2018	ICD SEC	CD-HERITAGE BANK	42724JDF9	249,000.00		0.00	249,000.00	249,000	0.85%
160824	8/24/2018	ICD SEC	CD-HSBC BANK	404344BG1	249,000.00		249,000.00	0.00	249,000	1.10%
160721A	7/23/2018	ICD SEC	CD-INDEPENDENCE BAN	4534OKDP1	249,000.00		0.00	249,000.00	249,000	0.90%
161216A	12/17/2018	ICD SEC	CD-INVESTORS SAVINGS	46176PFV2	249,000.00		0.00	249,000.00	249,000	1.35%
151216B	1/17/2017	ICD SEC	CD-ION BANK	46203PAC6	208,000.00		208,000.00	0.00	208,000.00	0.75%
151211A	6/12/2017	ICD SEC	CD-ISRAEL DISCOUNT B/	465076HV2	250,000.00		250,000.00	0.00	250,000.00	1.00%
160831	8/31/2018	ICD SEC	CD-JP MORGAN CHASE	48126XCN3	249,000.00		0.00	249,000.00	249,000	1.05%
170222	2/28/2019	ICD SEC	CD-KEY BANK	493065XF8		149,000.00	0.00	149,000.00	149,000	1.55%
161019	10/19/2018	ICD SEC	CD-LAKESIDE BANK	51210SLX3	100,000.00		0.00	100,000.00	100,000	1.05%
160115	7/17/2017	ICD SEC	CD-LINCOLN PARK SAVII	53468JAG7	250,000.00		250,000.00	0.00	250,000	1.00%
161230A	12/30/2019	ICD SEC	CD-M BANK	55275FKK3	160,000.00		0.00	160,000.00	160,000	1.55%
161215	12/14/2019	ICD SEC	CD-MAIN STREET BANK	56034WAP6	249,000.00		0.00	249,000.00	200,000	1.45%
150710A	7/10/2017	ICD SEC	CD-MB FINANCIAL	55266CMR4	250,000.00		250,000.00	0.00	250,000.00	1.00%
140610	6/9/2017	ICD SEC	CD-MEDALLION BANK	58403BP26	250,000.00		250,000.00	0.00	250,000	1.00%
150130	1/30/2017	ICD SEC	CD-MERRICK BANK	59013JDA4	100,000.00		100,000.00	0.00	100,000	0.75%
160413	10/13/2017	ICD SEC	CD-MIDLANDS SB, IL	59774QE44	250,000.00		0.00	250,000.00	250,000	0.85%
151031	1/4/2018	ICD SEC	CD-NOA BANK	65487TBD2	150,000.00		0.00	150,000.00	150,000	0.90%
170330A	4/1/2019	ICD SEC	CD-NORTHFIELD BANK	66612ABG2		249,000.00	0.00	249,000.00	249,000	1.45%
160210A	2/9/2018	ICD SEC	CD-ORIENTAL BANK	686184WS7	200,000.00		0.00	200,000.00	200,000	1.20%
161221	6/21/2019	ICD SEC	CD-ORRSTOWN BANK	687377EA5	249,000.00		0.00	249,000.00	249,000	1.50%
161229	6/29/2018	ICD SEC	CD-PREFERRED BANK	740367FE2	249,000.00		0.00	249,000.00	249,000	1.15%
170317	9/17/2018	ICD SEC	CD-PRIVATE BANK & TR	74267GVR5		200,000.00	0.00	200,000.00	200,000	1.15%
161228A	6/28/2018	ICD SEC	CD-PROVIDENCE BANK	74374MAD6	249,000.00		0.00	249,000.00	249,000	1.20%
161207	6/7/2018	ICD SEC	CD-ROLLSTONE BANK &	77579ABW5	200,000.00		0.00	200,000.00	200,000	1.15%
170125C	1/25/2019	ICD SEC	CD-RONDOUT SAVINGS I	776322AR0		200,000.00	0.00	200,000.00	200,000	1.00%
160916	9/17/2018	ICD SEC	CD-SAFRA NATIONAL BA	78/658QYZ0	249,000.00		0.00	249,000.00	249,000.00	1.10%
140924	9/25/2017	ICD SEC	CD-SALLIE MAE BANK	40082OBK1	249,000.00		0.00	249,000.00	249,000	1.40%
160224A	8/24/2017	ICD SEC	CD-SANTANDER BANK	80280JLV3	250,000.00		0.00	250,000.00	250,000	0.95%
160930D	4/30/2018	ICD SEC	CD-STEARNS BANK	857894RN1	249,000.00		0.00	249,000.00	249,000.00	0.95%
161228B	6/28/2019	ICD SEC	CD-STEUBEN TR CO	860010BG1	160,000.00		0.00	160,000.00	160,000	1.40%
140305	3/6/2017	ICD SEC	CD-SYNOVOUS BANK	87164DEB2	200,000.00		200,000.00	0.00	200,000	0.85%
161123	5/23/2018	ICD SEC	CD-TCF NATIONAL BANI	872278XK7	100,000.00		0.00	100,000.00	100,000	0.90%
160721B	1/22/2018	ICD SEC	CD-TRANSPORTATION A	89388CBE7	249,000.00		0.00	249,000.00	249,000	0.75%
141209	9/27/2017	ICD SEC	CD-UNITED BANK	909552AQ4	250,000.00		0.00	250,000.00	250,000	0.65%
170421	4/22/2019	ICD SEC	CD-UNITED COMMUNITY	90983HAC8		249,000.00	0.00	249,000.00	249,000	1.40%
161219	12/19/2018	ICD SEC	CD-WEB BANK	947547JJ5	249,000.00		0.00	249,000.00	249,000	1.40%
160617	6/18/2018	ICD SEC	CD-WELLS FARGO BANK	9497485X1	150,000.00		0.00	150,000.00	150,000	1.20%
150925	9/25/2017	ICD SEC	CD-WELLS FARGO BANK	9497482H9	100,000.00		0.00	100,000.00	100,000.00	1.00%

2017 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2017	PURCH 2017	SOLD/ MATURE 2017	BV PRIN BAL 12/31/2017	PAR	YTM
151211B	12/11/2017	ICD SEC	CD-WEX BANK	92937CDH8	250,000.00		0.00	250,000.00	250,000.00	1.20%
160930B	4/2/2018	ICD SEC	CD-WOOD & HUSTON BA	978208AA4	249,000.00		0.00	249,000.00	249,000.00	1.00%
170112	1/11/2019	ICD SEC	CD-WORLDS FOREMOST	981571CS9		100,000.00	0.00	100,000.00	200,000	1.00%
170119	1/18/2019	ICD SEC	CD-WORLDS FOREMOST	981571CU4		100,000.00	0.00	100,000.00	200,000	1.00%
160525	8/25/2017	ICD SEC	CD-Z BANK	98878BAD0	249,000.00		0.00	249,000.00	249,000	0.75%
			2016 Investments & MM					19,168,000.00		
090102B	12/25/2018	Com Sec	FNR 2003-120 BY	31393UGR8	13,715.78		5,864.27	7,851.51	200,000	3.98%
								7,851.51		
160606	5/1/2020	Northland	ANCHOR BAY MI SCH DI	032879-TC-2	500,000.00		0.00	500,000.00	500,000	2.12%
170109	6/1/2022	Northland	DESMOINES IA TAX	250097-J3-7		200,000.00	0.00	200,000.00	200,000	2.30%
170712	7/1/2021	Northland	GARDENDALE ALA TAX	365478-DQ-6		240,000.00	0.00	240,000.00	240,000	2.20%
170620A	6/1/2019	Northland	WATERLOO IOWA TAXAI	941647-VS-5		210,000.00	0.00	210,000.00	210,000	1.55%
170620B	6/1/2020	Northland	WATERLOO IOWA TAXAI	941647-VT-3		210,000.00	0.00	210,000.00	210,000	1.75%
170215	5/1/2019	Northland	SPARTA WIS REFUNDINC	846748-HC-8		100,000.00	0.00	100,000.00	100,000	1.80%
161101	3/1/2019	Northland	MARSHFIELD WI TAX	572852-W4-9	145,000.00		0.00	145,000.00	145,000	1.20%
161114B	2/1/2024	Northland	ANDOVER MN TAX	034313-ZU-3	300,000.00		0.00	300,000.00	300,000	2.25%
160812	5/1/2023	Northland	MONROE MI TAX	611101-MF-0	190,000.00		0.00	190,000.00	190,000	2.26%
160728A	5/1/2020	Northland	WISCONSIN STATE TAX	97705M-DS-1	500,000.00		0.00	500,000.00	500,000	1.15%
161003A	2/1/2018	Northland	OLIVIA MN TAX	681079-YD-5	45,000.00		0.00	45,000.00	45,000	2.00%
161003B	2/1/2019	Northland	OLIVIA MN TAX	681079-YE-3	95,000.00		0.00	95,000.00	95,000	2.00%
161003C	2/1/2020	Northland	OLIVIA MN TAX	681079-YF-0	100,000.00		0.00	100,000.00	100,000	2.00%
130412	2/1/2024	Northland	BECKER MN TAX	075671LJ4	50,000.00		0.00	50,000.00	50,000	2.75%
150903	11/1/2018	Northland	BROOKFIELD WI, TAXAB	112857-BL-0	500,000.00		0.00	500,000.00	500,000	2.20%
110310	2/1/2020	Northland	BROOKLYN CENTER ISD	113853-KG-9	285,000.00		0.00	285,000.00	285,000	4.65%
120215B	6/1/2026	Northland	CEDAR RAPIDS IO TAX	150528-JU-2	50,000.00		0.00	50,000.00	50,000	4.55%
120606B	6/1/2022	Northland	CEDAR RAPIDS IO TAX	150528-N2-6	135,000.00		0.00	135,000.00	135,000	2.50%
120606A	6/1/2023	Northland	CEDAR RAPIDS IO TAX	150528-PA-9	140,000.00		0.00	140,000.00	140,000	2.70%
140620	12/1/2020	Northland	CELINA OHIO SCHOOL D	151069-FD-8	300,000.00		0.00	300,000.00	300,000	2.13%
130815A	12/1/2020	Northland	CHASKA, MN TAX	161664-DY-0	75,000.00		0.00	75,000.00	75,000	2.50%
130815B	12/1/2021	Northland	CHASKA, MN TAX	161664-DZ-7	75,000.00		0.00	75,000.00	75,000	2.75%
140502	2/15/2020	Northland	COLLINGSWOOD NJ TAX	194756-PQ-9	145,000.00		0.00	145,000.00	145,000	3.00%
140730A	6/1/2019	Northland	DES MOINES IA TAXABLI	25009X-GB-5	115,000.00		0.00	115,000.00	115,000	2.00%
140730B	6/1/2020	Northland	DES MOINES IA TAXABLI	25009X-GC-3	145,000.00		0.00	145,000.00	145,000	2.10%
141104	2/1/2022	Northland	DULUTH MN TAXABLE	264438-G5-5	150,000.00		0.00	150,000.00	150,000	3.00%
151217A	12/1/2018	Northland	FARGO ND TAXABLE	30747N-BC-7	435,000.00		0.00	435,000.00	435,000	1.40%
151217B	12/1/2017	Northland	FARGO ND TAXABLE	30747N-BB-9	395,000.00		0.00	395,000.00	395,000	1.00%
151216A	6/14/2018	Northland	FFCB	3133EF-SH-1	500,000.00		0.00	500,000.00	500,000	1.17%
140326	9/26/2017	Northland	FHLB	313OA15P9	350,000.00		0.00	350,000.00	350,000	1.00%
151119B	11/19/2021	Northland	FNMA	3136GSSA6	400,000.00		0.00	400,000.00	400,000	1.00%
150601	6/1/2017	Northland	HAWKEYE COMMUNITY	42016A-KH-3	190,000.00		190,000.00	0.00	190,000	0.90%
140320A	3/1/2019	Northland	HAWLEY MN SCHOOL DI	420416-EZ-8	390,000.00		0.00	390,000.00	390,000	1.85%
140117	11/1/2019	Northland	HONOLULU TAXABLE	438670-Q4-6	275,000.00		0.00	275,000.00	275,000	1.84%
110114A	2/1/2017	Northland	HOPKINS ISD #270	439881-HB-2	100,000.00		100,000.00	0.00	100,000	2.75%
150109	10/1/2022	Northland	HUBBARY COUNTY TAX	443348-DE-4	135,000.00		0.00	135,000.00	140,000	2.70%
121211D	6/1/2017	Northland	IOWA WESTERN COMM (	462612-QM-7	100,000.00		100,000.00	0.00	100,000	0.85%
120321	3/1/2022	Northland	MADISION WI SCHOOL D	558495-KN-6	500,000.00		0.00	500,000.00	500,000	2.50%
150708	2/1/2019	Northland	MAPLEWOOD MN TAX	56557-UM-5	350,000.00		0.00	350,000.00	350,000	1.80%
110203A	4/1/2017	Northland	MEDFORD WIS SCHOOL I	58434T-DK-3	40,000.00		40,000.00	0.00	40,000	2.75%
121228B	9/1/2023	Northland	MIDDLETON WIS REFUNI	596782-T6-7	300,000.00		0.00	300,000.00	300,000	2.36%
120214B	9/1/2025	Northland	MIDDLETON WIS REFUNI	596782-TJ-1	315,000.00		0.00	315,000.00	315,000	2.85%
150430	2/1/2022	Northland	MINNETONKA ISD #276	604195-YG-6	270,000.00		0.00	270,000.00	270,000	3.00%
130702A	1/1/2019	Northland	MINNETONKA ISD #276	604195-VW-4	285,000.00		0.00	285,000.00	285,000	1.40%
130702B	1/1/2021	Northland	MINNETONKA ISD #276	604195-VY-0	400,000.00		0.00	400,000.00	400,000	2.10%
120215A	1/1/2028	Northland	MINNETONKA ISD #276	604195-SB-4	50,000.00		0.00	50,000.00	50,000	5.20%
130722	2/1/2021	Northland	MOUND MN TAXABLE	620S35-W4-2	95,000.00		0.00	95,000.00	95,000	2.00%
100803B	2/1/2018	Northland	NEW PRAGUE BAB	648159-TX-9	70,000.00		0.00	70,000.00	70,000	3.75%
100803C	2/1/2019	Northland	NEW PRAGUE BAB	648159-TY-7	45,000.00		0.00	45,000.00	45,000	4.00%
100803D	2/1/2020	Northland	NEW PRAGUE BAB	648159-TZ-4	70,000.00		0.00	70,000.00	70,000	4.25%
141006	6/1/2020	Northland	NORTHEAST IOWA COMI	664214-JQ-7	320,000.00		0.00	320,000.00	320,000	1.90%
111031	6/1/2018	Northland	RACINE WIS TAXABLE	750021-6D-4	755,000.00		0.00	755,000.00	755,000	2.10%
130624A	2/1/2023	Northland	RAMSEY COUNTY TAXAI	751622-HH-7	595,000.00		0.00	595,000.00	595,000	2.75%
130624B	2/1/2022	Northland	RAMSEY COUNTY TAXAI	751622-HG-9	285,000.00		0.00	285,000.00	285,000	2.50%
150804	11/1/2018	Northland	SHEBYGAN WISCON REF	82102R-BM-6	800,000.00		0.00	800,000.00	800,000	1.25%
120308A	12/1/2020	Northland	SHOREWOOD WIS TAX	825230-KU-8	150,000.00		0.00	150,000.00	150,000	2.50%
120308B	12/1/2022	Northland	SHOREWOOD WIS TAX	825230-KW-4	150,000.00		0.00	150,000.00	150,000	2.80%
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX	825230-LB-9	225,000.00		0.00	225,000.00	225,000	3.25%
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX	825230-LC-7	465,000.00		0.00	465,000.00	465,000	3.15%
120214B	4/1/2017	Northland	ST FRANCIS ISD#15	789466-PU-7	250,000.00		250,000.00	0.00	250,000	4.40%
110608	2/1/2019	Northland	WADENA MN BAB	930217-JD-7	95,000.00		0.00	95,000.00	95,000	3.94%
130624C	6/1/2018	Northland	WATERLOO IOWA TAXAI	941647-NZ-8	345,000.00		0.00	345,000.00	345,000	2.00%
150626C	10/1/2017	Northland	WESTERN LAKE SUPERIC	958522-WS-9	245,000.00		0.00	245,000.00	245,000	1.35%

2017 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2017	PURCH 2017	SOLD/ MATURE 2017	BV PRIN BAL 12/31/2017	PAR	YTM
160317	2/1/2019	Northland	BECKER MN TAX	075663YH9	645,000.00		0.00	645,000.00	645,000	1.15%
161222	2/1/2019	Northland	ST. PAUL MN PORT AUTH	793028-WR-8	145,000.00		0.00	145,000.00	145,000	2.00%
160420B	10/1/2018	Northland	SHEBOYGAN WIS TAX	82102R-BY-0	250,000.00		0.00	250,000.00	250,000	1.00%
120215C	10/1/2019	Northland	WESTERN LAKE SUPERIC	958522-WU-4	100,000.00		0.00	100,000.00	100,000	3.15%
110816B	10/1/2017	Northland	WESTIN LAKE SUPERIOR	958522-WS-9	350,000.00		0.00	350,000.00	350,000	2.50%
141205A	9/1/2018	Northland	WYANDOTTE KANSAS SI	982696-QE-9	125,000.00		0.00	125,000.00	125,000	1.93%
			2015 Investment					16,675,000.00		
120817A	5/1/2018	UBS	NYC-TAXABLE	64971QTU7	500,000.00		0.00	500,000.00	500,000	1.60%
160224B	12/1/2019	UBS	MCLEAN COUNTY IL SCH	582018Ff5	450,000.00		0.00	450,000.00	450,000	2.00%
161208A	4/1/2023	UBS	NEW HOPE CULTURAL EI	64542WAY6	250,000.00		0.00	250,000.00	250,000	2.27%
161208B	11/1/2024	UBS	MICHIGAN FIN AUTH RE'	59447TJX2	250,000.00		0.00	250,000.00	250,000	2.51%
161216B	12/16/2022	UBS	CD-MERCANTIL COMM E	58733ADQ9	245,000.00		0.00	245,000.00	245,000	2.30%
161114A	7/1/2025	UBS	LEXINGTON FAYETTE AI	52909MCA0	300,000.00		0.00	300,000.00	300,000	2.75%
160927A	5/1/2021	UBS	YPSILANTI MI SCHOOL D	987864NY7	405,000.00		0.00	405,000.00	405,000.00	2.18%
160928	3/28/2025	UBS	FHLB	3130A9CN9	300,000.00		0.00	300,000.00	300,000.00	1.25%
160930E	9/30/2019	UBS	CD-JEFFERSON BANK & T	472376AA0	245,000.00		0.00	245,000.00	245,000.00	1.15%
160802	12/1/2027	UBS	TOOLE CITY UT TAX	89033RBU7	400,000.00		0.00	400,000.00	400,000	2.76%
160826D	8/24/2026	UBS	FHLB	3130A8Z63	300,000.00		0.00	300,000.00	300,000	1.25%
160830A	8/28/2026	UBS	FHLB	3130A8ZF3	300,000.00		0.00	300,000.00	300,000	1.50%
160830B	8/28/2023	UBS	FHLMC	3134GAAKO	300,000.00		0.00	300,000.00	300,000	1.25%
160830C	8/1/2022	UBS	NEW YORK CITY TAXAB	64966MED7	300,000.00		0.00	300,000.00	300,000	1.60%
160830D	8/24/2023	UBS	FNMA	3136G32Y0	250,000.00		0.00	250,000.00	250,000	1.13%
160705	11/1/2021	UBS	MICHIGAN STATE TAX	594612CX9	300,000.00		0.00	300,000.00	300,000	1.78%
160718	12/1/2021	UBS	LITTLE MIAMI OHIO SCH	537292KY9	345,000.00		0.00	345,000.00	345,000	1.76%
160726	7/26/2024	UBS	FHLMC	3134G9N78	500,000.00		0.00	500,000.00	500,000	1.25%
160727	5/1/2022	UBS	NORTH BRAND SCHOOL '	657740F50	500,000.00		0.00	500,000.00	500,000	2.08%
160601	2/15/2022	UBS	MCALLEN TAX'	582018Ff5	200,000.00		0.00	200,000.00	200,000	1.75%
160613	12/1/2020	UBS	SCHILLER PARK TAX	8062721LM6	325,000.00		0.00	325,000.00	325,000	2.50%
160526	5/1/2020	UBS	MILAN MICH SCHOOL TA	598801JD1	500,000.00		0.00	500,000.00	500,000	1.51%
160412	5/1/2019	UBS	LINCOLN SD TAX	533883NG5	500,000.00		0.00	500,000.00	500,000	2.03%
160422	5/15/2021	UBS	UNIVERSITY OF CA TAX	91412GFS9	500,000.00		0.00	500,000.00	500,000	1.91%
160428	10/28/2022	UBS	FNMA	3136G3JS5	250,000.00		0.00	250,000.00	250,000	1.00%
161018	7/1/2024	UBS	SELMA ALA TAX	816459QV6	500,000.00		0.00	500,000.00	500,000	2.50%
161026	10/1/2024	UBS	HONOLULU TAX	4386705W7	300,000.00		0.00	300,000.00	300,000	2.37%
130611	5/21/2018	UBS	FNMA	3135GOXDO	750,000.00		0.00	750,000.00	750,000	1.29%
030630A	6/15/2018	UBS	FHR 2628 AB	31393VMQ1C	2,641.38		1,274.76	1,366.62	200,000	3.12%
030730A	8/25/2018	UBS	FNR 2003-74-KN	31393EAL3C	4,910.50		2,681.08	2,229.42	300,000.00	3.59%
030930A	9/15/2018	UBS	FHR 2677 KH	31394JTP2	56.81		56.88	-0.07	300,000	4.50%
121207	11/1/2018	UBS	NYC GEN TAX	64971QH55	500,000.00		0.00	500,000.00	500,000	1.28%
140710	7/10/2019	UBS	CD-AMERICAN EXPRESS	02587CAC4	240,000.00		0.00	240,000.00	240,000	1.95%
040730A	7/15/2019	UBS	FHR 2822 DB	31395C3S8	6,325.23		3,741.67	2,583.56	500,000	5.00%
130606B	11/1/2019	UBS	NYC GEN TAX	64971QH63	1,000,000.00		0.00	1,000,000.00	1,000,000	1.73%
150310	4/1/2020	UBS	MONTGOMERY ALA TAX	613035L69	400,000.00		0.00	400,000.00	400,000	2.15%
151207	12/1/2020	UBS	SACRAMENTO TAXABLE	786060BB8	300,000.00		0.00	300,000.00	300,000	3.00%
970625	2/25/2021	UBS	FNMA FNR-1991-7 H	31358FZW2	1,000.00		0.00	1,000.00	129,000	7.84%
970917B	9/15/2021	UBS	FHLMC REMIC SERIES FF	312904GT6C	357.00		203.77	153.23	255,714	7.21%
151119A	11/19/2021	UBS	FNMA	3136G2SA6	500,000.00		0.00	500,000.00	500,000	1.05%
151104	3/1/2022	UBS	NEW YORK TAXALBE	64966KQC0	500,000.00		0.00	500,000.00	500,000	2.26%
001127	7/25/2022	UBS	FNR G92-35	31358PHV2C	981.33		174.08	807.25	75,215	7.49%
021004	8/25/2022	UBS	FNR 1992-125L	31358PS40C	1,076.65		147.10	929.55	52,000	7.00%
020826	10/15/2022	UBS	FHR 1391D	312912LUO	957.62		195.88	761.74	59,990	6.00%
150812	6/1/2023	UBS	CHARLOTTE TAXABLE	161037L61	300,000.00		0.00	300,000.00	300,000	2.65%
010328	6/25/2023	UBS	FHG14A	312916PD5R	2,000.00		0.00	2,000.00	152,000	6.00%
151009	9/1/2024	UBS	NJ ENVIRONMENTAL INF	645791CAO	270,000.00		0.00	270,000.00	270,000	3.15%
151023	10/1/2024	UBS	MADISON TAXABLE	55844RKN3	640,000.00		0.00	640,000.00	640,000	2.39%
150311	3/11/2025	UBS	CD-HBSC BANK	40434ASB6	240,000.00		0.00	240,000.00	240,000	2.25%
								15,166,831.30		
	TOTAL INVESTMENTS				57,425,022.30	14,550,000.00	12,316,339.49	59,658,682.81		
			Unamortized Premiums		1,454,478.04	431.00		1,454,909.04		
			Unamortized Discounts		(3,290,662.99)	(1,010.00)		(3,291,672.99)		
			BOW		4,039,093.60	22,296,184.80	21,039,302.78	5,295,975.62		
			Money Market Accounts		5,284,956.44	4,533,019.01	6,500,000.00	3,317,975.45		
			Net Cash and Investments		64,912,887.39	41,378,624.81	39,855,642.27	66,435,869.93		

CC Regular Session **4. 2.**

Meeting Date: 08/08/2017

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: 08/02/2017 10:20 AM

Final Approval Date: 08/02/2017

License Applications
08/08/17

*Solicitor	Southwestern Advantage	2451 Atrium Way	Nashville, TN 37214	612-513-2260
**Transient Merchant	Pro Metal Fab – Bradey Mackin	24625 Rutgers St NE	Stacy, MN 55079	651-399-9789

*Two students to go door to door to sell educational materials: Volters Gulbis – and Aksels Danilivs
**To Sell Custom Aluminum Dog Kennels outside Game Fair on the property known as 16060 Kangaroo Street NW

CC Regular Session **4. 3.**

Meeting Date: 08/08/2017

By: Jo Thieling, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 07/25//17
2. City Council Regular dated 07/25/17

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 07/25/17
2. City Council Regular dated 07/25/17

Attachments

CCWS Mts

CC Mts

Form Review

Form Started By: Jo Thieling Started On: 08/01/2017 04:33 PM

Final Approval Date: 08/01/2017

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, July 25, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Fire Chief Matt Kohner
Police Chief Jeff Katers
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
Human Resources Manager Colleen Lasher
Community Development Director Timothy Gladhill
City Planner Chris Anderson
City Engineer Bruce Westby
Asst. City Administrator/Economic Development Manager Patrick Brama

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: Discuss Request for Annual Contribution Toward the Operation of a River Gauge at the Anoka-Champlin Bridge

City Administrator Ulrich reviewed the staff report.

James Fallon, United States Geological Survey (USGS), stated that they are going to install a stream monitoring gauge on the T.H. bridge between Anoka and Champlin. He noted that in 2011, the National Weather Service (NWS) canceled the flood forecast site in Anoka and five other locations. He stated that at that point the USGS began to talk to the communities in that area to determine interest in monitoring. He stated that typically the monitoring is funded through partnerships, including 40 different agencies. He stated that in this instance the gauge would be funded through a consortium of cities that would benefit from the information, which

currently include Champlin, Anoka, Brooklyn Park and Coon Rapids and they are looking to bring in Ramsey, Dayton, and Three Rivers Park District as well. He explained how the equipment would work and the information that would be gained. He stated that they are going to use new technology in this location, which will keep the operation and maintenance costs lower than proposed. He explained that the proposed costs are higher because if the new technology does not work, the other model of equipment would be used which has a higher cost. He stated that the USGS has already paid for the equipment and will fund the installation, which will begin tomorrow. He noted that the consortium of cities would then fund the operating and maintenance costs. He stated that if Ramsey wants to join, the USGS would enter into a cooperative agreement with the City, noting that it is not a legally binding contract and either party could exit the agreement with a 90-day notice. He stated that the gauge will supply real time, robust data which will be used for forecasting to provide more accurate and reliable river forecasts. He stated that the public works department can also sign up for alerts on the river height.

Councilmember Kuzma asked if they have contacted the Coon Creek Watershed.

Mr. Fallon replied that they have not reached out to that organization but advised that the city of Coon Rapids is a part of the consortium. He stated that originally Champlin proposed to divide up the shoreline river miles to prorate that amount between the four river cities that began in the discussion.

Councilmember Kuzma asked what would happen to the Rum River when that gauge is removed.

Mr. Fallon noted that gauge has already been removed in 2011. He noted that was just a simple ruler gauge that someone would read twice per day and phone the data in to the NWS. He stated that the USGS has a gauge in St. Francis on the Rum River.

Mayor Strommen and the Council thanked Mr. Fallon for his time.

City Administrator Ulrich stated that he has updated cost information and provided that information to the Council. He noted that both Ramsey and Dayton would be proposed to pay $2,000 annually while the other cities would be split based on their percentage of shoreline. He stated that the City could also offer a lower contribution if they desire.

Councilmember Kuzma stated that he finds it beneficial that the monitoring data would be provided from this location all the way north to the Crow River. He stated that he would be okay with $2,000 as a contribution.

Mayor Strommen stated that she agrees with Councilmember Kuzma that this information would be helpful as it would provide better data to help residents prepare as weather events continue to be stronger and more flash flood type events.

Councilmember Kuzma stated that the new plant in Monticello has changed the dynamics of the river as the water flow no longer freezes and therefore the information will be very helpful.

Mayor Strommen confirmed that the Council would like to participate and there is consensus to contribute $2,000 as proposed.

City Administrator Ulrich noted that the stormwater management fund would be used for the contribution.

2.02: Discuss Prosecution Legal Services Contract

Police Chief Katers reviewed the staff report and his recommendation to continue the current services and begin the RFP process for prosecution services.

Mayor Strommen asked and received confirmation that the prosecution services would be separate from the civil legal services.

Councilmember Kuzma agreed that it would be healthy to go through the RFP process. He asked if it would make sense to go out for RFP on both civil and prosecution services or whether it would make sense to keep those separate.

Police Chief Katers stated that he does not have a good answer for that. He explained that civil and prosecution services are very different services.

Councilmember Kuzma stated that perhaps they should just do the RFP for prosecution services at this time and wait to do the RFP on civil services.

Councilmember Riley stated that he would be worried about duplicating the effort and would rather combine the efforts to avoid duplication of staff time and interview time.

Mayor Strommen asked if there is a time savings in going through the process for both at the same time.

Police Chief Katers stated that the police department is very involved with the prosecution services while other departments are greatly involved with the civil services. He stated that in the past there was a joint RFP for both services and then multiple staff and Councilmembers were involved in the interview process.

City Administrator Ulrich stated that the services are fairly distinct as the prosecution service works directly with the police department, therefore firms that specialize in just prosecution focus only on that service and therefore have expertise in that area. He stated that the civil service works as the City Attorney and works directly with the staff and Council. He stated that perhaps it would be more efficient to just focus on the prosecution services at this time, as that would lessen the involvement of the Council.

Community Development Director Gladhill stated that in his opinion there was not a time savings in lumping the two services together and it actually seemed to cause some confusion in the process.

Councilmember LeTourneau stated that perhaps staff should do the interviewing and make the recommendation as they have more interaction with the legal services than the Councilmembers.

Councilmember Kuzma stated that the City should be very smart in who they hire because of the possibility that body cameras will come into play in the future and therefore this should be a specialized RFP for solely prosecution services.

Councilmember Shryock noted that the civil services expire in December and asked how the timelines would work to keep those RFP processes separate.

Police Chief Katers stated that it would be the discretion of the Council to stagger the RFP processes, as the current firm is flexible and would continue to provide services. He stated that it is labor intensive for staff to go through two RFP processes at the same time and therefore he would prefer staggering.

It was the consensus to begin the RFP process for prosecution services and stagger the timeline between the RFP processes for prosecution and civil services.

Councilmember LeTourneau asked for additional details on why this did not occur in 2016 if the contract expired in 2016.

Police Chief Katers stated that it is a time-consuming process to go through the RFP process. He noted that the City Code is inconsistent on whether the RFP process needs to occur every three years or every three to five years. He stated that the police department is very happy with the services from the current firm and therefore in 2016 brought that forward to the Council to request an extension on the contract for another one-year period.

Mayor Strommen stated that perhaps staff can provide an update in the future on the timeline for the RFP processes for prosecution and civil services and further define the role of the Council in the interview process. She stated that while she agrees that the Council does not need to be involved in every step of the process for civil services, she did believe that the Council should be involved at some level to ensure that the Council feels comfortable with the recommendations that are being provided from the legal counsel.

2.03: Continued Discussion of the 2017 General Fund Budget

City Administrator Ulrich provided an introduction to the continued budget discussion.

Finance Director Lund reviewed the staff report.

City Administrator Ulrich provided additional details specific to the road improvement project costs and the accumulated debt as well as the long-term relation to the levy. He noted that a separate meeting would be scheduled during this process to discuss debt specifically. He moved on to the personnel requests that were introduced at the last meeting and provided additional

details on the requests that were provided by the department heads in response to the Council questions at the last discussion.

Councilmember Kuzma referenced the senior planner position and the difference between that proposed cost and the cost of using consultants.

Community Development Director Gladhill stated that as they add a senior planner they would rely less on consultants. He stated that currently the balance between staff and consultants is working but is not working very well as they are not able to keep up with the workload.

City Administrator Ulrich noted that a large portion of the City Clerk's duties is licensing and that senior planner would handle the licensing duties as well.

Mayor Strommen asked if the redistribution of the duties would be temporary during this transition time for the City Clerk or whether when a new City Clerk is hired that would only be needed part-time rather than full-time. She stated that if this is permanent redistribution of duties, she would then want to know what the City Clerk position would look like once the phased retirement is complete and a new City Clerk is hired.

Asst. City Administrator/Economic Development Manager Brama stated that he is unable to provide a certain answer on that as it is unclear how long the phased retirement will be, whether that is one year or five years plus. He stated that this was an opportunity to redistribute duties and assign them more appropriately. He stated that with this reorganization of duties and personnel, when the half time City Clerk fully retires and if a full-time City Clerk were hired that would only be the addition of a half time personnel credit rather than a full credit.

City Administrator Ulrich stated that unfortunately there are some unknowns at this point.

Councilmember LeTourneau stated that he interprets that City staff is proposing the half time City Clerk position and rather than adding another half time position, staff will be absorbing those duties internally. He stated that this is an opportunity to distribute that other half time credit between existing staff. He appreciated the ingenuity of staff and stated that he is willing to support staff in this attempt.

Mayor Strommen stated that it appears that a job analysis has not been done to efficiently plan not only for the short-term but for the long-term as well. She stated that it seems that the strategic job audit and revisioning of job descriptions are missing from this process. She asked why the City Clerk job would look different in the future other than the fact that the current City Clerk is going to do a phased retirement. She stated that this appears to be shaped by circumstances rather than strategically planned.

City Administrator Ulrich stated that staff attempted to look at this strategically. He explained that licensing seemed to fit more appropriately with community development, which would make a "one stop shop" for homeowners and create a better customer focused opportunity. He stated that staff is intentionally putting several of the staff people through City Clerk training so that they could become certified City Clerks. He noted that while those employees could serve

as backup in the interim, they could also be appointed to the position after the City Clerk fully retires. He agreed that staff could do more work on the job descriptions to provide more detail to the Council.

Councilmember LeTourneau stated that this serves to fill the gap in cross training for employees, and transfer knowledge, but is relatively unique as it is caused by the phased retirement. He stated that this appears to be a reasonable way to address this topic initially, noting that phased retirement may come up again in the future.

Asst. City Administrator/Economic Development Manager Brama noted that he does have additional information for the Council to review but was attempting to prevent overloading the Council in this discussion. He stated that this was very strategic and there was a thorough review done to find this approach. He stated that rather than simply replacing a position with the same position, staff instead did an analysis to determine better use of staff and time to become more efficient. He stated that staff feels confident that the high level of service provided by the City Clerk would remain at the same level whether the duties would be provided by the City Clerk or other staff members.

Mayor Strommen noted that was helpful information to have.

Councilmember Kuzma stated that he appreciates the process that staff is putting together. He stated that the Council approved the phased retirement option and therefore this is a result of that direction.

Councilmember Riley asked and received confirmation that the new administrative positions are proposed at half time.

City Administrator Ulrich stated that this was staff's attempt at prioritization and if there are additional questions he urged the Council to reach out to staff.

Councilmember Williams stated that it would help her to understand how 2019 and 2020 would be impacted if these positions are added. She stated that it would be helpful to have the five-year impact for personnel in order to make an informed decision.

Councilmember Johns asked for additional information on what would occur if the senior planner is not added.

Asst. City Administrator/Economic Development Manager Brama noted that three alternatives are provided in the packet which identify the impacts on duties should certain positions not be filled.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:56 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.

TABLE OF CONTENTS

1. CALL TO ORDER 2
2. PRESENTATION 2
3. CITIZEN INPUT 2
4. CONSENT AGENDA 2
5. APPROVE AGENDA 3
6. PUBLIC HEARING 3
6.01: Public Hearing to Consider Adoption of Resolution #17-07-177 Awarding a Business Subsidy to PSD LLC Business Park, Building B, Adrenaline Sports Center, Public Financing Agreement 3
7. COUNCIL BUSINESS 5
7.01: REVISED: Consider Approving Actions for Riverstone Addition Located Near Bunker Lake Boulevard and Puma Street; Case of Capstone Homes (Project No. 17-106) 5
7.02: Consider Assessment Agreement: Arterial Infrastructure to Serve Ramsey's New Business Park and Riverstone Development 6
7.03: Consider Adoption of Resolution #17-07-182 Ordering Plans and Specifications for Improvement Project #17-10, Puma Street Utility Extensions 7
7.04: Consider Adoption of Resolution #17-07-179 Providing for the Issuance and Sale of $895,000 GO Street Reconstruction Bonds, Series 2017A, Pledging Special Assessments and Levying a Tax for the Payment Thereof 7
7.05: Riverstone Development Purchase Agreement (Portions may be closed to the public). 8
7.06: REVISED: Consider Adoption of Resolution #17-07-187 Approving Final Plat for COR Stonebrook Academy (Project #17-101); Case of Michael and Kristen Johnson 10
7.07: Consider Adoption of Resolution #17-07-162 Approving Preliminary Plat for Cole Addition (Project No. 17-132); Case of Byron and Lynn Cole 11
7.08: Consider Approval of Actions Related to Pearson Place (Project No. 16-31), Resolution #17-07-163; Case of Development Consulting Services, LLC 12
7.09: Consider Approving Actions Related to Estates of Silver Oaks 2nd Addition (Project No. 17-119); Case of John Peterson 13
7.10: Consider CBRE Real Estate Listing Contract, Amendment #2, 1-Year Extension w/Month to Month Termination Option 14
7.11: Consider Authorizing Hakanson Anderson to Develop Plans and Specifications for the Demolition/Clean-Up of 6401 Highway 10 (Former Sunfish Lake Gas Station) 14
7.12: Consider Approval of Tinklenberg Group Proposal for Professional Services Contract Extension 15
7.13: Consider Adoption of Resolution #17-07-180 Accepting Bids and Awarding Contract for Improvement Project #16-20, Riverdale Drive Extension – Traprock Street to Ramsey Boulevard 16
7.14: Consider Adoption of Resolution #17-07-181 Accepting Bids and Awarding Contract for Improvement Project #17-04, Sunwood Drive Striping Improvements 16
8. MAYOR, COUNCIL AND STAFF INPUT 16
9. ADJOURNMENT 16

CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, July 25, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Public Works Superintendent Grant Riemer
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
Community Development Intern Alec Henderson

1. CALL TO ORDER

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

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

4.01: Receive June 2017 Financial Reports – General Fund and Enterprise Funds
4.02: Approve the following Meeting Minutes:
1) City Council Work Session dated July 11, 2017
2) City Council Regular dated July 11, 2017
4.03: Approve Rental Licenses
4.04: Approve Request to Declare Surplus Property
4.05: Adopt Resolution #17-07-183 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 7, 2017 through July 18, 2017
4.06: Adopt Resolution #17-07-178 Approving an Encroachment Agreement for a Deck to be Partially Located within a Drainage and Utility Easement at 7190 167th Terrace NW; Case of Justin and Amanda Hora
4.07: Adopt Resolution #17-07-184 Authorizing Partial Payment to North Valley Inc. for IP #16-98 Central Park Parking Lot
4.08: Adopt Resolution #17-07-185 Authorizing Final Payment to Kuechle Underground, Inc. for IP #16-95 Zeolite Street Storm Sewer Extension

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

6.01: Public Hearing to Consider Adoption of Resolution #17-07-177 Awarding a Business Subsidy to PSD LLC Business Park, Building B, Adrenaline Sports Center, Public Financing Agreement

Presentation

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to adopt Resolution #17-07-177 awarding a business subsidy to PSD LLC. He noted that Ehlers provided a memorandum in which they state that the pro-forma and sources/uses provided by PSD can be substantiated unduly enriching the developer and meeting industry standards and that the project meets the "but-for" test. He stated that staff believes that this project helps to accomplish several City Council Strategic Goals, EDA Workplan Goals, and will result in several ancillary benefits for the community. He noted that this project is not using TIF and therefore will be an immediate positive impact to the City's tax capacity.

Public Hearing

Mayor Strommen called the public hearing to order at 7:11 p.m.

Citizen Input

There was none.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to close the public hearing.

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

The public hearing was closed at 7:11 p.m.

Council Business

Councilmember Riley stated that he would like to hear from Adrenaline Sports.

Matt Kuker, PSD LLC, stated that the following day they will have a preconstruction meeting with Community Development Director Gladhill and the contractor before they remove trees and clear the site. He stated that they are ready to begin construction to meet the timeline needed for Adrenaline Sports. He stated that they are going to order materials in three weeks and they are moving full steam ahead. He thanked staff for their continued cooperation throughout this process. He stated that they will soon provide the road drawings being prepared by Bolton & Menk.

Jason Jacob, Adrenaline Sports, stated that his organization has grown since he last met with the Council to expand from just turf to sports courts for basketball. He stated that the plans have grown from 46,000 square feet to 53,000 square feet and he is lining up a contract with intention of being in the building some time in January. He reviewed some of the associations that he already has contracts with and noted that he continues to work through some of the pieces involved with the late start to the winter season in January. He stated that he is looking forward to learning more about volleyball, basketball and the sport court world as that was not previously a part of his business. He stated that in his prior Coon Rapids location, there were 5,000 families going through their facility and he would estimate 5,000 to 7,000 families at the new location.

Motion by Councilmember Riley, seconded by Councilmember Williams, to Adopt Resolution #17-07-177 Authorizing Execution of a Public Financing Agreement.

Further discussion: Councilmember Kuzma stated that this is an exciting time and he is excited to see this business come to Ramsey.

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

7. COUNCIL BUSINESS

7.01: REVISED: Consider Approving Actions for Riverstone Addition Located Near Bunker Lake Boulevard and Puma Street; Case of Capstone Homes (Project No. 17-106)

1. **Adopt Ordinance #17-06 Approving Zoning Amendment to Planned Unit Development (PUD)**
2. **Adopt Ordinance #17-07 Vacating Certain Easements**
3. **Adopt Resolution #17-07-186 Approving Final Plat and Development Agreement**

Community Development Director Gladhill reviewed the staff report and recommendation to approve the Final Plat as presented. He stated that staff believes that the proposed contingencies are appropriate and, as presented, this action would be contingent on approval of final plans by the City.

Councilmember LeTourneau asked if the Planning Commission had the opportunity to review the contingencies and weigh in on the process.

Community Development Director Gladhill stated that the Planning Commission did have an opportunity to provide input on the Preliminary Plat but noted that some details occurred after that time and therefore the Commission did not weight in on the Development Agreement or items such as street names.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to waive the City Charter requirement to read the Ordinance aloud and Adopt Ordinance #17-06 Amending Section 117-90 "Map" of Chapter 117 of the City Code of Ramsey, Minnesota.

A roll call vote was performed by the Recording Secretary:

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

Motion carried.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to waive the City Charter requirement to read the Ordinance aloud and Adopt Ordinance #17-07 Vacating Portions of Roadway Easement for Puma Street.

A roll call vote was performed by the Recording Secretary:

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

Motion carried.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to Adopt Resolution #17-07-186 Granting Final Plat and Development Agreement Approval of Riverstone Addition.

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

7.02: Consider Assessment Agreement: Arterial Infrastructure to Serve Ramsey's New Business Park and Riverstone Development

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and noted that the City Attorney, City Engineer, and Finance Director have reviewed the documents and found the agreement to be consistent with direction from the City Council and EDA in March and April of 2017. He stated therefore, staff recommends approval of the agreement. He stated that both property owners have recently made suggested changes to the document and noted that a redline version was provided. He noted that one last update is still planned as Appendix D needs to be updated to reflect an assessment of $5,432 per lot.

Councilmember Riley stated that the Council has discussed this quite a bit but asked for a high-level explanation of the agreement.

Asst. City Administrator/Economic Development Manager Brama stated that it is common when there is public infrastructure placed on greenspace for cities to partner with the private sector because of the high cost. He stated that in this case the City can use its dollars as the financing tool and the City would recoup a portion of the costs through assessment (40%) against the properties which would be paid back over time with interest. He stated that this is arterial infrastructure as this is a collector road that would serve the community as a whole and not an interior road to the Capstone development. He noted that because the City as a whole will benefit, the City will pay 60 percent of the cost and the remaining 40 percent would be assessed to the properties.

Mayor Strommen stated that this is a bit unique in which there are two different property ownerships moving forward on development at the same time, which gives the City the opportunity to settle that at the same time rather than in The COR where the City funded the infrastructure and has an assessment against property that has not yet been sold.

Asst. City Administrator/Economic Development Manager Brama noted that one of these parcels is the residential Capstone development and the other is the business park. He stated that there are benefits to both developments. He advised that the business park will bring in jobs and opportunities for people to live close to home as well as additional traffic that will be generated from the users, such as the many families that will use Adrenaline Sports. He noted that additional residents will also join Ramsey through the Capstone development. He noted that both uses will increase traffic and numbers in the City which will help to bring in additional retail/commercial uses in The COR. He noted that this is a unique situation in which the City is not developing infrastructure ahead of development, as was done in The COR, but is developing the infrastructure with the development of the Capstone residential development and business park.

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to adopt the Assessment Agreement between the City of Ramsey, Riverstone Development and Hageman Holdings; subject to final review and amendments by the City Attorney.

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

7.03: Consider Adoption of Resolution #17-07-182 Ordering Plans and Specifications for Improvement Project #17-10, Puma Street Utility Extensions

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-07-182 ordering plans and specifications for Improvement Project #17-10, Puma Street Utility Extensions which will support current and future development opportunities within the future business park area.

Councilmember Riley stated that throughout this process he has stated that he would like to receive updates and noted that the last few cases have provided those updates as requested. He noted that everything has fallen into the timeline.

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to Adopt Resolution #17-07-182 Ordering Plans and Specifications for Improvement Project #17-10, Puma Street Utility Extensions.

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

7.04: Consider Adoption of Resolution #17-07-179 Providing for the Issuance and Sale of $895,000 GO Street Reconstruction Bonds, Series 2017A, Pledging Special Assessments and Levying a Tax for the Payment Thereof

Finance Director Lund reviewed the staff report and recommendation to adopt Resolution #17-07-179 authorizing approval of the sale of $895,000 in GO Street Reconstruction Bonds, Series 2017A. She noted that the issuance of debt follows the direction that the City Council authorized as the funding mechanism for how road reconstruction projects would be funded.

Jason Aarsvold, Ehlers, presented the results of the bond sales. He stated that with the great bond rating of the City, the City was able to receive three bidders noting that the low bidder had an interest rate of 1.938 percent. He noted that the competitive bidding resulted in the City having about $19,000 more to work with for project dollars because they received a lower interest rate than projected.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to Adopt Resolution #17-07-179 Providing for the Issuance and Sale of $895,000 General Obligation Street Reconstruction Bonds, Series 2017A, Pledging Special Assessments and Levying a Tax for the Payment Thereof.

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

7.05: Riverstone Development Purchase Agreement (Portions may be closed to the public)

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and stated that staff is comfortable with this proposed purchase agreement as it fits within the City's policies and procedures. He stated that the land proceeds are to be dedicated to the City's Park Fund and CBRE commission will be paid via land proceeds, per the listing agreement. He stated that this transaction is a direct result of the City's desire to realign Puma Street, noting that Capstone did not seek the purchase of this property originally and explaining that the City made this request/suggestion. He stated that the sale price matches the market rate. He noted that staff does not feel a need to go into closed session but if the Council has the desire to further negotiate price, he would suggest going into closed session. He noted that the EDA discussed this case on July 13th, in open session, and was generally supportive of this purchase agreement and is excited for the Riverstone project. He stated that the EDA recommends that the City sell this land to Riverstone. He noted that the EDA did specifically suggest staff counter-offer Riverstone's original offer price, which was $25,000 per acre. He stated that staff did provide Riverstone with a counter-offer of $35,000 per acre but Riverstone stated that they are not willing to accept the EDA's counter-offer as they believe the market price is $25,000, based upon recent land transactions in the immediate area.

Councilmember Williams stated that they did review this in the EDA and the EDA was generally supportive. She stated that she raised the concern that this parcel has the same market price because of the higher density proposed and the location at the corner of Puma and Alpine makes it more desirable than the interior parcels. She stated that she believes that the land value would be higher than the interior lots but acknowledged that there are other factors that come into play.

Mayor Strommen asked Capstone to come forward and explain why the counter-offer was not accepted.

Steve Bona, Capstone Homes, stated that the property that is currently contracted had a higher underlying zoning than this property and because of that the reverse argument is true that the interior is more valuable because of the zoning. He stated that this takes into account where all

the units are placed. He stated that originally all of the townhomes were placed on the south end but then determined that there is not a market for townhomes. He stated that they then pushed the townhomes to the north with the hope that the market for that product will come back in the future. He stated that the conversation began because City staff approached them and asked if they would want to incorporate this parcel into their development because of the desire to realign the road. He stated that they believe that the market value is fair and will be set by the closing on the properties. He stated that if they cannot come to an agreement on the price they could remove the ability for the purchase agreement to move forward tonight and have continued discussions in the future as this parcel is not critical in them moving forward. He stated that on Puma Street there is no public infrastructure and Capstone is doing the Puma Street and Bunker Lake Boulevard assessment in order to create the infrastructure. He noted that if the road was built and had the infrastructure in place, the higher value would be there but because they are creating that with this project the cost to create the infrastructure is higher and will raise the price of the project.

Councilmember LeTourneau asked if the proceeds from the sale of the property meets, exceeds, or falls short of the original price associated with the par dedication fees from Hageman Holding.

Community Development Director Gladhill stated that this will fall short of the cash dedication of $400,000 that would have been paid.

Councilmember Kuzma asked if Puma Street will be done in one year with the infrastructure.

Asst. City Administrator/Economic Development Manager Brama provided additional details on Puma Street and stated that the southern half of this development would be served by Puma Street and the infrastructure and therefore the remaining portion of Puma Street will be a future obligation for landowners and the City.

Councilmember Shryock asked the phasing of the project and how many years that would be.

Asst. City Administrator/Economic Development Manager Brama stated that there have been many discussions on phasing for Capstone. He noted that the project will be divided into two sections, north of the greenway and south of the greenway. He noted that the focus first will be on the south end of the greenway and that will be split into phasing.

Mr. Bona stated that with the market study they completed earlier in the process they estimate 50 units per year would be constructed. He stated that the southern half of the property will be multiple phases and they will find out in the next year to 18 months if their estimated timeline matches with the market.

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to adopt the purchase agreement between the City of Ramsey and Riverstone Development for roughly 1.9 acres of City owned land.

Further discussion: Councilmember Shryock referenced Section 28 of the purchase agreement and wanted to ensure that language is consistent with the City policy. Asst. City

Administrator/Economic Development Manager Brama explained that if the purchase agreement is extended they want to ensure that they receive credit towards the purchase agreement equal to the amount of the earnest money. He believed that was consistent with the City policy. City Attorney Langel confirmed that is consistent with the City's earnest money practice, noting that indicates that any earnest money is credited against the purchase price. He confirmed that if the closing does not occur the earnest money would be kept by the City. Asst. City Administrator/Economic Development Manager Brama stated that if the developer passes the inspection period and does not close on the property, the funds would be non-refundable. He stated that the only thing that would return the money to the developer would be if the City defaults. Councilmember Williams stated that she is not comfortable with the purchase price proposed and therefore will not support the motion. Mayor Strommen stated that she appreciates the efforts of the EDA and Councilmember Williams to push for a higher price. She stated that staff has done that and received an answer on the counter-offer and because the price is within the acceptable range she did not see that delaying action would change the outcome and would be supporting this action.

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

7.06: REVISED: Consider Adoption of Resolution #17-07-187 Approving Final Plat for COR Stonebrook Academy (Project #17-101); Case of Michael and Kristen Johnson

Community Development Director Gladhill reviewed the staff report and recommendation of the Planning Commission to approve the Sire Plan contingent on further building design revisions in addition to those outlined in the Staff Review Letter. He noted that this contingency appears to have been met with the revised plans.

Councilmember Kuzma stated that he likes the architecture on the building and believed that this will be a good addition to The COR.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #17-07-187 Granting Final Plat and Development Agreement Approval of COR Stone Brook Academy.

Further discussion: Councilmember Williams asked why the cross-access easement is not shown on the plat. Community Development Director Gladhill stated that the County will not allow recording of easements on the plat and noted that will come forward with the Development Agreement and other separate documents that will be recorded in August.

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

7.07: Consider Adoption of Resolution #17-07-162 Approving Preliminary Plat for Cole Addition (Project No. 17-132); Case of Byron and Lynn Cole

Community Development Intern Henderson reviewed the staff report and noted that as long as the plans can be revised in accordance with the Staff Review Letter, including solving the drainage (and easement vacation) concern and the cul-de-sac design, staff would recommend approval of the Preliminary Plat. He stated that if the revisions result in a change in lot configuration, number of lots and/or deficiencies in the lot size, the revised Preliminary Plat could be routed back through the Planning Commission for consideration. He stated that a variance for the cul-de-sac size will be heard at the August Planning Commission meeting; noting that both cul-de-sac size and stormwater management appear to have the potential to result in a net loss of a buildable lot. He stated that it may be reasonable to reduce the net buildable lots by one to better accommodate stormwater needs and cul-de-sac size (if the variance is not supported by the Planning Commission).

Councilmember Kuzma asked for additional details on the contingencies for the cul-de-sac.

Community Development Intern Henderson provided additional details on the options for the cul-de-sac.

Community Development Director Gladhill noted that the Preliminary Plat can be approved today and the Staff Review Letter directs the applicant to solve for the deficiency. He noted that could occur with the applicant amending the plat to have a larger cul-de-sac should the variance not be approved by the Planning Commission and Council in August.

Councilmember Shryock stated that this looks like a subdivision of private property and there will be additional lots that head into the cul-de-sac and asked if those will have the opportunity to develop.

Community Development Director Gladhill stated that the property owner to the west has stated that they may want to develop in the future and would like to connect through that cul-de-sac. He stated that the City has done a lot of cul-de-sac speculation in the past assuming that the neighboring property will develop and that property never develops. He stated that a smaller cul-de-sac often works best when a project is being phased rather than relying on a neighboring parcel to develop.

Brian Cole, 6915 169th Ave NW, stated that this goes back to 2005 when John Peterson requested the Brookfield Addition. He stated that he was the only one in his neighborhood that stood up in favor of that development. He stated that change is coming and everyone around him has quarter acre lots, while he has 2.5 acres. He stated that he worked with Mr. Peterson and everything had been prepared to develop his property. He stated that the market then froze and so the development of his property also froze. He stated that he has been very upfront with everyone that has moved into his neighborhood about his desire to subdivide. He stated that he would like to have seven lots and noted that it would not be cost effective to move forward with six lots. He respectfully requested that the City be supportive of his request.

Councilmember Kuzma stated that he is supportive of the project but is concerned with safety equipment being able to move around the property. He stated that he would ask that the applicant continue to work with staff to find a reasonable solution.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #17-07-162 Granting Preliminary Plat Approval Cole Addition contingent upon compliance with the Staff Review Letter and upon the applicant successfully obtaining a variance to cul-de-sac lot size.

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

7.08: Consider Approval of Actions Related to Pearson Place (Project No. 16-31), Resolution #17-07-163; Case of Development Consulting Services, LLC

1. **Introduce Ordinance #17-10 Approving Zoning Amendment**
2. **Adopt Resolution #17-07-163 Approving Preliminary Plat**

City Planner Anderson reviewed the staff report and recommendation to approve the Preliminary Plat and Zoning Amendment for Pearson Place, contingent upon compliance with the Staff Review Letter. He stated that the bulk standards of the R-1 Residential (MUSA) District and the new Mississippi River Critical Corridor Area (MRCCA) District standards are generally met with this proposal with the exception of the use of private utilities rather than municipal sewer and water; however, the use of private utilities matches the existing development pattern on Bowers Drive and includes both primary and alternate locations for a septic system on each lot. He stated that since this is a transitional time between the existing MRCCA rules and the new MRCCA rules, staff supports the use of a PUD to address the difference in standards with the inclusion of the outlot that will serve as a buffer for the existing homes along Bowers Drive against potential development in the future.

Councilmember LeTourneau stated that he does live on Bowers Drive and is very much tuned in to what is going on with this development. He stated that he has participated in some of the meetings with the neighbors and while there is a group of people that may not be ready for development, they do understand that development is coming. He noted that the developer has done a great job of accommodating concerns and issues from the neighborhood and stated that he does appreciate that and is welcome of this development moving forward.

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to introduce an Ordinance amending Section 117-90 "Map" of Chapter 117 of the City Code of Ramsey, Minnesota and to Adopt Resolution #17-07-163 Granting Preliminary Plat Approval of Pearson Place.

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

7.09: Consider Approving Actions Related to Estates of Silver Oaks 2nd Addition (Project No. 17-119); Case of John Peterson

1. **Adopt Ordinance #17-09 Approving Zoning Amendment to R-1 Residential District (MUSA)** ***(Please note: This title/action should be to Introduce Ordinance #17-09 – not Adopt)***
2. **Adopt Resolution #17-07-160 Approving Comprehensive Plan Amendment to Low Density Residential**
3. **Adopt Resolution #17-07-161 Approving Preliminary Plat**

Community Development Intern Henderson reviewed the staff report and recommendation to approve the Preliminary Plat, Zoning Amendment and Comprehensive Plan Amendment contingent upon compliance with the Staff Review Letter. He stated that while the project will result in the loss of some significant tree cover, it does comply with the Tree Preservation Ordinance. He stated that the Preliminary Plat does show a relocated driveway access to Highway 47 for Lot 5, Block 2, further north on the property to address concerns previously noted by the Planning Commission. He stated that while this project would require a Zoning Amendment and Comprehensive Plan Amendment, the area immediately south of the subject property is zoned R-1 Residential (MUSA) and was reguided to LDR with a previous Comprehensive Plan Amendment.

Councilmember LeTourneau stated that the Environmental Policy Board had extensive discussion regarding the Tree Preservation Plan. He stated that he likes the City policy because it replaces inches for inches but noted that these oaks are so mature and highly prized and therefore there was a struggle between accommodating the development while saving the history of the trees. He appreciated that the developer was willing to make alterations on the pad sites but acknowledged that it was a tough discussion. He noted that this is a good product and therefore feels that it is worthy.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to waive the City Charter requirement to read the ordinance aloud and ~~Adopt~~ **(*Introduce)*** Ordinance #17-09 Amending Section 117-90 "Map" of Chapter 117 of the City Code of Ramsey, Minnesota.

A roll call vote was performed by the Recording Secretary: ***(Note: A roll call vote was not necessary as this ordinance should have been just introduced versus adopted – it will be on a subsequent agenda for formal adoption.***

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

Motion carried.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to Adopt Resolution #17-07-160 Identifying Findings, Approving a Comprehensive Plan Amendment, Contingent Upon Metropolitan Council Approval, to Change a Land Use Designation on the Proposed Plat of Estates of Silver Oaks 2nd Addition from Rural Developing to Low Density Residential, and Authorizing City Staff to Submit an Application to the Metropolitan Council for an Amendment to the Comprehensive Plan and to Adopt Resolution #17-07-161 Granting Preliminary Plat Approval of Estates of Silver Oaks 2nd Addition.

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

7.10: Consider CBRE Real Estate Listing Contract, Amendment #2, 1-Year Extension w/Month to Month Termination Option

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and noted that staff is generally supportive of this approach and the contract extension. He stated that the EDA discussed the case on July 13th and by consensus recommended that the Council approve the contract.

Councilmember Riley stated that the EDA has thoroughly discussed this. He stated that his final conclusion was that the EDA decided to not move forward in a new direction because of all the things going on because there is a state of flux from everything going on. He stated that it would make sense to continue and see how things shake out because of all the things going on right now and how well things are going.

Motion by Councilmember Johns, seconded by Councilmember Williams, to approve the one-year contract extension for broker services with CBRE, subject to final review and amendments by the City Attorney.

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

7.11: Consider Authorizing Hakanson Anderson to Develop Plans and Specifications for the Demolition/Clean-Up of 6401 Highway 10 (Former Sunfish Lake Gas Station)

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to approve the Hakanson Anderson work order. He explained that considering current staffing levels and other workload priorities, staff is not able to complete this work internally for the foreseeable future and this would keep the project moving forward.

Councilmember Riley stated that he supports the demolition as soon as possible. He asked for clarification on the contract terms and asked if this is two phases. He also asked if this is believed to be a reasonable price.

Asst. City Administrator/Economic Development Manager Brama confirmed that this would be two phases and the total cost include both phases. He noted that the City has experience with the contract firm and felt that this is a reasonable cost.

City Engineer Westby stated that Hakanson Anderson also prepared the plans for the demolition of the old municipal center and stated that this seems in line with that project and seems to be a reasonable proposal.

Councilmember LeTourneau stated that the premise of purchasing the property is to acquire right-of-way for a future underpass/overpass expansion which follows the Highway 10 access planning. He noted that the funding was also secured through the RALF program and therefore was not a use of City funds. He noted that the demolition of this site will also improve the sight line and could improve the business for the remainder of the retail node, which could help those businesses become more successful.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to approve the work order authorizing Hakanson Anderson to provide professional services for the demolition and clean-up of 6401 Highway 10.

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

7.12: Consider Approval of Tinklenberg Group Proposal for Professional Services Contract Extension

City Administrator Ulrich reviewed the staff report and recommendation to consider the proposed contract extension with The Tinklenberg Group for 12 months through June 30, 2018. He stated that the alternative direction the Council may take includes shortening the term of the contract, not to approve the contract, or to seek other consultant proposals. He stated that any of those alternatives will result in a loss of momentum toward the accomplishment of the stated goals, so consequently continuation of the contract is recommended at this time.

Mayor Strommen noted that the Highway 10 planning group met with Mr. Tinklenberg recently and had a robust discussion.

Councilmember Shryock stated that Mr. Tinklenberg's skills have been very valuable and his ability to catch the necessary people at the necessary times has helped the City greatly.

Motion by Councilmember Johns, seconded by Councilmember Shryock, to approve the consulting services proposal with The Tinklenberg Group for an additional 12-month contract through June 30, 2018.

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

7.13: Consider Adoption of Resolution #17-07-180 Accepting Bids and Awarding Contract for Improvement Project #16-20, Riverdale Drive Extension – Traprock Street to Ramsey Boulevard

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-07-180 accepting bids and awarding a contract for Improvement Project #16-20, Riverdale Drive Extension – Traprock Street to Ramsey Boulevard, contingent on execution of the Cooperative Construction Agreement.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to Adopt Resolution #17-07-180 Accepting Bids and Awarding a Contract for Riverdale Drive Extension from Traprock Street to Ramsey Boulevard, Improvement Project #16-20, contingent upon execution of the Cooperative Construction Agreement.

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

7.14: Consider Adoption of Resolution #17-07-181 Accepting Bids and Awarding Contract for Improvement Project #17-04, Sunwood Drive Striping Improvements

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-07-181 accepting bids and awarding contract for Improvement Project #17-04, Sunwood Drive Striping Improvements.

Motion by Councilmember Shryock, seconded by Councilmember Williams, to Adopt Resolution #17-07-181 Accepting Bids and Awarding a Contract for Improvement Project #17-04, Sunwood Drive Striping Improvements.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 9:31 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. 4.**

Meeting Date: 08/08/2017

Submitted For: Jo Thieling, Administrative Services

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:

- 4 Hockey Nets

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:

- 4 Hockey Nets

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/03/2017 01:22 PM
Form Started By: Jo Thieling		Started On: 07/31/2017 01:05 PM
Final Approval Date: 08/03/2017		

CC Regular Session **4. 5.**

Meeting Date: 08/08/2017

By: Jason Fredrickson, Administrative Services

Information

Title

Approve CivicPlus Website Redesign Contract

Purpose/Background:

PURPOSE

The purpose of this item is to get council approval on the attached CivicPlus Website Redesign Contract documents. There are two Statement of Work documents (attached). Statement of Work #1 (SOW #1) details the development and integration of the CivicEngage software, which is the base functionality included from the Request for Proposal (RFP). As discussed during the RFP process, and with the City Council on (06/27/2017), city staff further investigated the CivicRec module, which expands the capabilities of event registration and facility management. The cost and outline of features are included in SOW #1. Features are also noted in the Proposal document. After having the software demonstrated for key staff members, we believe the software to be of great value to the City. Also, after some discussion with staff and other CivicRec customers, we are adding training consultation time specifically for the CivicRec implementation (see Statement of Work #2).

BACKGROUND

This case was reviewed by the Council on 06/27/2017, at which time the Council viewed the results for the RFP, staff's recommendation (Civic Plus), and viewed a demo of the Civic Plus product. Generally, the Council was supportive of bringing back a contract for approval. Staff has notified the contractor (Civic Plus) an additional checkpoint with the Ramsey City Council is needed before the project goes too far (i.e. the Council would like to confirm the scoping). Civic Plus has agreed to review "gray scale/ draft" website with the Council before the finalize the design. At that time, changes can easily be made. However, at that time, a better picture of the website scope will be available to share. Staff is hoping to have the new website completed by winter 2017-2018.

Please see 06/27 CCWS case for details on the Civic Plus proposal/ the website RFP.

Funding Source:

The CivicEngage software, which was proposed by CivicPlus to the RFP, was a part of the 2017 budget. Sufficient dollars exist to cover this cost.

Hosting and maintenance costs, which occur on an annual basis starting on year 2, are currently a part of the 2018 budget.

For the CivicRec and consulting items, we've identified funding sources for these items including: QCTV dollars, as well as, Data Processing dollars from the Administration and Information Technology departments.

Recommendation:

Provided there are no objections, City Staff recommend accepting the attached documents. Once approved the design project will be underway.

Action:

Motion to:
Approve the attached contracts with Civic Plus; subject to final review and amendments by the City Attorney.

Attachments

SOW #1
SOW #2
Master Service Agreement

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	08/03/2017 12:34 PM
Kurt Ulrich	Kurt Ulrich	08/03/2017 01:27 PM
Form Started By: Jason Fredrickson		Started On: 08/02/2017 09:15 AM
Final Approval Date: 08/03/2017		

Exhibit A.1 - CivicPlus Statement of Work #1

All Quotes are in US Dollars and Valid for 30 Days from July 26, 2017

CivicEngage Project Development and Deployment • First Year Annual Services (Initial GCMS® upgrades, maintenance, support and hosting) • Server Storage not to exceed **25 GB** • Services and Deliverables as described in Addendum 1 • Premium suite of modules, as described in Addendum 2 • Up to 225 pages of content migration from http://www.ci.ramsey.mn.us/ • Ongoing recurring 48-month redesign, as described in Addendum 3 • 3 Years of Agendas & Minutes in PDF or DOC format migrated • 5 Days Virtual Implementation Training for up to 6 Client Staff Members	**$24,689**
CivicEngage Project Enhancements • LDAP Integration • CivicMedia with 10 GB additional storage	**Included**
CivicRec Project Implementation and Deployment • Setup of CivicRec Recreation Management Software • Up to 10 hours of Professional Services, including: Project management; System integration/data migration • Merchant account set-up, if desired • Up to **4** hours web-based training for up to 6 Client staff members • First Year Annual Services	**$7,500**
Total Fees Year 1	**$32,189**
Annual Services (Continuing GCMS® Enhancements, Maintenance, Support and Hosting) *Billed 12 months from SOW signing; subject to annual 5% increase year 3 and beyond*	$6,600
Total Annual Services	**$6,600**

1. Performance and payment under this SOW shall be subject to the terms & conditions of the Agreement by and between Client and CivicPlus, to which this Statement of Work #1 (SOW #1) is hereby attached as Exhibit A.1.
2. This SOW #1 shall remain in effect for an initial term of one year (12 months) from signing. In the event that neither party gives 60 days' notice to terminate prior to the end of the initial or any subsequent renewal term, this Agreement will automatically renew for an additional 1-year Renewal Term.
3. The Total Fees Year 1 will be invoiced at the completion of the following phases as defined in Addendum 1 to this SOW #1:
    a. Completion of Phase 2: Website Layout – one half of the Total Fees Year 1.
    b. Completion of Phase 4: Customized Website Training – the remaining half of the Total Fees Year 1.
4. Renewal Term Annual Services shall be invoiced on the date of signature of relevant calendar years. Annual services, including but not limited to hosting, support and maintenance services, shall be provisioned in accordance with Addendum 4 to this SOW #1 and shall be subject to a 5% annual increase beginning in Year 3 of service.
5. After forty-eight (48) months of continuous service, Client is entitled to a no-cost redesign, details noted in Addendum 3. Redesigns that include additional features not available on the original website may be subject to additional charges. Additional features include, but are not limited to, additional modules and integration of third-party software.
6. Client allows CivicPlus to display a "Government Websites by CivicPlus" insignia, and web link at the bottom of their web pages. Client understands that the pricing and any related discount structure provided under this SOW #1 assumes such perpetual permission.
7. If CivicPlus provides the merchant account for the collection of registration and other credit card monies on behalf of Client, it shall charge a per transaction processing fees ("Merchant Processing Fee") as provided herein. Merchant Processing Fees will be calculated using a "Processing Rate" which is a percentage of each positive Charge that is captured through the system. No Processing Rate fees are credited back in the event of a refund or credit. In addition to the Processing Rate, an additional

CivicPlus • 302 S. 4th Street, Suite 500 • Manhattan, KS 66502 • www.CivicPlus.com
Toll Free 888-228-2233 • Accounting Ext. 291 • Support Ext. 307 • Fax 785-587-8951

Transaction Fee will be assessed which is a fixed amount per transaction. This Transaction Fee will also only apply to positive Charges and will not apply to Refunds or Voids. Unless otherwise specified, all fees due and payable to CivicPlus will be deducted from the funds collected in the merchant account prior to disbursement. Unless otherwise arranged, disbursements will occur either monthly (on or about the 1st of the next month) or semi-monthly (on or about the 1st as well as the 16th of each month).

i. Standard Merchant Processing Rates are as follows:

Processing Rate - 3% per "charge" transaction
Transaction Fee - $.30 per transaction

ii. There are no monthly minimum fees for merchant processing. Client simply pays for what it uses.

iii. CivicPlus reserves the right, at any time, to adjust the merchant processing rate or transaction fee to more accurately reflect the amount and type of credit card transactions being processed. CivicPlus will give 30 days' notice upon such change.

iv. In addition to the Merchant Fees, Client will also be responsible for extraordinary processing fees assessed by CivicPlus' merchant account beyond normal transaction fees. The most typical extraordinary fee would involve a payer reversing a charge on a credit card statement. In such case, CivicPlus shall invoice Client the first week of each month for any such fees in excess of the funds collected in the Client merchant account incurred during the prior month's processing. In any event, Client shall only be responsible for payment to CivicPlus of actual, additional fees charged to CivicPlus by the merchant as discussed under this subsection.

Acceptance

We, the undersigned, agreeing to the conditions specified in this document, understand and authorize the provision of services outlined in this Agreement.

Client		**CivicPlus**	
By:	_____	By:	_____
Name:	_____	Name:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____

CivicPlus • 302 S. 4th Street, Suite 500 • Manhattan, KS 66502 • www.CivicPlus.com
Toll Free 888-228-2233 • Accounting Ext. 291 • Support Ext. 307 • Fax 785-587-8951

Addendum 1 to Exhibit A.1 - Project Development Division of Work

Kick-Off: Within 1 week of signing

Deliverable: Project Timeline, training jump start information, online forms, kick-off meeting

CivicPlus will:	Client will:
• assign a project manager to this project • conduct a Project Kick-off to review awarded contract • establish communication plan for the duration of the project effort • work with Client to identify all key internal and external project stakeholders • develop project timeline • provide access to CivicPlus University (online training manuals, videos and other resources) for the Client staff	• complete the following prior to Phase 1: Website Optimization Form, Content Form, and DNS Worksheet • review and approve of project timeline within 5 business days • attend a kick-off meeting with key stakeholders or decision makers • if modifications are required after the review of the initial project timeline, Client has 10 business days to address the modifications and come to a consensus • approve the project timeline (limited to two reviews) prior to proceeding with the project • update the current primary live website content and delete any pages from the website that are no longer wanted or needed

Phase 1: **Website Optimization:** 4-6 Weeks from completion of previous phase

Deliverable: Website Optimization Meeting

CivicPlus will:	Client will provide:
• communicate status to Client, key stakeholders and personnel via emails or phone calls as needed • review the goals and expectations submitted on the forms Client completed to ensure Client needs are clearly understood • gather preliminary design data for use	• statistics from the current website from the past 12 months (optional) • pictures to be used in the overall design of the new website • a list of all divisions and/or departments within the organization • a list of third-party and in-house developed applications presently being utilized on the current website • a site map or outline of the current website's navigational structure if possible • a list of any content on the current primary website that must remain as is (verbatim) because of legal requirements

Phase 2: Website Layout: 3-5 Weeks from completion of previous phase

Deliverable: Website grayscale layout and mood board color pallet presentation

CivicPlus will:	Client will:
• present one custom layout in grayscale form and one mood board color palette based on the goals determined in the previous phase. The presented layout will show the placement of the navigation, graphic button and feature areas. The mood board will reflect the color and imagery that will represent the tone of the design • begin development of the website design upon layout and mood board approval	• approve one layout and the mood board • review marketing packet material and guidelines • Website Layout billing milestone complete

CivicPlus • 302 S. 4th Street, Suite 500 • Manhattan, KS 66502 • www.CivicPlus.com
Toll Free 888-228-2233 • Accounting Ext. 291 • Support Ext. 307 • Fax 785-587-8951

Phase 3: Website Reveal: 3-5 Weeks from completion of previous phase Deliverable: Website design and production website.	
CivicPlus will: • present a functional website on a production URL • migrate content pages to the production URL as described in Exhibit A.1 Statement of Work. • conduct a quality review of the website to ensure the functionality and usability standards are met • work with Client to prepare for training • migrate Agendas & Minutes in Microsoft Word.DOC or Adobe PDF format as described in Exhibit A.1 Statement of Work.	Client will: • evaluate the website design and content and provide CivicPlus with feedback • collaborate with CivicPlus on proposed changes • revise the design according to the approved timeline • if revised design changes are requested after the design approval timeline date, the project's Go Live date will be adjusted out (training and billing milestones will remain as per approved timeline) • provide CivicPlus will all the necessary DNS items identified for the website
Phase 4: Implementation Training: 3-4 Weeks from completion of previous phase Deliverable: Train System Administrator(s) on GCMS® Administration, permissions, setting up groups and users, module administration. Basic User training on pages, module entries, applying modules to pages. Applied use and usability consulting to result in effective communication through your website.	
CivicPlus will: • provide training to Client before the website goes live • train staff members based on internal daily tasks and workflow • train staff members on how to use the GCMS®, update content pages and modules	Client will: • provide a location for training in Client with internet access • provide computers for staff to be trained on • Phase 4: Training billing milestone complete
Phase 5: Go Live: 3-5 Weeks from completion of previous phase Deliverable: Custom website launched to the public.	
CivicPlus will: • address system issues and bugs that Client finds • redirect the domain name to the newly developed website as per approved timeline	Client will: • test and update the final site as per approved timeline • notify CivicPlus on any system issues or bugs found in the website

CivicPlus • 302 S. 4th Street, Suite 500 • Manhattan, KS 66502 • www.CivicPlus.com
Toll Free 888-228-2233 • Accounting Ext. 291 • Support Ext. 307 • Fax 785-587-8951

Addendum 2 to Exhibit A.1 – Modules & Functionalities

Project Development and Deployment Includes the Following:	
Modules	**Functionality**
• Agenda Center • Alerts Center & Emergency Alert Notification • Archive Center • Bid Postings • Blog • Business/Resource Directory • Calendar • Citizen Request Tracker™ (5 users) • Community Connection • Community Voice™ • Document Center • ePayment Center • Facilities & Reservations • Frequently Asked Questions • Forms Center • Job Postings • My Dashboard • News Flash • Notify Me® email and 500 SMS subscribers • Photo Gallery • Quick Links • Real Estate Locator • Spotlight • Staff Directory	• Action Items Queue • Audit Trail / History Log • Automated PDF Converter • Automatic Content Archiving • Dynamic Breadcrumbs • Dynamic Sitemap • Expiring Items Library • Graphic Link Administration • Links Redirect • Menu Management • Mouse-over Menu Structure • Online Editor for Editing and Page Creation (WYSIWYG) • Online Web Statistics • Printer Friendly/Email Page • RSS • Site Layout Options • Site Search & Entry Log • Slideshow • Social Media Integration (Facebook, Twitter, Instagram) • User & Group Administration Rights • Web Page Upload Utility • Website Administrative Log

CivicPlus • 302 S. 4th Street, Suite 500 • Manhattan, KS 66502 • www.CivicPlus.com
Toll Free 888-228-2233 • Accounting Ext. 291 • Support Ext. 307 • Fax 785-587-8951

Addendum 3 to Exhibit A.1 - Redesign Details

CivicPlus Project Development Services & Scope of Services for CP Basic Redesign
• New design for all items originally contracted for (main site, department headers and subsites) • Redevelop banner • Redevelop navigation method (may choose top drop-down or other options) • Design setup - wireframe • Redevelop graphic elements of website (Newsflash, FAQs, Calendar, etc.) • Project Management • Testing • Review • Content Migration – Includes retouching of all existing published pages to ensure proper formatting, and application of new site styles. Note: Content will **not** be rewritten, reformatted or pages broken up (shortened or re-sectioned) • Site styles and page layouts will be touched so all pages match the new design and migrate cleanly • Spelling and broken links will be checked and reported if unable to correct

CivicPlus • 302 S. 4th Street, Suite 500 • Manhattan, KS 66502 • www.CivicPlus.com
Toll Free 888-228-2233 • Accounting Ext. 291 • Support Ext. 307 • Fax 785-587-8951

Addendum 4 to Exhibit A.1 – Hosting, Support and Service Level Agreement

Hosting Details

Data Center	• Highly Reliable Data Center • Managed Network Infrastructure • On-Site Power Backup & Generators • Multiple telecom/network providers • Fully redundant Network • Highly Secure Facility • 24/7/365 System Monitoring
Hosting	• Automated GCMS® Software Updates • Server Management & Monitoring • Multi-tiered Software Architecture • Server software updates & security patches • Database server updates & security patches • Antivirus management & updates • Server-class hardware from nationally recognized provider • Redundant firewall solutions • High performance SAN with N+2 reliability
Bandwidth	• Multiple network providers in place • Unlimited bandwidth usage for normal business operations (does not apply in the event of a cyber attack) • 22 Gb/s burst bandwidth
Disaster Recovery	• Emergency After-hours support, live agent (24/7) • On-line status monitor at data center • Event notification emails • Guaranteed recovery TIME objective (RTO) of 8 hours • Guaranteed recovery POINT objective (RPO) of 24 hours • Pre-emptive monitoring for disaster situations • Multiple data centers • Geographically diverse data centers

DDoS Mitigation	• Defined DDoS Attack Process
	  • Identify attack source
	  • Identify type of attack
	  • Monitor attack for threshold engagement

CivicPlus • 302 S. 4th Street, Suite 500 • Manhattan, KS 66502 • www.CivicPlus.com
Toll Free 888-228-2233 • Accounting Ext. 291 • Support Ext. 307 • Fax 785-587-8951

Support and Maintenance

Support Services

CivicPlus' on-site support team is available from 7:00 am to 7:00 pm CT to assist clients with any questions, concerns or suggestions regarding the functionality and usage of CivicPlus' GCMS® and associated applications. The support team is available during these hours via CivicPlus' toll-free support number and e-mail. Support personnel will respond to calls as they arrive (under normal circumstances, if all lines are busy, messages will be returned within two hours; action will be taken on e-mails within four hours), and if Client's customer support liaison is unable to assist, the service escalation process will begin.

Emergency support is available 24-hours-a-day for designated, named Client points-of-contact, with members of both CivicPlus' project management and support teams available for urgent requests. Emergency support is provided free-of-charge for true emergencies (ie: website is down, applications are malfunctioning, etc.), though Client may incur support charges for non-emergency requests during off hours (ie: basic functionality / usage requests regarding system operation and management). The current discounted rate is $175/hour.

CivicPlus maintains a customer support website that is accessible 24-hours-a-day with an approved client username and password.

Service Escalation Processes

In the event that CivicPlus' support team is unable to assist Client with a request, question or concern, the issue is reported to the appropriate CivicPlus department.

Client requests for additional provided services are forwarded to CivicPlus' Client Care personnel.

Client concerns/questions regarding GCMS® or associated application errors are reported to CivicPlus' technical team through CivicPlus' issue tracking and management system to be addressed in a priority order to be determined by CivicPlus' technical team.

All other requests that do not meet these criteria will be forwarded to appropriate personnel within CivicPlus' organization at the discretion of the customer support liaison.

Included Services:	
Support	**Maintenance of CivicPlus GCMS®**
7 a.m. – 7 p.m. (CST) Monday – Friday (excluding holidays)	Install Service Patches for OS
24/7 Emergency Support	System Enhancements
Dedicated Support Personnel	Fixes
Usability Improvements	Improvements
Integration of System Enhancements	Integration
Proactive Support for Updates & Fixes	Testing
Online Training Manuals	Development
Monthly Newsletters	Usage License
Routine Follow-up Check-ins	
CivicPlus Connection	

CivicPlus • 302 S. 4th Street, Suite 500 • Manhattan, KS 66502 • www.CivicPlus.com
Toll Free 888-228-2233 • Accounting Ext. 291 • Support Ext. 307 • Fax 785-587-8951

CivicPlus Service Level Agreement

CivicPlus will use commercially reasonable efforts to make the GCMS® available with a Monthly Uptime Percentage (defined below) of at least 99.9%, in each case during any monthly billing cycle (the "Service Commitment"). In the event CivicPlus does not meet the Service Commitment, you will be eligible to receive a Service Credit as described below.

Definitions

- "Monthly Uptime Percentage" is calculated by subtracting from 100% the percentage of minutes during the month in which the CGMS, was "Unavailable." Monthly Uptime Percentage measurements exclude downtime resulting directly or indirectly from any Exclusion (defined below).
- "Unavailable" and "Unavailability" mean:
    - The HTML of the home page of the site is not delivered in 10 seconds or less 3 times in a row when tested from inside our network and returns a status of 200.
    - The Main page of the site returns a status other than 200 or 302 3 times in a row.
- A "Service Credit" is a dollar credit, calculated as set forth below, that we may credit back to an eligible account.

Service Commitments and Service Credits

Service Credits are calculated as a percentage of the total charges paid by you (excluding one-time payments such as upfront payments) for the month, beginning with the first full month of service, in accordance with the schedule below.

Monthly Uptime Percentage	Service Credit Percentage
Less than 99.9%	1% of one month's fee

We will apply any Service Credits only against future payments otherwise due from you. Service Credits will not entitle you to any refund or other payment from CivicPlus. A Service Credit will be applicable and issued only if the credit amount for the applicable monthly billing cycle is greater than one dollar ($1 USD). Service Credits may not be transferred or applied to any other account. Unless otherwise provided in the Client Agreement, your sole and exclusive remedy for any unavailability, non-performance, or other failure by us to provide the service is the receipt of a Service Credit (if eligible) in accordance with the terms of this SLA.

Credit Request and Payment Procedures

To receive a Service Credit, you must submit a claim by opening a case with Support. To be eligible, the credit request must be received by us by the end of the second billing cycle after which the incident occurred and must include:

1. the words "SLA Credit Request" in the subject line;
2. the dates and times of each Unavailability incident that you are claiming;
3. the affected Site domains; and
4. Any documentation that corroborate your claimed outage.

If the Monthly Uptime Percentage of such request is confirmed by us and is less than the Service Commitment, then we will issue the Service Credit to you within one billing cycle following the month in which your request is confirmed by us. Your failure to provide the request and other information as required above will disqualify you from receiving a Service Credit.

SLA Exclusions

The Service Commitment does not apply to any unavailability, suspension or termination of GCMS®, or any other GCMS® performance issues: (i) that result from a suspension; (ii) caused by factors outside of our reasonable control, including any force majeure event or Internet access or related problems beyond the demarcation point of CivicPlus; (iii) that result from any actions or inactions of you or any third party; (iv) that result from your equipment, software or other technology and/or third party equipment, software or other technology (other than third party equipment within our direct control); (v) that result from any maintenance as provided for pursuant to the Client Agreement; or (vi) arising from our suspension and termination of your right to use the GCMS® in accordance with the Client Agreement (collectively, the "SLA Exclusions"). If availability is impacted by factors other than those used in our Monthly Uptime Percentage calculation, then we may issue a Service Credit considering such factors at our discretion.

CivicPlus • 302 S. 4th Street, Suite 500 • Manhattan, KS 66502 • www.CivicPlus.com
Toll Free 888-228-2233 • Accounting Ext. 291 • Support Ext. 307 • Fax 785-587-8951

Disaster Recovery Feature Service Commitment

CivicPlus will use commercially reasonable efforts to insure that in the event of a disaster that makes the Primary data center unavailable (defined below) Client site will be brought back online at a secondary data center (the "Service Commitment"). In the event CivicPlus does not meet the Service Commitment, you will be eligible to receive a Service Credit as described below.

Definitions

- "Datacenter availability" is determined by inability to provide or restore functions necessary to support the Service. Examples of necessary functions include but are not limited Cooling, Electrical, Sufficient Internet Access, Physical space, and Physical access.
- A "Service Credit" is a dollar credit, calculated as set forth below, that we may credit back to an eligible account.
- Recovery Time Objective (RTO) is the most anticipated time it will take to bring the service back online in the event of a data center event.
- Recovery Point Objective (RPO) the amount of data lost that is considered acceptable.

Service Commitments and Service Credits

Service Credits are calculated as a percentage of the total charges paid by you (excluding one-time payments such as upfront payments) for the month accordance with the schedule below.

Recovery Time Objective	**Service Credit Percentage**
8 Hours	10% of one month's fee
Recovery Point Objective	**Service Credit Percentage**
24 Hours	10% of one month's fee

CivicPlus • 302 S. 4th Street, Suite 500 • Manhattan, KS 66502 • www.CivicPlus.com
Toll Free 888-228-2233 • Accounting Ext. 291 • Support Ext. 307 • Fax 785-587-8951

Exhibit A.2 - CivicPlus Statement of Work #2

All Quotes are in US Dollars and Valid for 30 Days from July 26, 2017

Project Enhancement	One-Time Fee
• **4 Days Onsite Consulting (2 Days Research, 2 Days Navigate)**	**$9,000**
Total Fees Year 1	**$9,000**

1. Performance and payment under this SOW shall be subject to the terms & conditions of the Agreement by and between Client and CivicPlus, to which this Statement of Work #2 (SOW #2) is hereby attached as Exhibit A.2.
2. This SOW #2 shall remain in effect for an initial term of one year (12 months) from signing.
3. The Total Fees Year 1 will be invoiced at signing of this SOW #2.
4. The Client will be invoiced electronically through email. Upon request CivicPlus will mail invoices and the Client will be charged a $5.00 convenience fee.

Acceptance

We, the undersigned, agreeing to the conditions specified in this document, understand and authorize the provision of services outlined in this Agreement.

Client		**CivicPlus**	
By:	_____	By:	_____
Name:	_____	Name:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____

CivicPlus • 302 S. 4th Street, Suite 500 • Manhattan, KS 66502 • www.CivicPlus.com
Toll Free 888-228-2233 • Accounting Ext. 291 • Support Ext. 307 • Fax 785-587-8951

Contact Information

Organization		URL
Street Address		
Address 2		
City	State	Postal Code
CivicPlus provides telephone support for all trained clients from 7am –7pm Central Time, Monday-Friday (excluding holidays). Emergency Support is provided on a 24/7/365 basis for representatives named by the Client. Client is responsible for ensuring CivicPlus has current updates.		
Emergency Contact & Mobile Phone		
Emergency Contact & Mobile Phone		
Emergency Contact & Mobile Phone		
Billing Contact		E-Mail
Phone	Ext.	Fax
Billing Address		
Address 2		
City	ST	Postal Code
Tax ID #		Sales Tax Exempt #
Billing Terms		Account Rep
Info Required on Invoice (PO or Job #)		
Contract Contact		Email
Phone	Ext.	Fax
Project Contact		Email
Phone	Ext.	Fax

Master Services Agreement

THIS Master Services Agreement ("Agreement") is agreed to by and between CivicPlus, Inc., d/b/a CivicPlus ("CivicPlus") and Ramsey, Minnesota ("Client") (jointly, "Parties") and shall be effective as of the later date of signing indicated at the end of this Agreement ("Effective Date").

RECITALS

WHEREAS, CivicPlus is engaged in the business of developing, marketing and selling custom community engagement and government management platforms and services that include but are not limited to web sites, web interfaces and portals and proprietary software systems and associated modules; in addition to project development, design, implementation, support and hosting services for same;

WHEREAS, Client wishes to engage in a relationship with CivicPlus for such services and/or license for use of proprietary software developed and owned by CivicPlus;

WHEREAS, Client and CivicPlus have agreed to certain terms as set forth in this Agreement by this written instrument duly executed by the Parties;

NOW, THEREFORE, Client and CivicPlus agree as follows:

Term & Termination

1. The term of this agreement shall be the later of 1 year from the Effective Date or the termination or expiration of any associated Statement of Work ("SOW").
2. Either Party may terminate this Agreement or any associated SOW at the end of the Agreement term by providing the other Party with 60 days' written notice prior to the contract renewal date.
3. Unless terminated by either Party pursuant to Section 2, this Agreement will renew another 1-year term.
4. Notwithstanding the above, in the event this Agreement or any SOW is terminated, any outstanding invoices for Project Development shall become due in full and any outstanding Annual Services shall be prorated from the beginning of the renewal term to the date of termination.

Statements of Work

5. CivicPlus agrees to perform services and/or produce deliverables in accordance with the Statement(s) of Work in consideration of the fees described in the same Statement(s) of Work. Multiple and successive Statement(s) of Work may be entered into hereto. Such Statement(s) of Work are incorporated into this Agreement by reference and subject to the terms & conditions contained herein pursuant to Section 23.

Invoicing & Payment Terms

6. Invoices shall be sent electronically in the manner described in the relevant Statement of Work. Upon request CivicPlus will mail invoices and the Client will be charged a $5.00 convenience fee.
7. Payment shall be due 30 days from date of invoice. Unless otherwise limited by law, a finance charge of 1.5 percent (%) per month or $5.00, whichever is greater, will be added to past due accounts. Payments received will be applied first to finance charges, then to the oldest outstanding invoice(s).
8. If a client change in timeline causes CivicPlus to incur additional expenses (i.e. airline change fees), Client agrees to reimburse CivicPlus for those fees. Not to exceed $1,000 per CivicPlus resource per trip.

Ownership & Content Responsibility

9. Upon full and complete payment of submitted invoices for any SOW Project Development Fees, Client will own the Customer Content (defined as any website graphic designs, webpage or software content, module content, importable/exportable data, and archived information as created by CivicPlus on behalf of Client pursuant to this Agreement).
10. Upon completion of any SOW Project Development, Client will assume full responsibility for website, software or module content maintenance and administration. Client, not CivicPlus, shall have sole responsibility for the accuracy, quality, integrity, legality, reliability, appropriateness, and intellectual property ownership or right to use of all Customer Content.
11. Client agrees that CivicPlus shall not migrate, convert, or port content or information that could reasonably be construed to be time-sensitive, such as calendar or blog content, in any project.

CivicPlus • 302 S. 4th Street, Suite 500 • Manhattan, KS 66502 • www.CivicPlus.com
Toll Free 888-228-2233 • Accounting Ext. 291 • Support Ext. 307 • Fax 785-587-8951

12. Client will make a reasonable attempt to work with CivicPlus, if requested, to create a news item to be released in conjunction with their project Go-Live date. Client will provide CivicPlus with contact information for local and regional media outlets. CivicPlus may use the press release in any marketing materials as desired throughout the term of this Agreement.

Intellectual Property & Ownership

13. Intellectual Property of any software or other original works created by CivicPlus prior to the execution of this Agreement ("CivicPlus Property") will remain the property of CivicPlus.
14. Client shall not (i) license, sublicense, sell, resell, transfer, assign, distribute or otherwise commercially exploit or make available to any third party any CivicPlus Property in any way; (ii) modify or make derivative works based upon any CivicPlus Property; (iii) create Internet "links" to the CivicPlus Property software or "frame" or "mirror" any CivicPlus Property administrative access on any other server or wireless or Internet-based device; or (iv) reverse engineer or access any CivicPlus Property in order to (a) build a competitive product or service, (b) build a product using similar ideas, features, functions or graphics of any CivicPlus Property, or (c) copy any ideas, features, functions or graphics of any CivicPlus Property. The CivicPlus name, the CivicPlus logo, and the product and module names associated with any CivicPlus Property are trademarks of CivicPlus, and no right or license is granted to use them.

Indemnification

15. To the extent permitted by the law of Client's state, Client and CivicPlus shall defend, indemnify and hold the other Party harmless, its partners, employees, and agents from and against any and all lawsuits, claims, demands, penalties, losses, fines, liabilities, damages, and expenses including attorney's fees of any kind, without limitation, in connection with the operations of and installation of software contemplated by this Agreement, or otherwise arising out of or in any way connected with the CivicPlus provision of service and performance under this Agreement. This section shall not apply to the extent that any loss or damage is caused by the gross negligence or willful misconduct on the part of either party.

Liabilities

16. CivicPlus will not be liable for any act, omission of act, negligence or defect in the quality of service of any underlying carrier or other service provider whose facilities or services are used in furnishing any portion of the service received by the Client.
17. CivicPlus will not be liable for any failure of performance that is caused by or the result of any act or omission by Client or any entity employed/contracted on the Client's behalf.
18. Client agrees that it is solely responsible for any solicitation, collection, storage, or other use of end-users' Personal Data on any website or online service provided by CivicPlus. Client further agrees that CivicPlus has no responsibility for the use or storage of end-users' Personal Data in connection with the website or the consequences of the solicitation, collection, storage, or other use by Client or by any third party of Personal Data.
19. To the extent it may apply to any service or deliverable of any SOW, user logins are for designated individuals chosen by Client ("Users") and cannot be shared or used by more than one User. Client will be responsible for the confidentiality and use of User's passwords and user names. Client will also be responsible for all Electronic Communications, including those containing business information, account registration, account holder information, financial information, Client Data, and all other data of any kind contained within emails or otherwise entered electronically through any CivicPlus Property or under Client's account. CivicPlus will act as though Client will have sent any Electronic Communications it receives under Client's passwords, user name, and/or account number. Client shall use commercially reasonable efforts to prevent unauthorized access to or use of any CivicPlus Property and shall promptly notify CivicPlus of any unauthorized access or use ofany CivicPlus Property and any loss or theft or unauthorized use of any User's password or name and/or user personal information.
20. Client shall comply with all applicable local, state, and federal laws, treaties, regulations, and conventions in connection with its use of any CivicPlus Property.

Force Majeure

21. No party shall have any liability to the other hereunder by reason of any delay or failure to perform any obligation or covenant if the delay or failure to perform is occasioned by force majeure, meaning any act of God, storm, fire, casualty, unanticipated work stoppage, strike, lockout, labor dispute, civic disturbance, riot, war, national emergency, act of public enemy, or other cause of similar or dissimilar nature beyond its control.

Taxes

22. It is CivicPlus' policy to pass through sales tax in those jurisdictions where such tax is required. If the Client is tax-exempt, the Client must provide CivicPlus proof of their tax-exempt status, within fifteen (15) days of contract signing, and this agreement will not be taxed. If the Client's state taxation laws change, the Client will begin to be charged sales tax in accordance with

CivicPlus • 302 S. 4th Street, Suite 500 • Manhattan, KS 66502 • www.CivicPlus.com
Toll Free 888-228-2233 • Accounting Ext. 291 • Support Ext. 307 • Fax 785-587-8951

their jurisdiction's tax requirements and CivicPlus has the right to collect payment from the Client for past due taxes.

Other Documents

23. The following are to be attached to and made part of this Contract:
    a. Exhibit A - Statement(s) of Work.
24. In the case of any conflict between the terms of this Agreement and any incorporated documents, such conflicts shall be resolved with the incorporated documents taking the following order of precedence:
    a. This Master Services Agreement;
    b. Exhibit A - Statement(s) of Work in descending order of execution (for example, the most recent SOW will control over other in the event of a conflict in terms).

Interlocal Purchasing Consent

25. This Agreement and any attached SOWs may be extended to any public entity in the State of Minnesota to purchase at SOW prices in accordance with the terms stated herein.

Miscellaneous Provisions

26. The invalidity, in whole or in part, of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
27. No amendment, assignment or change to this Agreement or any included SOW shall be effective unless by a written instrument executed by each of the Parties.

Acceptance

We, the undersigned, agreeing to the conditions specified in this document, understand and consent to the terms & conditions of this Agreement.

Client	**CivicPlus**
By:	By:
Name:	Name:
Title:	Title:
Date:	Date:

Sign and E-mail the entire contract with exhibits to:
Contracts@CivicPlus.com

We will e-mail a counter-signed copy of the contract back to you so we can begin your project.

CivicPlus does not require a physical copy of the contract, however, if you would like a physical copy of the contract, mail one (1) copy of the contract with original signature to:
CivicPlus Contract Manager
302 S. 4th Street, Suite 500
Manhattan, KS 66502
Upon receipt of signed original, we will counter-sign and return the copy for your files.

CivicPlus • 302 S. 4th Street, Suite 500 • Manhattan, KS 66502 • www.CivicPlus.com
Toll Free 888-228-2233 • Accounting Ext. 291 • Support Ext. 307 • Fax 785-587-8951

CC Regular Session **4. 6.**

Meeting Date: 08/08/2017

Submitted For: Kurt Ulrich, Administrative Services

By: Jo Thieling, Administrative Services

Information

Title

Approve Joint Funding Agreement for Operations and Maintenance of the Stream Gage at the Mississippi River at Champlin, MN

Purpose/Background:

Purpose: To approve a joint funding agreement for the stream gage at Mississippi River at Anoka-Champlin Bridge

Background: At the work session of July 25, City Council discussed a request for an annual contribution toward the operation of a river gage at the Anoka-Champlin Bridge. Council received a report from the United States Geological Survey (USGS) that they are going to install this gage. It was noted when the National Weather Service previously canceled the flood forecast site in Anoka - and five other locations, the USGS began to talk to those communities to determine interest in monitoring. Typically the monitoring is funded through partnerships, including 40 different agencies. However, in this instance, the gage would be funded through a consortium of cities that would benefit from the information, which currently includes Champlin, Anoka, Brooklyn Park and Coon Rapids. These cities are looking to bring in Ramsey, Dayton and the three Rivers Park District. The consortium would be funding the operating and maintenance costs. Ramsey was asked to participate with approximately $2,000 in annual contribution, with an annual 2% inflationary adjustment. This level is the same level proposed for the City of Dayton on the south side of the Mississippi, across from Ramsey.

Attached to this case is a copy of the Joint Funding Agreement for the operations and maintenance of the stream gage at the Mississippi River at Champlin, MN, for the period August 1, 2017 through September 30, 2021, in the total amount over the four year period of $8,577. This is a fixed-cost agreement to be billed annually in the amounts listed. This is a cooperative agreement, not a legally binding contract, and any party may exit the agreement with a 90-day notice.

Upon formal Council approval, City Administrator Ulrich will sign the agreement on behalf of the City and forward the paperwork to the USGS.

Funding Source:

The Stormwater Management Fund would be used to fund this contribution.

Recommendation:

Staff is recommending Council approve the Joint Funding Agreement for the operations and maintenance of the stream gage at the Mississippi River at Champlin, MN, for the period August 1, 2017 through September 30, 2021, in the amount of $8,577.

Action:

Motion to approve the Joint Funding Agreement for the operations and maintenance of the stream gage at the Mississippi River at Champlin, MN, for the period August 1, 2017 through September 30, 2021, in the amount of $8,577.

Attachments

Joint Funding Agreement River Gage

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/03/2017 01:49 PM
Form Started By: Jo Thieling		Started On: 08/03/2017 09:40 AM
Final Approval Date: 08/03/2017		

United States Department of the Interior

U.S. GEOLOGICAL SURVEY
Minnesota Water Science Center
2280 Woodale Drive
Mounds View, MN 55112

August 1, 2017

Kurt Ulrich
City Administrator
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Dear Mr. Ulrich,

Enclosed is the Joint Funding Agreement for the operations and maintenance of the streamgage at the Mississippi River at Champlin, MN, for the period August 1, 2017 through September 30, 2021 in the amount of $8,577 cash from your agency. U.S. Geological Survey contributions for this agreement are $0 for a combined total of $8,577. Please sign and return one fully-executed original to Lisa L Syde-Hagen at the address above or email to lsyde-hagen@usgs.gov.

Federal law requires that we have a signed agreement before we start or continue work. Please return the signed agreement by **August 1, 2017**. If, for any reason, the agreement cannot be signed and returned by the date shown above, please contact James Fallon by phone number (763) 783-3255 or email jfallon@usgs.gov to make alternative arrangements.

This is a fixed cost agreement to be billed annually via Down Payment Request (automated Form DI-1040). Please allow 30-days from the end of the billing period for issuance of the bill. If you experience any problems with your invoice(s), please contact Angela Hughes at phone number (763) 783-3123 or email at amhughes@usgs.gov.

The results of all work performed under this agreement will be available for publication by the U.S. Geological Survey. We look forward to continuing this and future cooperative efforts in these mutually beneficial water resources studies.

Sincerely,

James Fallon
Acting for Center Director

Enc.: 17EMMNNQ0001300

Form 9-1366
(April 2015)

U.S. Department of the Interior
U.S. Geological Survey
Joint Funding Agreement
FOR
Water Resource Investigations

Agreement#: 17EMMNNQ0001300
Customer#: 600000
Project #: NQ009AF, 00100/XY
TIN #: 41-0910467
USGS DUNS #: 091721100

Fixed Cost Agreement YES[X] NO[ ]

THIS AGREEMENT is entered into as of the October 1, 2016, by the U.S. GEOLOGICAL SURVEY, Minnesota Water Science Center, UNITED STATES DEPARTMENT OF THE INTERIOR, party of the first part, and the City of Ramsey, party of the second part.

1. The parties hereto agree that subject to the availability of appropriations and in accordance with their respective authorities there shall be maintained in cooperation the operation and maintenance of the streamgage at Mississippi River at Champlin, Minnesota", herein called the program. The USGS legal authority is 43 USC 36C; 43 USC 50, and 43 USC 50b.

2. The following amounts shall be contributed to cover all of the cost of the necessary field and analytical work directly related to this program. 2(b) include In-Kind-Services in the amount of $0.00

(a) $0 by the party of the first part during the period August 1, 2017 to September 30, 2021

(b) $8,577.00 by the party of the second part during the period August 1, 2017 to September 30, 2021

(c) Contributions are provided by the party of the first part through other USGS regional or national programs, in the amount of : $5,383

Description of the USGS regional/national program: USGS Nat'l Streamflow Information Program

(d) Additional or reduced amounts by each party during the above period or succeeding periods as may be determined by mutual agreement and set forth in an exchange of letters between the parties

(e) The performance period may be changed by mutual agreement and set forth in an exchange of letters between the parties.

3. The costs of this program may be paid by either party in conformity with the laws and regulations respectively governing each party.

4. The field and analytical work pertaining to this program shall be under the direction of or subject to periodic review by an authorized representative of the party of the first part.

5. The areas to be included in the program shall be determined by mutual agreement between the parties hereto or their authorized representatives. The methods employed in the field and office shall be those adopted by the party of the first part to insure the required standards of accuracy subject to modification by mutual agreement.

6. During the course of this program, all field and analytical work of either party pertaining to this program shall be open to the inspection of the other party, and if the work is not being carried on in a mutually satisfactory manner, either party may terminate this agreement upon 60 days written notice to the other party.

7. The original records resulting from this program will be deposited in the office of origin of those records. Upon request, copies of the original records will be provided to the office of the other party.

8. The maps, records or reports resulting from this program shall be made available to the public as promptly as possible. The maps, records or reports normally will be published by the party of the first part. However, the party of the second part reserves the right to publish the results of this program and, if already published by the party of the first part shall, upon request; be furnished by the party of the first part; at cost, impressions suitable for purposes of reproduction similar to that for which the original copy was prepared. The maps, records or reports published by either party shall contain a statement of the cooperative relations between the parties.

9. USGS will issue billings utilizing Department of the Interior Bill for Collection (form DI-1040). Billing documents are to be rendered annually. Payments of bills are due within 60 days after the billing date. If not paid by the due date, interest will be charged at the current Treasury rate for each 30 day period, or portion thereof, that the payment is delayed beyond the due date. (31 USC 3717; Comptroller General File B-212222, August 23, 1983.).

Form 9-1366
(April 2015)

U.S. Department of the Interior
U.S. Geological Survey
Joint Funding Agreement
FOR
Water Resource Investigations

Agreement#: 17EMMNNQ0001300
Customer#: 600000
Project #: NQ009AF, 00100/XY
TIN #: 41-0910467
USGS DUNS #: 091721100

USGS Technical Point of Contact

Name: James Fallon
Address: 2280 Woodale Drive
Mounds View, MN 55112-4900
Telephone: (763) 783-3255
Fax:
Email: jfallon@usgs.gov

Customer Technical Point of Contact

Name: Kurtis Ulrich
City Administrator
Address: 7550 Sunwood Drive, NW
Ramsey, MN 55303
Telephone: (763) 433-9845
Fax:
Email: kulrich@ci.ramsey.mn.us

USGS Billing Point of Contact

Name: Angela Hughes
Admin. Operations Asst.
Address: 2280 Woodale Drive
Mounds View, MN 55112
Telephone: (763) 783-3123
Fax: (763) 783-3103
Email: amhughes@usgs.gov

Customer Billing Point of Contact

Name: Kurtis Ulrich
City Administrator
Address: 7550 Sunwood Drive, NW
Ramsey, MN 55303
Telephone: (763) 433-9845
Fax:
Email:

U.S. Geological Survey
United States
Department of Interior

Signature

By_____ Date: **Aug 01, 2017**
Name: James Fallon
Title: Acting for Center Director

City of Ramsey

Signatures

By_____ Date: _____
Name:
Title:

By_____ Date: _____
Name:
Title:

By_____ Date: _____
Name:
Title:

Funding for streamgaging operation and maintenance at the Mississippi River at Champlin for Federal FY 2017-21									
Fiscal Year	Total Funding for gage	USGS Matching Funds	City of Champlin	City of Brooklyn Park	City of Anoka	City of Coon Rapids	City of Dayton	City of Ramsey	Comments
2017	32,300	32,300	0	0	0	0	0	0	USGS Streamflow Information Program funds used to purchase and install gage. These funds not shown in funding agreements
2017	4,142	1,000	1,000	175	650	650	333	333	Operation and maintenance costs, prorated for last 2 months of Federal Fiscal Year 2017. To simplify agreements, USGS Cooperative Matching Funds will be part of agreement with Champlin.
2018	20,000	1,150	6,000	1,050	3,900	3,900	2,000	2,000	Full annual operational cost
2019	20,400	1,173	6,120	1,071	3,978	3,978	2,040	2,040	Assume 2% inflation in out-years
2020	20,808	1,196	6,242	1,092	4,058	4,058	2,081	2,081	Assume 2% inflation in out-years
2021	21,224	1,220	6,367	1,114	4,139	4,139	2,122	2,122	Assume 2% inflation in out-years
Total Program	118,874	38,040	25,730	4,503	16,724	16,724	8,577	8,577	Total, 2017-21

CC Regular Session **4. 7.**

Meeting Date: 08/08/2017

By: Katie Schmidt, Administrative Services

Information

Title

Adopt Resolution #17-08-201 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 19, 2017 through August 2, 2017

Action:

Motion to Adopt Resolution #17-08-201 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 19, 2017 through August 2, 2017.

Attachments

Bills List 8/8/2017

Resolution 8/8/2017

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	08/03/2017 08:42 AM
Kurt Ulrich	Kurt Ulrich	08/03/2017 01:32 PM
Form Started By: Katie Schmidt		Started On: 08/02/2017 02:44 PM
Final Approval Date: 08/03/2017		

RAMSEY CITY COUNCIL MEETING

8/8/2017

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 7/19/17-8/2/17	201,772.20
Accounts Payable 7/19/17-8/02/17	191,941.50
Payroll 7/28/17	174,500.65

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 568,214.35**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2017 Y.T.D.
NET PAYROLL TOTAL	$ 149,539.39	$ 2,277,707.92
- CORRECTION TO PAYROLL		
PREPAIDS	368,814.51	4,630,099.39
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE	39,792.50	1,083,245.01
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	130,879.05	3,575,083.98
ADD (DELETE) BILLS LIST SUBMITTED PAY ESTIMATE(S)	223,514.53	896,908.58
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 912,539.98**	**$ 12,463,044.88**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
103342	**7/20/2017**		**111377 ANOKA MUNICIPAL UTILITY**						
		56.80	RAM STREET LTS		87402	07102017	9603.6371		ELECTRIC UTILITIES
		39.44	14034 DYSPROSIUM ST LT		87403	07102017A	9603.6371		ELECTRIC UTILITIES
		39.44	BUNKER LK BLVD/DYPR. SIGNAL		87404	07102017B	0260.6371		ELECTRIC UTILITIES
		130.81	CTY RD 116 & HWY 47 SIGNAL		87405	07102017C	0260.6371		ELECTRIC UTILITIES
		266.49							
103343	**7/20/2017**		**100297 CENTERPOINT ENERGY**						
		21.00	15050 ARMSTRONG BLVD NW		87406	5914352-9 JULY 2017	0220.6373		GAS
		59.64	5650 ALPINE DR NW		87407	5961540-1 JULY 2017	0220.6373		GAS
		21.00			87408	8782239-1 JULY 2017	9601.6373		GAS
		24.59	6701 HWY 10 NW		87409	6011580-5 JULY 2017	9410.6373	00041012	GAS
		869.67	7550 SUNWOOD DR NW		87410	6702493-5 JULY 2017	0194.6373		GAS
		995.90							
103344	**7/20/2017**		**103002 CHICOINE, PAULA**						
		155.00	DAMAGE/KEY DEP REF ELMCREST		87420	07202017	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
103345	**7/20/2017**		**115833 CURTIS, KATHLEEN**						
		155.00	DAMAGE/KEY DEP REFUN ELMCREST		87419	07202017	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
103346	**7/20/2017**		**100204 GRAFIX SHOPPE**						
		1,650.00	BLK FILM WRAP RED TAHOE 2017		87411	115493	0220.6550		MOTOR VEHICLES
		2,450.00	REFL KIT/BLK FILM WRAP FORD EX		87412	115473	0220.6550		MOTOR VEHICLES
		4,100.00							
103347	**7/20/2017**		**115574 HEALTHPARTNERS**						
		36,416.50	LIFE/HEALTH-EMPLOYEE		87413	74223275	9101.2176		LIFE/HEALTH-EMPLOYEE
		36,416.50							
103348	**7/20/2017**		**113511 JOHNSON, JENNIFER**						
		48.15	MILEAGE POLICE TRAINING		87416	07182017	0211.6335		TRAINING
		48.15							
103349	**7/20/2017**		**115832 LARSON, KAIA**						
		155.00	DAMAGE/KEY DEP REFUND CAN EVT		87418	07202017	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
103350	**7/20/2017**		**115328 LENNAR**						
		1,500.00	ERO ESC 15962 SAPPHIRE ST NW		87414	07202017	9804.6433	00115637	REFUNDS
		1,500.00	ERO ESC 15997 SAPPHIRE ST NW		87415	07202017A	9804.6433	00115640	REFUNDS
		3,000.00							
103351	**7/20/2017**		**112515 WSB AND ASSOCIATES INC**						
		5,553.50	2017 GENERAL PLANNING		87417	PROJ #0-001973-210	0191.6315		MISCELLANEOUS PROFE
		957.00	2017 GENERAL PLANNING		87417	PROJ #0-001973-210	9214.6315		MISCELLANEOUS PROFE
		6,510.50							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
103351	7/20/2017		112515 WSB AND ASSOCIATES INC						Continued.
103421	7/27/2017		115844 CHRISTENSEN, BRENDA						
		155.00	KEY DEP REF ELMCREST 6/17		87482	07212017	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
103422	7/27/2017		100116 CONNEXUS ENERGY						
		964.54	16300 ST FRANCIS BLVD ELMCREST		87483	444931-267449 JULY	0452.6371		ELECTRIC UTILITIES
		9,694.89	STREET LIGHTS		87484	759126-303101 JULY	9603.6371		ELECTRIC UTILITIES
		10,659.43							
103424	7/27/2017		100125 COUNTRYSIDE PRINTING INC						
		2,123.08	RAMSEY RECYCLER FOLD & BUNDLE		87486	34759	9604.6249		MISCELLANEOUS OPERA
		2,123.08							
103425	7/27/2017		113306 DEFINITIVE TECHNOLOGY SOLUTIONS INC						
		443.64	COPY CHARGES		87488	INV148564	0192.6405		OFFICE & DATA PROCES
		443.64							
103426	7/27/2017		106583 DELTA DENTAL PLAN OF MINNESOTA						
		2,456.95	AUGUST PREMIUM		87487	6975705	9101.2170		DENTAL/DISABILITY/LIFE
		2,456.95							
103427	7/27/2017		115837 ECKHART, WENDY						
		77.00	CONTRACTOR LICENSE ANNUAL FEE		87489	07242017	9101.4205		BUILDING PERMIT
		1.00	CONTRACTOR LICENSE ANNUAL FEE		87489	07242017	9101.2081		SURCHARGES-PERMITS
		78.00							
103428	7/27/2017		114616 FERIANCEK, JOE						
		33.72	MILEAGE PROJECT DOX TRAINING		87490	07202017	0301.6331		TRAVEL & LODGING
		33.72							
103429	7/27/2017		113840 FORMOSA PROPERTIES						
		3.51	REISSUE UB REFUND 14587 OLIVIN		87507	092713	9601.4651		WATER REVENUE
		3.51							
103430	7/27/2017		115643 GARDNER, CORY						
		9.20	LUNCH EMERG VEHICLE TRAINING		87492	07252017	0211.6331		TRAVEL & LODGING
		9.20							
103431	7/27/2017		115822 LAMBERT, KRISTIN						
		60.00	REFUND DUE TO LOW ENROLLMENT		87493	07062017	9101.4347		OTHER CULTURE-RECRE
		60.00							
103432	7/27/2017		115845 LANDWEHR, MILES						
		155.00	DMG KEY DEP REFUND LIONS PAV.		87494	07242017	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
103433	7/27/2017		115838 MEHALOVICH, CHRIS OR ELLESTAD, TODD						
		71.84	REISSUE UB REF 6880 147TH		87508	010416	9601.4651		WATER REVENUE
		71.84							
103434	7/27/2017		113719 NEOFUNDS BY NEOPOST						
		2,000.00	REFILL POST METER		87496	072620017	9101.1551		POSTAGE METER DEPOS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
103434	7/27/2017		113719 NEOFUNDS BY NEOPOST						Continued.
		2,000.00							
103435	7/27/2017		115840 PALMER, ALISON						
		9.70	REISSUE UB REFUND 14650 RHINES		87497	04272017	9601.4651		WATER REVENUE
		9.70							
103436	7/27/2017		111488 POPP.COM INC						
		119.45	JUNE 2017 SERVICE		87498	992422990	0130.6321		TELEPHONE
		27.15	JUNE 2017 SERVICE		87498	992422990	0153.6321		TELEPHONE
		32.58	JUNE 2017 SERVICE		87498	992422990	0191.6321		TELEPHONE
		184.60	JUNE 2017 SERVICE		87498	992422990	0211.6321		TELEPHONE
		32.58	JUNE 2017 SERVICE		87498	992422990	0240.6321		TELEPHONE
		92.30	JUNE 2017 SERVICE		87498	992422990	0301.6321		TELEPHONE
		30.82	JUNE 2017 SERVICE		87498	992422990	0220.6321		TELEPHONE
		108.23	JUNE 2017 SERVICE		87498	992422990	0220.6321		TELEPHONE
		86.28	JUNE 2017 SERVICE		87498	992422990	0311.6321		TELEPHONE
		105.96	JUNE 2017 SERVICE		87498	992422990	9240.6321		TELEPHONE
		57.52	JUNE 2017 SERVICE		87498	992422990	9410.6315	00041012	MISCELLANEOUS PROFE
		877.47							
103437	7/27/2017		115841 PULLAR, ROBERT						
		10.00	LUNCH / DRIVING SCHOOL		87499	07242017	0211.6331		TRAVEL & LODGING
		10.00							
103438	7/27/2017		106418 PURMORT HOMES INC						
		1,500.00	ERO ESC 14865 ZEOLITE ST NW		87502	07272017	9804.6433	00115181	REFUNDS
		1,500.00							
103439	7/27/2017		112736 SWANK MOTION PICTURES INC						
		385.00	LIC FOR 8/11 MOVIE IN THE PARK		87506	1448434	0452.6489		OTHER CONTRACTED SE
		385.00							
103440	7/27/2017		115835 TURNER, SHANE						
		153.65	HOTEL EXP TRAINING 2 NIGHTS		87503	07192017	0311.6335		TRAINING
		153.65							
103441	7/27/2017		100510 VERIZON WIRELESS						
		13.01	JUNE/JULY 2017 BILLLING		87504	9788938120	0301.6323		CELLULAR PHONES
		13.01	JUNE/JULY 2017 BILLLING		87504	9788938120	9601.6323		CELLULAR PHONES
		308.11	JUNE/JULY 2017 BILLING		87505	9789030069	0220.6323		CELLULAR PHONES
		334.13							
98072817	7/28/2017		115568 ALERUS FINANCIAL NA						
		741.00			87514	07271713084814	9101.2176		LIFE/HEALTH-EMPLOYEE
		741.00							
99072817	7/28/2017		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		3,097.56			87510	07271713084810	9101.2176		LIFE/HEALTH-EMPLOYEE
		3,097.56							
99238655	7/28/2017		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		6,765.00			87512	07271713084812	9101.2175		DEFERRED COMPENSAT
		6,765.00							
99240760	7/28/2017		114790 GREAT WEST LIFE AND ANNUITY INS CO						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99240760	7/28/2017		114790 GREAT WEST LIFE AND ANNUITY INS CO						Continued.
		1,429.01			87513	07271713084813	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,429.01							
99427560	7/28/2017		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		50.00			87444	0724171456481	9101.2174		PERA-EMPLOYEE
		50.00			87445	0724171456482	9101.2183		PERA-EMPLOYER
		18,552.18			87517	0727171308484	9101.2174		PERA-EMPLOYEE
		24,774.92			87518	0727171308485	9101.2183		PERA-EMPLOYER
		43,427.10							
99436701	7/28/2017		100223 ICMA RETIREMENT TRUST 457						
		1,895.33			87509	0727171308481	9101.2175		DEFERRED COMPENSAT
		1,895.33							
99449920	7/28/2017		100601 MN DEPT OF REV WH						
		376.09			87440	0724171237281	9101.2172		STATE WITHHOLDING
		83.00			87446	0724171456483	9101.2172		STATE WITHHOLDING
		10,972.58			87519	0727171308486	9101.2172		STATE WITHHOLDING
		11,431.67							
99717724	7/28/2017		114486 SUN LIFE ASSURANCE COMPANY OF CANADA						
		859.67			87326	0713179520111	9101.2176		LIFE/HEALTH-EMPLOYEE
		859.58			87511	07271713084811	9101.2176		LIFE/HEALTH-EMPLOYEE
		21.40	COBRA Life		87511	07271713084811	9101.2176		LIFE/HEALTH-EMPLOYEE
		831.64	LTD		87511	07271713084811	9101.2170		DENTAL/DISABILITY/LIFE
		2,572.29							
99900825	7/28/2017		101306 IRS						
		434.25			87441	0724171237282	9101.2171		FEDERAL WITHHOLDING
		1,483.41			87442	0724171237283	9101.2173		FICA & MEDICARE-EMPL(
		1,483.41			87443	0724171237284	9101.2182		FICA & MEDICARE-EMPL(
		389.36			87447	0724171456484	9101.2171		FEDERAL WITHHOLDING
		332.15			87448	0724171456485	9101.2173		FICA & MEDICARE-EMPL(
		332.15			87449	0724171456486	9101.2182		FICA & MEDICARE-EMPL(
		27,740.07			87520	0727171308487	9101.2171		FEDERAL WITHHOLDING
		12,448.29			87521	0727171308488	9101.2173		FICA & MEDICARE-EMPL(
		12,448.29			87522	0727171308489	9101.2182		FICA & MEDICARE-EMPL(
		57,091.38							
		201,772.20	Grand Total						

Payment Instrument Totals

Checks	73,321.86
EFT Payments	128,450.34
Total Payments	201,772.20

Bank Account	00002224 CASH IN BANK
Version	LOGIS004V
Originator	KSCHMIDT
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
110789	4IMPRINT	1ST AID KIT/SPORT FLYER/CUP	PV	87450	001	09101	6/29/2017	14125481	1,744.21
	4IMPRINT P O BOX 320 101 COMMERCE STREET OSHKOSH WI 54901					Summary Total			1,744.21
						Payment Amount			1,744.21
110402	ADVANCE AUTO PARTS	TRL/SHOP SUPP MISC	PV	87421	001	09101	6/30/2017	JUNE 2017	952.35
	ADVANCE AUTO PARTS	TRL/SHOP SUPP MISC	PV	87421	002	09101	6/30/2017	JUNE 2017	11.29
	AAP FINANCIAL SERVICES	TRL/SHOP SUPP MISC	PV	87421	003	09101	6/30/2017	JUNE 2017	109.87
	P O BOX 742063 ATLANTA GA 30374-2063					Summary Total			1,073.51
						Payment Amount			1,073.51
100618	ANCOM COMMUNICATIONS INC	MINITOR V BATTERY	PV	87557	001	09101	7/24/2017	71219	203.00
	ANCOM COMMUNICATIONS INC 1800 EAST CLIFF ROAD SUITE 17 BURNSVILLE MN 55337					Summary Total			203.00
						Payment Amount			203.00
100035	ANOKA COUNTY CENTRAL COMMUNICATIONS	2ND QTR STATE ACCESS FEE	PV	87461	001	09101	7/17/2017	2017-048	900.00
	ANOKA COUNTY CENTRAL COMMUNICATIONS 325 EAST MAIN STREET ANOKA MN 55303					Summary Total			900.00
						Payment Amount			900.00
100058	ANOKA RAMSEY FARM AND GARDEN	OATS	PV	87558	001	09101	7/25/2017	07252017	11.95
	ANOKA RAMSEY FARM AND GARDEN 7435 HIGHWAY 10 RAMSEY MN 55303					Summary Total			11.95
						Payment Amount			11.95
100063	ASPEN MILLS	NVY SHIRT W/ PATCHES JORDAN	PV	87422	001	09101	7/13/2017	200666	50.80
	ASPEN MILLS					Summary Total			50.80
	8201 C CENTRAL AVE NE	NVY SHIRT W/ PATCHES	PV	87423	001	09101	7/13/2017	200665	50.80

Bank Account	00002224 CASH IN BANK
Version	LOGIS004V
Originator	KSCHMIDT
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
		SEYMOR							
	SPRING LAKE PARK MN 55432			Summary Total					50.80
		PATCHES VEST MOLDENHAUER	PV	87462	001	09101	7/13/2017	200667	163.85
				Summary Total					163.85
				Payment Amount					265.45
100081	BIFFS INC	2017 HAPPY DAYS RESTROOM	PV	87559	001	09297	7/17/2017	07172017	1,024.00
	BIFFS INC 8610 HANSEN AVENUE SHAKOPEE MN 55379			Summary Total					1,024.00
				Payment Amount					1,024.00
100647	BOLTON AND MENK INC	2019 MUNICIPAL AGREE ASSIST	PV	87560	001	09400	7/18/2017	0205729	2,352.00
	BOLTON AND MENK INC			Summary Total					2,352.00
	1960 PREMIER DRIVE	MISSISSIPPI SKYWAY JUNE 17	PV	87561	001	09805	7/18/2017	0205805	37,178.50
	MANKATO MN 56001-5900			Summary Total					37,178.50
		MISSISSIPPI RIVER TRL PHASE 3	PV	87562	001	09805	7/18/2017	0205782	3,257.00
				Summary Total					3,257.00
				Payment Amount					42,787.50
103641	BOYER TRUCKS ROGERS	SERVICE WORK VEH #644	PV	87463	001	09101	7/18/2017	475188	1,213.83
	BOYER TRUCKS	SERVICE WORK VEH #644	PV	87463	002	09101	7/18/2017	475188	1,242.50
	2601 NE BROADWAY MINNEAPOLIS MN 55413			Summary Total					2,456.33
				Payment Amount					2,456.33
100619	BRAUN INTERTEC CORPORATION	GPR EVALUATION	PV	87563	001	09101	7/14/2017	8097812	4,903.75
	BRAUN INTERTEC CORPORATION			Summary Total					4,903.75
	NW 7644 PO BOX 1450	2018-2019 RECON PROJECTS	PV	87564	001	09101	7/17/2017	8097978	7,673.50
	MINNEAPOLIS MN 55485-7644			Summary Total					7,673.50
				Payment Amount					

Bank Account	00002224 CASH IN BANK
Version	LOGIS004V
Originator	KSCHMIDT
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
									12,577.25
115596	C AND J ENTERTAINMENT LLC	OUTDOOR MOVIE BAL 8/11/17	PV	87466	001	09101	5/30/2017	1283A	495.00
	C AND J ENTERTAINMENT LLC 4743 EUROPA TRAIL NORTH HUGO MN 55038			Summary Total					495.00
				Payment Amount					495.00
110734	CITY OF RAMSEY	5650 ALPINE DR	PV	87565	001	09101	7/25/2017	726528	961.87
	CITY OF RAMSEY P O BOX 251100			Summary Total					961.87
		15050 ARMSTRONG BLVD FIRE	PV	87566	001	09101	7/25/2017	727978	609.37
	ST PAUL MN 55125-6100			Summary Total					609.37
		7401 E RAMSEY PKWY	PV	87567	001	09101	7/25/2017	724628 2ND QTR	110.78
				Summary Total					110.78
		161ST AVE & URANIMITE ST	PV	87568	001	09101	7/25/2017	727918 2ND QTR	117.71
				Summary Total					117.71
		16303 QUICKSILER ST NW	PV	87570	001	09101	7/25/2017	724874 QTR 2	126.05
				Summary Total					126.05
		14779 ZEOLITE ST NW	PV	87571	001	09101	7/25/2017	722164 QTR 2	1,725.79
				Summary Total					1,725.79
		6701 HWY 10 YE & NL CHURCH	PV	87572	001	09410	7/25/2017	719019 QTR 2	112.37
				Summary Total					112.37
		SUNFISH GAS 6401 W HWY 10	PV	87573	001	09410	7/25/2017	728107 QTR 2	168.11
				Summary Total					168.11
		14700 TOWN CENTER DR NW	PV	87574	001	09101	7/25/2017	724470 QTR 2	392.80
				Summary Total					392.80
		6860 RIVERDALE DR	PV	87575	001	09101	7/25/2017	723960 QTR 2	110.78
				Summary Total					110.78
		14700 ERKIUM PARK FTN	PV	87577	001	09101	7/25/2017	726294 QTR 2	40.14
				Summary Total					40.14
		7550 SUNWOOD DRIVE	PV	87578	001	09101	7/25/2017	444931294 QTR 2	1,318.46

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

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Summary Total					1,318.46
		RAMP	PV	87579	001	09240	7/25/2017	444931372 QTR 2	112.37
				Summary Total					112.37
		16303 QUICKSILVER ST IRRIG	PV	87607	001	09101	7/25/2017	724931 QTR 2	88.66
				Summary Total					88.66
		161ST AVE & URANIMITE ST IRRI	PV	87608	001	09101	7/25/2017	727919 QTR 2	72.43
				Summary Total					72.43
				Payment Amount					6,067.69
113910	CMDC	EDA LOAN STONEBROOK ACADEMY	PV	87464	001	09230	7/18/2017	20170718	2,500.00
	CMDC 1885 STATION PARKWAY NW ANDOVER MN 55304			Summary Total					2,500.00
				Payment Amount					2,500.00
100111	COMMERCIAL ASPHALT COMPANY	DURA DRIVE	PV	87469	001	09101	7/15/2017	170715	197.82
	COMMERCIAL ASPHALT COMPANY P O BOX 1480 MAPLE GROVE MN 55311-6480			Summary Total					197.82
				Payment Amount					197.82
100116	CONNEXUS ENERGY	MASTER ACCT CITY OF RAMSEY	PV	87609	001	09101	7/21/2017	759126-303095 JULY	85.00
	CONNEXUS ENERGY			Summary Total					85.00
	PO BOX 1808	MASTER ACCT CITY OF RAMSEY	PV	87610	001	09230	7/21/2017	759126-303107 JULY	74.26
	MINNEAPOLIS MN 55480-1808	MASTER ACCT CITY OF RAMSEY	PV	87610	002	09230	7/21/2017	759126-303107 JULY	1,176.67
		MASTER ACCT CITY OF RAMSEY	PV	87610	003	09230	7/21/2017	759126-303107 JULY	31.16
		MASTER ACCT CITY OF RAMSEY	PV	87610	004	09230	7/21/2017	759126-303107 JULY	1,068.31
		MASTER ACCT CITY OF RAMSEY	PV	87610	005	09230	7/21/2017	759126-303107 JULY	13,716.04
		MASTER ACCT CITY OF RAMSEY	PV	87610	006	09230	7/21/2017	759126-303107 JULY	3,177.67
		MASTER ACCT CITY OF RAMSEY	PV	87610	007	09230	7/21/2017	759126-303107 JULY	132.79

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

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Summary Total					19,376.90
				Payment Amount					19,461.90
100125	COUNTRYSIDE PRINTING INC	RECYCLE POST CARDS	PV	87468	001	09604	7/11/2017	34772	743.75
	COUNTRYSIDE PRINTING 6250 BUNKER LAKE BLVD NW SUITE 113 RAMSEY MN 55303			Summary Total					743.75
				Payment Amount					743.75
114117	CRAWFORD'S EQUIPMENT INC	PIN SPRING/PULLEY/SWITCH /BELT	PV	87470	001	09101	7/18/2017	01-4699	200.73
	CRAWFORD'S EQUIPMENT INC			Summary Total					200.73
	4853 HIGHWAY 95 NW	OIL FILTER/OIL	PV	87580	001	09101	7/21/2017	01-4792	41.26
	CAMBRIDGE MN 55008			Summary Total					41.26
				Payment Amount					241.99
113734	CURT KRIENS CONSTRUCTION	ACID WASH BUILING W SEALER	PV	87581	001	09101	7/21/2017	07212017	2,160.00
	CURT KRIENS CONSTRUCTION 15740 AZURITE COURT RAMSEY MN 55303			Summary Total					2,160.00
				Payment Amount					2,160.00
106739	DEPENDABLE HEATING & COOLING	A/C DIAGNOSTIC 6701 HWY 10	PV	87471	001	09410	7/15/2017	0000008862	254.99
	DEPENDABLE INDOOR AIR QUALITY INC 2619 COON RAPIDS BLVD NW #101 COON RAPIDS MN 55433			Summary Total					254.99
				Payment Amount					254.99
115409	DESERT SNOW	3 DAY WORKSHOP ELLIOTT	PV	87606	001	09101	7/27/2017	5929	599.00
	DESERT SNOW P O BOX 340 GUTHRIE OK 73044			Summary Total					599.00
				Payment Amount					599.00

Bank Account	00002224 CASH IN BANK
Version	LOGIS004V
Originator	KSCHMIDT
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
104026	DIVERSIFIED PAVING INC	CITY PRTN DRVWAY 16880 KAMOSIT	PV	87582	001	09605	6/26/2017	70	1,250.00
	DIVERSIFIED PAVING INC 6957 HIGHWAY 10 NW SUITE 200 ANOKA MN 55303						Summary Total		1,250.00
							Payment Amount		1,250.00
101185	DO ALL PRINTING COM INC	NITE2UNITE DOORHANGERS/STICKER	PV	87472	001	09101	7/18/2017	36391	450.54
	DO ALL PRINTING COM INC						Summary Total		450.54
	6360 HIGHWAY 10 NW	SUMMER DRAW POSTERS	PV	87473	001	09101	7/24/2017	36445	48.00
	RAMSEY MN 55303						Summary Total		48.00
		NITE 2 UNITE STICKERS	PV	87474	001	09101	7/19/2017	36401	110.50
							Summary Total		110.50
							Payment Amount		609.04
100158	ECM PUBLISHERS INC	JULY 25 PH PO BRAMA	PV	87475	001	09230	7/14/2017	509632	69.88
	ECM PUBLISHERS INC						Summary Total		69.88
	4095 COON RAPIDS BLVD	AUGUST 3 PH PO SHAW 115739	PV	87583	001	09804	7/21/2017	511562	69.88
	COON RAPIDS MN 55433						Summary Total		69.88
		AUGUST 3 PH PO SHAW 115818	PV	87584	001	09804	7/21/2017	511561	64.50
							Summary Total		64.50
		AUGUST 3 PH PO SHAW 115749	PV	87585	001	09804	7/21/2017	511563	80.63
							Summary Total		80.63
		AUGUST 3 PH PO SHAW 115805	PV	87586	001	09804	7/21/2017	511564	75.25
							Summary Total		75.25
		AUGUST 3 PH PO SHAW 115804	PV	87587	001	09804	7/21/2017	511565	86.00
							Summary Total		86.00
		AUGUST 3 PH PO SHAW 115800	PV	87588	001	09804	7/21/2017	511566	96.75
							Summary Total		96.75
							Payment Amount		542.89

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	KSCHMIDT	
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
106624	EHLERS AND ASSOCIATES, INC	PREP ADRENALINE SPORTS PSD	PV	87476	001	09230	7/10/2017	74000	220.00
	EHLERS & ASSOCIATES, INC					Summary Total			220.00
	3060 CENTRE POINTE DRIVE	PSD BUS PARK DEV	PV	87477	001	09230	7/10/2017	74045	1,100.00
	ROSEVILLE MN 55113-1105					Summary Total			1,100.00
		2ND HALF PH PSD BUS PARK A	PV	87478	001	09230	7/10/2017	74134	5,250.00
						Summary Total			5,250.00
		GENERAL TIF CONSULTING TIF 14	PV	87479	001	09214	7/10/2017	73996	220.00
						Summary Total			220.00
						Payment Amount			6,790.00
115836	EMERALD FENCE	RPR FENCE HWY 47 BWT SILVER OA	PV	87589	001	09101	7/23/2017	17015	625.00
	S&S EMERALD BUSSINESS MANAGEMENT INC 17601 OKAPI ST NW RAMSEY MN 55303					Summary Total			625.00
						Payment Amount			625.00
100170	EMERGENCY MEDICAL PRODUCTS INC	MEDICAL EQUIP POLICE DEPT	PV	87480	001	09101	7/14/2017	1919635	482.84
	EMERGENCY MEDICAL PRODUCTS INC					Summary Total			482.84
	25196 NETWORK PLACE	ORAL AIRWAY	PV	87481	001	09101	7/17/2017	1919964	2.13
	CHICAGO IL 60673-1251					Summary Total			2.13
						Payment Amount			484.97
113321	FACTORY MOTOR PARTS CO	ROTOR/PAD KIT FOR #342	PV	87555	001	09101	7/18/2017	6-1478686	271.20
	FACTORY MOTOR PARTS CO BIN 139107 P O BOX 9107 MINNEAPOLIS MN 55480-9107					Summary Total			271.20
						Payment Amount			271.20
107099	FASTENAL	1/4X2X6 HR FLAT BAR	PV	87426	001	09101	7/13/2017	MNTC8154616	25.36
	FASTENAL COMPANY					Summary Total			25.36
	P O BOX 1286	MISC PARTS	PV	87524	001	09101	7/14/2017	MNTC8154650	46.43

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	KSCHMIDT	
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
	WINONA MN 55987					Summary Total			46.43
						Payment Amount			71.79
106869	FORESTRY SUPPLIERS INC	ALGAECIDE PW DEPT	PV	87525	001	09101	7/14/2017	224639-00	51.53
	FORESTRY SUPPLIERS INC 205 WEST RANKIN STREET P.O. BOX 8397 JACKSON MS 39284-8397					Summary Total			51.53
						Payment Amount			51.53
110388	FRATTALLONE'S ACE HARDWARE STORES	MISC PART	PV	87526	001	09101	7/19/2017	030207/J	6.79
	FRATTALLONE'S ACE HARDWARE STORES 1203 COUNTY ROAD E WEST ARDEN HILLS MN 55112-3738					Summary Total			6.79
						Payment Amount			6.79
100189	G AND K SERVICES INC	FIRE #2 MATS	PV	87424	001	09101	7/12/2017	6006576135	13.20
	G AND K SERVICES INC					Summary Total			13.20
	P O BOX 842385	UNIFORM CLEANING	PV	87425	001	09101	7/12/2017	6006576133	21.00
	BOSTON MA 02284-2385	UNIFORM CLEANING	PV	87425	002	09101	7/12/2017	6006576133	5.00
		UNIFORM CLEANING	PV	87425	003	09101	7/12/2017	6006576133	34.29
		UNIFORM CLEANING	PV	87425	004	09101	7/12/2017	6006576133	34.29
						Summary Total			94.58
		UNIFORM CLEANING	PV	87527	001	09101	7/19/2017	6006587171	21.00
		UNIFORM CLEANING	PV	87527	002	09101	7/19/2017	6006587171	5.00
		UNIFORM CLEANING	PV	87527	003	09101	7/19/2017	6006587171	29.21
		UNIFORM CLEANING	PV	87527	004	09101	7/19/2017	6006587171	29.21
						Summary Total			84.42
						Payment Amount			192.20
100650	GRAINGER	PESTICIDE SAFETY CABINET	PV	87427	001	09101	7/13/2017	9498599282	976.00
	GRAINGER INC DEPT. 806511127 PALATINE IL 60038-0001					Summary Total			976.00
						Payment Amount			976.00
100211	HAWKINS INC	CHLORINE/HYDROFLUOSI	PV	87528	001	09601	7/17/2017	4114046	5,305.40

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	KSCHMIDT	
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
		LICIC ACID							
	HAWKINS INC P O BOX 860263 MINNEAPOLIS MN 55486-0263			Summary Total					5,305.40
				Payment Amount					5,305.40
112564	HEALTH PARTNERS GROUP HEALTH-WORKSITE	EAP SERVICES JULY 2017	PV	87529	001	09101	7/20/2017	W814005	73.00
	HEALTH PARTNERS GROUP HEALTH-WORKSITE MAIL STOP # 21109A P O BOX 64059 ST PAUL MN 55164-0059			Summary Total					73.00
				Payment Amount					73.00
115760	HENRY SCHEIN INC	FIRST AID	PV	87590	001	09101	7/17/2017	43544306	151.56
	HENRY SCHEIN INC DEPT CH 10241 PALATINE IL 60055-0241			Summary Total					151.56
				Payment Amount					151.56
115846	LAND CREATIONS INC	SHURB DISPOSAL/PLANTS	PV	87591	001	09101	7/25/2017	1730	4,562.00
	LAND CREATIONS INC 2786 184TH AVE EAST BETHEL MN 55092			Summary Total					4,562.00
				Payment Amount					4,562.00
100256	LANO EQUIPMENT INC	BOLT VEH # 690	PV	87530	001	09101	7/24/2017	02-466041	8.37
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					8.37
				Payment Amount					8.37
106322	LASHINSKI SEPTIC SERVICE	INSTALL SEPTIC 16400 URANIMITE	PV	87611	001	09602	7/10/2017	1989	15,896.00
	LASHINSKI SEPTIC SERVICE 1326 161ST AVENUE NW ANOKA MN 55304			Summary Total					15,896.00
				Payment Amount					15,896.00

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	KSCHMIDT	
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
100265	LINKS AT NORTHFORK	2017 HAPPY DAYS GOLF CART RENT	PV	87605	001	09297	7/27/2017	07272017	420.00
	LINKS AT NORTHFORK 9333 - ALPINE DRIVE NW RAMSEY MN 55303			Summary Total					420.00
				Payment Amount					420.00
100266	LOGIS	JUNE 2017	PV	87428	001	09101	7/30/2017	43778	12,372.00
	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS			Summary Total					12,372.00
	5750 DULUTH STREET	NETWORK THRU 7/1/17 A MALONEY	PV	87592	001	09101	7/24/2017	43894	143.75
	GOLDEN VALLEY MN 55422-4036			Summary Total					143.75
		NETWORK THRU 6/17/17 D HILTON	PV	87593	001	09101	6/30/2017	43836	115.00
				Summary Total					115.00
				Payment Amount					12,630.75
114036	MAJESTIC TENTS AND EVENTS	PICNIC TABLE RENTAL HAPPY DAYS	PV	87612	001	09297	4/25/2017	O5564	1,662.50
	MAJESTIC TENTS AND EVENTS 522 6TH AVENUE NW ROCHESTER MN 55901			Summary Total					1,662.50
				Payment Amount					1,662.50
100273	MALLOY MONTAGUE KARNOWSKI RADOSEVIC	FINAL BILL/AUDIT YR END 2016	PV	87429	001	09101	7/17/2017	42479	2,750.00
	MALLOY MONTAGUE KARNOWSKI RADOSEVIC 410 PARK NATIONAL BANK BLDG 5353 WAYZATA BLVD MINNEAPOLIS MN 55416			Summary Total					2,750.00
				Payment Amount					2,750.00
115823	MASSMANN GEOTHERMAL AND MECHANCIAL LLC	FIRE #1 HVAC SERV CALL	PV	87430	001	09101	7/11/2017	999291	935.00
	MASSMANN GEOTHERMAL AND MECHANCIAL LLC 27944 96TH STREET NW ZIMMERMAN MN 55398			Summary Total					935.00
				Payment Amount					935.00

Bank Account 00002224 CASH IN BANK
Version LOGIS004V
Originator KSCHMIDT
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
100283	MENARDS COON RAPIDS	CABLE/PANELS	PV	87595	001	09101	7/21/2017	51240	180.93
	MENARDS COON RAPIDS 3045 MAIN STREET COON RAPIDS MN 55433					Summary Total			180.93
						Payment Amount			180.93
100284	MENARDS ELK RIVER	CLEANING SUPPLIES	PV	87431	001	09601	7/10/2017	36326	135.78
	MENARDS ELK RIVER					Summary Total			135.78
	19521 EVANS STREET NW	CABLE HARNESS	PV	87594	001	09101	7/21/2017	37149	87.96
	ELK RIVER MN 55330-1077					Summary Total			87.96
						Payment Amount			223.74
114986	MIDWEST PLAYGROUND CONTRACTORS INC	INSTALLATION OF GLIDE SLIDE	PV	87532	001	09101	7/17/2017	7534	500.00
	MIDWEST PLAYGROUND CONTRACTORS INC 8632 EAGLE CREEK CIRCLE SAVAGE MN 55378					Summary Total			500.00
						Payment Amount			500.00
111513	MIDWEST PLAYSCAPES INC	GLIDE SLIDE	PV	87531	001	09101	7/14/2017	7534	1,788.00
	MIDWEST PLAYSCAPES INC 8632 EAGLE CREEK CIRCLE SAVAGE MN 55378					Summary Total			1,788.00
						Payment Amount			1,788.00
101164	MILLER CHEVROLET	SERVICE ON VEH #333	PV	87596	001	09101	7/24/2017	CTCS581482	225.00
	MILLER CHEVROLET	SERVICE ON VEH #333	PV	87596	002	09101	7/24/2017	CTCS581482	59.00
	21150 JOHN MILLESS DR P O BOX 130					Summary Total			284.00
	ROGERS MN 55374	SERVICE VEH # 333	PV	87597	001	09101	7/25/2017	CTCS581587	45.00
		SERVICE VEH # 333	PV	87597	002	09101	7/25/2017	CTCS581587	220.00
		SERVICE VEH # 333	PV	87597	003	09101	7/25/2017	CTCS581587	5.18
						Summary Total			270.18
						Payment Amount			554.18
104920	MINNESOTA HIGHWAY SAFETY RESEARCH CNTR	CLASS FEE 4 POLICE OFFICERS	PV	87535	001	09101	7/24/2017	629430-5932	1,620.00

Bank Account	00002224 CASH IN BANK
Version	LOGIS004V
Originator	KSCHMIDT
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
	MINNESOTA HIGHWAY SAFETY RESEARCH CNTR 720 FOURTH AVENUE SOUTH ST CLOUD MN 56301-4498								
				Summary Total					1,620.00
				Payment Amount					1,620.00
101268	MN COUNTY ATTORNEYS ASSOCIATION	2017 CODE BOOKS	PV	87533	001	09101	7/25/2017	200002965	55.00
	MINNESOTA COUNTY ATTORNEYS ASSOCIATION 100 EMPIRE DRIVE SUITE 200 ST PAUL MN 55103								
				Summary Total					55.00
				Payment Amount					55.00
113909	MOBILE VEHICLE INTEGRATION	LBR BUILD VEH 569 TO SPECS	PV	87432	001	09101	7/15/2017	1707133	4,722.60
	MOBILE VEHICLE INTEGRATION								
				Summary Total					4,722.60
	835 XENIA AVENUE NW	LABOR TO TEAR DWN VEH 563	PV	87433	001	09101	7/15/2017	1707134	170.00
	ELK RIVER MN 55330								
				Summary Total					170.00
				Payment Amount					4,892.60
100341	MTI DISTRIBUTING INC	MOBILE SERV VISIT DIAGNOSTICS	PV	87598	001	09101	7/26/2017	1131316-00	230.21
	MTI DISTRIBUTING INC SDS 12-1900 P O BOX 86 MINNEAPOLIS MN 55486-1900								
				Summary Total					230.21
				Payment Amount					230.21
108091	MUNICIPAL CODE CORPORATION	ELECTRONIC UPDATE PGS	PV	87599	001	09101	7/20/2017	00292896	2,336.64
	MUNICIPAL CODE CORPORATION P O BOX 2235 TALLAHASSEE FL 32316								
				Summary Total					2,336.64
				Payment Amount					2,336.64
115375	MUTT MITT	MUTT MITT SINGLES	PV	87534	001	09101	7/13/2017	165952	590.74
	MUTT MITT 12316 WORLD TRADE DRIVE SUITE 102 SAN DIEGO CA 92128								
				Summary Total					590.74
				Payment Amount					590.74

Bank Account	00002224 CASH IN BANK
Version	LOGIS004V
Originator	KSCHMIDT
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
100345	NAPA AUTO PARTS ELK RIVER	SHOP SUPPLIES	PV	87536	001	09101	7/14/2017	918667	19.44
	NAPA AUTO PARTS ELK RIVER			Summary Total					19.44
	17137 YALE STREET NW	TORO GROUNDMST #679 SUPPLIES	PV	87537	001	09101	7/18/2017	919081	38.46
	P O BOX 1041			Summary Total					38.46
	ELK RIVER MN 55330	AIR FILTER VEH #679	PV	87538	001	09101	7/24/2017	919992	88.58
				Summary Total					88.58
				Payment Amount					146.48
113815	NEOPOST USA	INK CARTRIDGE DBL TAPE	PV	87600	001	09101	7/21/2017	15173728	205.00
	NEOPOST USA			Summary Total					205.00
	DEPT 3689	INK CARTRIDGE	PV	87601	001	09101	10/26/2016	14980013	265.00
	P O BOX 123689			Summary Total					265.00
	DALLAS TX 75312-3689								
				Payment Amount					470.00
100363	NORTHERN SANITARY SUPPLY CO	SANITARY SUPPLIES	PV	87539	001	09101	7/17/2017	186884	270.86
	NORTHERN SANITARY SUPPLY CO			Summary Total					270.86
	341 COON RAPIDS BLVD								
	MINNEAPOLIS MN 55433								
				Payment Amount					270.86
115232	NORTHERN TECHNOLOGIES LLC	WOODLAND CTY CLUB HILLS JUNE	PV	87541	001	09804	6/30/2017	22284	499.25
	NORTHERN TECHNOLOGIES LLC			Summary Total					499.25
	3522 4TH AVENUE S	MISSISSIPPI RV TR JUNE 2017	PV	87542	001	09805	6/30/2017	22378	806.25
	FARGO ND 58103			Summary Total					806.25
		SUNWOOD DR RECONS. JUNE	PV	87543	001	09435	6/30/2017	22275	417.00
				Summary Total					417.00
				Payment Amount					1,722.50
115071	NORTHLAND OCCUPATIONAL HEALTH	PRE EMP DRUG TEST	PV	87540	001	09101	7/19/2017	1330	50.00

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

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303			Summary Total					50.00
				Payment Amount					50.00
108066	PACT CHARTER SCHOOL	GYM/AV RENTAL ZUMBA 4 WKS	PV	87544	001	09101	7/20/2017	07202017	65.00
	PACT CHARTER SCHOOL 7250 EAST RAMSEY PARKWAY RAMSEY MN 55303			Summary Total					65.00
				Payment Amount					65.00
100413	RANDALL GOODRICH AND HAAG PLC	PROSECUTION BLG 6/6-7/14/17	PV	87434	001	09101	7/18/2017	07182017	2,839.65
	RANDALL GOODRICH AND HAAG PLC 2140 FOURTH AVENUE NORTH ANOKA MN 55303			Summary Total					2,839.65
				Payment Amount					2,839.65
113737	RATWIK ROSZAK AND MALONEY PA	PROFESSIONAL SERVICES	PV	87545	001	09230	7/1/2017	60864	442.50
	RATWIK ROSZAK AND MALONEY PA	PROFESSIONAL SERVICES	PV	87545	002	09230	7/1/2017	60864	43.50
	300 U.S. TRUST BUILDING	PROFESSIONAL SERVICES	PV	87545	003	09230	7/1/2017	60864	478.50
	730 SECOND AVENUE SOUTH			Summary Total					964.50
	MINNEAPOLIS MN 55402	RETAINER MISC	PV	87556	001	09402	7/1/2017	06302017	145.00
		RETAINER MISC	PV	87556	002	09402	7/1/2017	06302017	2,941.75
				Summary Total					3,086.75
				Payment Amount					4,051.25
114163	RCM SPECIALTIES INC	DRESSER FA2 MOD 37.46 YRDS	PV	87435	001	09101	7/6/2017	6185	1,947.92
	RCM SPECIALTIES INC 12090 MARGO AVENUE SOUTH SUITE B HASTINGS MN 55033			Summary Total					1,947.92
				Payment Amount					1,947.92
115125	ROYAL VENDING INC	COFFEE	PV	87436	001	09101	7/13/2017	22324	276.40
	ROYAL VENDING INC			Summary Total					276.40

Bank Account	00002224 CASH IN BANK
Version	LOGIS004V
Originator	KSCHMIDT
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
	9633 85TH AVENUE NORTH MAPLE GROVE MN 55369								
				Payment Amount					276.40
115381	RUMRIVER ART CENTER	ART FAIR AWARDS SIGNS ETC	PV	87547	001	09101	7/11/2017	1207396	556.70
	RUMRIVER ART CENTER 2665 4TH AVENUE SUITE 102 ANOKA MN 55303			Summary Total					556.70
				Payment Amount					556.70
115843	SCOTT, ABBY L	ZUMBA JULY/AUGUST 4 SESSIONS	PV	87602	001	09101	7/25/2017	07252017	120.00
	SCOTT, ABBY L 15406 KRYPTON ST NW RAMSEY MN 55303			Summary Total					120.00
				Payment Amount					120.00
100456	ST CROIX RECREATION FUN PLAYGROUNDS	MDF SANIMATIC KIT X2	PV	87550	001	09101	7/18/2017	19420	95.00
	ST CROIX RECREATION FUN PLAYGROUNDS INC 225 NORTH SECOND STREET STILLWATER MN 55082			Summary Total					95.00
				Payment Amount					95.00
100469	STREICHER'S POLICE EQUIPMENT	BATON HOLDER/ACCESSORIES	PV	87603	001	09101	7/25/2017	I1272670	135.80
	STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55 MINNEAPOLIS MN 55441			Summary Total					135.80
				Payment Amount					135.80
100485	TIMESAVER OFF SITE SECRETARIAL INC	7/6/17-7/13/17 MEETINGS	PV	87437	001	09101	7/13/2017	M23056	995.13
	TIMESAVER OFF SITE SECRETARIAL INC 5291 RIVER OAK DRIVE SAVAGE MN 55378			Summary Total					995.13
				Payment Amount					995.13
108522	TOTAL CONTROL SYSTEMS,	NEW AC UNIT AT WELL	PV	87549	001	09601	7/21/2017	7985	3,893.07

Bank Account	00002224 CASH IN BANK
Version	LOGIS004V
Originator	KSCHMIDT
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	4							
	TOTAL CONTROL SYSTEMS, INC P O BOX 40 STANCHFIELD MN 55080			Summary Total					3,893.07
				Payment Amount					3,893.07
106990	USA BLUE BOOK	RAIN JACKET/PANTS X2	PV	87551	001	09601	7/13/2017	310745	378.53
	USA BLUE BOOK PO BOX 9004 GURNEE IL 60031-9004			Summary Total					378.53
				Payment Amount					378.53
115839	VOLKER, ANDREA	YOGA INSTRUC 7/6-8/10 6 CLASS	PV	87552	001	09101	7/24/2017	2422	270.00
	VOLKER, ANDREA 1312 3RD STREET SOUTH PRINCETON MN 55371			Summary Total					270.00
				Payment Amount					270.00
112721	W W GOETSCH ASSOCIATES INC	CR3-10 PUMP END WITH FLANGES	PV	87439	001	09601	7/11/2017	98540	1,374.49
	W W GOETSCH ASSOCIATES INC			Summary Total					1,374.49
	5250 WEST 74TH STREET	PUMP IMPELLER	PV	87604	001	09602	7/25/2017	98626	6,960.00
	MINNEAPOLIS MN 55439-2226			Summary Total					6,960.00
				Payment Amount					8,334.49
105628	WELLS CATERING SERVICE	CC MEAL 7/25/2017	PV	87438	001	09101	7/25/2017	43048	81.23
	WELLS CATERING SERVICE 7533 SUNWOOD DRIVE SUITE 108 RAMSEY MN 55303			Summary Total					81.23
				Payment Amount					81.23
115802	WHALEN, KATELYN	JULY SUMMER ADVENTURE PROGRAM	PV	87613	001	09101	7/29/2017	1A	44.10
	KATELYN WHALEN 14220 55TH STREET N OAK PARK HEIGHTS MN 55082			Summary Total					44.10
				Payment Amount					44.10

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	KSCHMIDT	
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
100539	WRIGHT TIRE SERVICE INC	TIRES VEH # 690	PV	87553	001	09101	7/20/2017	49742	194.02

WRIGHT TIRE SERVICE INC
710 WEST MAIN STREET
ANOKA MN 55303

Summary Total	194.02
Payment Amount	194.02
Total Amount to be Processed	191,941.50
Total Number of Payments to be Processed	76

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #17-08-201

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JULY 19, 2017 THROUGH AUGUST 2, 2017.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of July 19, 2017, through August 2, 2017, in the amount of $ 568,214.35 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 July 19, 2017, through August 2, 2017, in the amount of $ 568,214.35.

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 8th day of August, 2017.

_____

Mayor

ATTEST:

City Clerk

CC Regular Session **4. 8.**

Meeting Date: 08/08/2017

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title

Aeon Purchase Agreement #1: Adopt Resolution 17-08-199 Authorizing Sale of City Owned Land

Purpose/Background:

This case is administrative in nature. This case is in regards to the attached purchase agreement, and purchase agreement amendment, with Aeon Portfolio II LLC. Aeon is proposing the 54-unit Greenway Terrace apartment complex located just north of The Draw Park in The COR (see attached draft plans).

In order to close out this land transaction, Anoka County requires the City of Ramsey to pass a formal resolution authorizing the sale. No terms or conditions of the proposed project/ deal/ transaction are being changed. This case is purely administrative, and formally re-affirms past actions/ approvals by the City Council to sell this property. This case is not in relation to the the site plan/ plat/ entitlement process. Staff expects closing for this land transaction to occur in August or September.

This case has been reviewed several times in the recent past:

05/05/2016 Planning Commission
05/05/2016 EDA
06/14/2016 Planning Commission
07/12/2016 City Council Regular
04/06/2017 Planning Commission
04/13/2017 EDA
04/25/2017 City Council Regular
06/08/2017 EDA
06/13/2017 City Council Regular
07/06/2017 Planning Commission
08/03/2017 Planning Commission

Notification:

The attached plans are in draft format and have not been finalized or approved.

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

NA

Action:

Motion to:

Adopt Resolution 17-08-199 Authorizing the Sale of City Owned Land.

Attachments

Res 17 08 199
PA (original)
PA Amendment
Draft Plans

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/03/2017 01:11 PM
Form Started By: Patrick Brama		Started On: 07/27/2017 10:10 AM
Final Approval Date: 08/03/2017		

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

CITY COUNCIL RESOLUTION #17-08-199

RESOLUTION AUTHORIZING THE CITY OF RAMSEY TO SELL 88,000 SQUARE FEET OF REAL PROPERTY.

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 the parcel legally described below ("the Property"), on May 24, 2016, with Aeon Portfolio II LLC., a Minnesota Nonprofit Corporation:

OUTLOT A, RAMSEY TOWN CENTER 7th ADDITION, COUNTY OF ANOKA, STATE OF MINNESOTA

WHEREAS, the original County PID is 28-32-25-13-0033 and an 88,000 square foot portion of the property will be platted into:

LOT 1, BLOCK 1, GREENWAY TERRACE, COUNTY OF ANOKA, STATE OF MINNESOTA.

WHEREAS, the Property was 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; and

WHEREAS, the formal purchase agreement was amended on May 17, 2017.

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 the Property to be surplus City-owned land, and authorizes the property to be sold.

2) That the City of Ramsey hereby approves the sale of the Property to Aeon Portfolio II LLC for a total of $183,000.00 for the development of a 50-60 unit apartment complex.

4) That the City of Ramsey hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements.

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

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 XXth day of XXXXXX, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT ("Agreement") is made and entered into effective as of May 24, 2016 (the "Effective Date") by and between AEON PORTFOLIO II LLC, a Minnesota nonprofit corporation, its successors and/or assigns ("Buyer"), and the CITY OF RAMSEY, MINNESOTA, a Minnesota municipal corporation ("Seller").

In consideration of the Earnest Money, the mutual covenants set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. Capitalized Terms and Other Key Terms. Capitalized terms used in this Agreement that are not otherwise defined herein shall have the meanings assigned to such terms as set forth on Exhibit A hereto, which is hereby incorporated by reference.

2. Sale of Property. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the Property, upon and subject to the terms, conditions, and limitations herein contained.

3. Purchase Price and Manner of Payment. The Purchase Price shall be payable by Buyer to Seller as follows:

   3.1 Earnest Money Deposit. Within two (2) business days following the Effective Date, Buyer shall deposit the Earnest Money in the form of cash with the Title Company and such funds shall be held and disbursed pursuant to the Escrow Agreement and this Agreement; provided, however, that if there are any inconsistent terms between the Escrow Agreement and this Agreement, the terms of this Agreement shall control. Except as otherwise provided herein, the Earnest Money shall be credited against the Purchase Price at the Closing.

   3.2 Balance of Purchase Price. The balance of the Purchase Price, as increased or decreased by any and all other adjustments set forth in this Agreement, shall be paid by wire transfer of immediately available funds at the Closing.

4. Inspection Period.

   4.1 Within ten (10) days after the Effective Date, Seller shall deliver to Buyer copies of all of the documents set forth in Exhibit C hereto in the possession or reasonable control of Seller. During the Inspection Period, Buyer shall have the right, at Buyer's sole cost, expense, and risk, to enter upon and examine and inspect the Property to conduct environmental reviews, soil condition testing, survey, engineering studies, and appraisals of the Property.

   4.2 Upon the completion of its activities on the Property, Buyer shall remove any debris resulting from such activities and shall restore the Property to the condition it was in prior to the commencement of such activities.

   4.3 Buyer shall indemnify, hold harmless and defend the Seller from and against all Claims arising out of, resulting from or relating to any loss of (or damage to) any

property or business or any injury to (or death of) any person, where such loss, damage, injury, or death actually or allegedly arises (whether directly or indirectly, 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) the exercise by buyer (or its employees, agents, or contractors) of the permission granted by this Section; or (c) the release of any Hazardous Substance (as defined below) resulting (directly or indirectly, wholly or in part) from any action or omission of Buyer (or its employees, agents, or contractors) while on the Property.

4.4 Buyer (and its employees, agents, and contractors) shall comply with all applicable laws while on the Property.

4.5 Buyer will not commence any environmental testing until its work plan for such testing has been approved in writing by Seller, which approval shall not be unreasonably withheld, conditioned or delayed. Buyer will provide Seller with complete copies of the test data and test reports as soon as they are available to Buyer.

4.6 The cost of any test or additional survey work will be borne solely by Buyer.

4.7 Seller agrees not to negotiate with any third parties for the sale of the Property unless Buyer and Seller in writing terminate this Agreement.

5. Title Examination.

5.1 Unless otherwise agreed to by the Parties, the Escrow Agent shall be the Title Company for this transaction. Within 10 business days after the Effective Date Seller shall, at Seller's expense, deliver a title commitment covering the Property. The cost of an owner's policy and the cost of deleting of any exceptions in the Title Commitment, other than those deleted by providing the Title Company with an ALTA survey, shall be at Buyer's sole expense. Buyer shall be responsible for the cost of any endorsements required by Buyer.

5.2 Buyer, at Buyer's expense shall within 30 days of the Effective Date obtain an ALTA Survey from a licensed surveyor in Minnesota.

5.3 Buyer shall have until the later of: (i) the expiration of the Inspection Period; or (ii) ten business days after the receipt of the Survey and the Title Commitment (collectively, "**Title/Survey**") to review Title/Survey and to deliver in writing to Seller such objections as Buyer may have to anything contained therein. Any such item to which Buyer does not object shall be deemed a "**Permitted Encumbrance**." If Buyer's notice to Seller contains any objections to matters contained in Title/Survey, Seller shall notify Buyer within five days from receipt of Buyer's notice to notify Buyer in writing which items Seller will correct or remove from Title/Survey prior to the Closing ("**Seller's Title Notice**"). If Buyer notifies Seller within five days from receipt of Seller's Title Notice that Buyer accepts the matters contained in Seller's Title Notice, then such Title/Survey matters that Seller has not agreed to cure or remove from Title/Survey will be

additional Permitted Exceptions. If Buyer fails to respond to Seller's Title Notice within five days from receipt thereof, then this Agreement shall automatically terminate and the Earnest Money shall be promptly paid to Buyer. Seller shall cure or remove from Title/Survey those matters Seller has agreed to cure or remove to the reasonable satisfaction of Buyer and cause the Title Company to revise the Title Commitment accordingly to insure against such matters prior to the Closing (the "**Cure Period**"). If Seller fails to resolve any such objections to Buyer's satisfaction within the Cure Period (or it becomes reasonably ascertainable that Seller will be unable or unwilling to resolve any such objections to Buyer's satisfaction within the Cure Period), or if, for any reason, Seller is unable to convey title in accordance with the provisions set forth in this Section 2, then Buyer may at its option elect to: (A) waive such objections and accept such title as Seller is able to convey; (B) terminate this Agreement as to any or all of the Property by written notice to Seller; or (C) withhold from the Purchase Price an amount within the reasonable opinion of the Title Company is sufficient to correct the uncured objections.

6. Buyer's Contingencies. The obligations of Buyer under this Agreement are contingent upon each of the following:

6.1 Representations, Warranties, and Covenants. The representations, warranties, and covenants of Seller contained in this Agreement must be true as of the Effective Date and on the Closing Date as if made on the Closing Date.

6.2 Title. Title to the Property shall have been found acceptable, or been made acceptable, in accordance with the requirements and terms of Section 5 of this Agreement.

6.3 Access and Inspection. Seller shall have allowed Buyer, and Buyer's agents, immediate access to the Property during the Inspection Period without charge and at all reasonable times for the purpose of Buyer's investigation and testing the same in accordance with Section 4 of this Agreement, and Buyer shall have been satisfied in its sole discretion with the results of such investigation and testing before the expiration of the Inspection Period.

6.4 Document Review. Buyer shall have determined, on or before the expiration of the Inspection Period, that it is satisfied with its review and analysis of any contracts related to the Property.

6.5 Government Approvals. Buyer shall have obtained on or before the Closing Date all final approvals from all Governmental Authorities necessary in Buyer's judgment to make the use of the Property which Buyer intends.

6.6 Financing. Buyer shall have received, on or before the Closing Date, the proceeds of financing necessary and sufficient, in Buyer's sole discretion, to complete the purchase of the Property and to implement Buyer's planned use of the Property, including, but not limited to, an award of Low Income Housing Tax Credits and gap funding from the Minnesota Housing Finance Agency in an amount and under

terms acceptable to Buyer to facilitate the development of the Property as intended by Buyer.

Buyer shall inform Seller when the contingencies have been satisfied.

Buyer may terminate this Agreement by written notice to Seller on or before the last day of the applicable periods as specified above, but no later than August 29, 2017. Upon termination of this Agreement for failure to satisfy one of Buyer's contingencies set forth in this Section 6, neither party will have any further rights or obligations regarding this Agreement or the Property and if the termination occurs prior to the Inspection Period, the Earnest Money shall be returned to Buyer. If this Agreement is terminated by Buyer after the Inspection Period, other than as a result of Seller's default, Seller shall retain the Earnest Money. All the contingencies are specifically for the benefit of Buyer, and Buyer shall have the right to waive any contingency by written notice to Seller.

7. Seller's Contingency. The obligations of Seller under this Agreement are contingent upon the representations, warranties, and covenants of Buyer contained in this Agreement being true as of the Effective Date and as of the Closing Date.

8. Closing. The Closing shall occur on the Closing Date. The Closing shall take place at a location mutually agreeable to Seller and Buyer. Seller agrees to deliver possession of the Property to Buyer on the Closing Date.

8.1 Seller's Closing Documents. On the Closing Date, Seller shall execute and deliver to Buyer the following documents (collectively, the "Seller's Closing Documents"), all in form and content reasonably satisfactory to Buyer:

8.1.1 The Deed.

8.1.2 The Closing Statement.

8.1.3 A non-foreign affidavit, properly executed, containing such information as is required by Code Section 1445(b)(2) and the regulations promulgated thereunder.

8.1.4 Any executed documents that may be required in the State or other jurisdiction where the Property is located in order for the Deed to be recorded properly on the Closing Date.

8.1.5 All other documents determined by Buyer or the Title Company to be necessary to transfer the Property to Buyer free and clear of all encumbrances other than the Permitted Encumbrances.

8.2 Buyer's Closing Documents. On the Closing Date, Buyer will execute and deliver to Seller the following (collectively, the "Buyer's Closing Documents"):

8.2.1 The funds representing the remaining portion of the Purchase Price due hereunder, subject to any adjustments and/or prorations required hereunder.

8.2.2 The Closing Statement.

9. Prorations. Seller and Buyer agree to the following prorations and allocation of costs regarding this Agreement:

9.1 Title Insurance and Closing Fee. Seller will pay all costs of the issuance of the Title Commitment and the fees charged by the Title Company for any escrow required regarding Buyer's Title Objections. Buyer will pay all additional premiums required for the issuance of any lender's and owner's Title Policies and any endorsements requested by Buyer that are not necessary to cure Title Objections as provided in Section 5 of this Agreement. Seller and Buyer will each pay one-half (1/2) of any closing fee or charge imposed by any closing agent or by the Title Company.

9.2 Real Estate Taxes and Special Assessments. All real estate taxes payable in the years prior to the year in which the Closing occurs, any deferred taxes, and any and all and pending special assessments (regardless of when such assessments are due) shall be paid by Seller at the Closing. Real estate taxes payable in the year in which Closing occurs shall be prorated between Buyer and Seller based upon the Closing Date.

9.3 Recording Fees. Seller will pay any recording fees in connection with the release of all mortgages, liens and encumbrances and security interests against the Property that are not being assumed by Buyer. Seller shall also pay any deed tax due in connection with the sale of the Property pursuant to applicable State statutes. Buyer shall pay the recording fee in connection with the recording of the Deed.

9.4 Funds. Any account balances or other funds connected to the Property shall be retained by Seller.

9.5 Other Costs. All other operating costs of the Property shall be prorated between Seller and Buyer as of the Closing Date so that Seller pays that portion of operating costs payable before the Closing Date, and Buyer pays that part of operating costs payable from and after the Closing Date.

9.6 Attorneys' Fees. Each of the parties will pay its own attorney's fees, except that a party defaulting under this Agreement or any document referenced in this Agreement will pay the reasonable attorneys' fees and court costs incurred by the nondefaulting party to enforce its rights hereunder.

10. Seller's Covenants During Executory Period. During the Executory Period, Seller covenants to comply with the following conditions:

10.1 Seller shall maintain the Property in the ordinary course of business in accordance with prudent, reasonable business standards, including the maintenance of adequate liability insurance.

10.2 Without obtaining the Consent of Buyer, Seller shall refrain (i) from creating any mortgage, easement, lien, pledge or any other encumbrance in any way affecting the Property, (ii) from conveying any interest in the Property, (iii) from entering into any other contracts or agreements pertaining to the Property, except contracts or agreements which are consistent with Buyer's rights hereunder and that may be terminated on or prior to the Closing Date, and/or (iv) agreeing to any change in the property tax status of the Property or deferring any property taxes.

10.3 Seller shall refrain from committing any waste or nuisance upon the Property.

10.4 Seller shall not market the Property for sale and/or to negotiate with any third parties for the sale of the Property unless Buyer and Seller in writing terminate this Agreement.

10.5 Left blank intentionally.

10.6 Without the Consent of Buyer, Seller shall not allow any labor to be performed on the Property that could give rise to the filing of a mechanic's lien against any portion of the Property if the costs of such labor are not timely paid.

11. Representations and Warranties of Seller. Seller represents and warrants to Buyer as of the Effective Date and the Closing Date as follows:

11.1 Title to Property. Seller has good and marketable, fee simple title to the Property, subject only to the Permitted Encumbrances. The Property constitutes a separate tax parcel eligible for development in accordance with the Regulations without need for further subdivision.

11.2 Authority; Consents. Seller represents and warrants to and covenants with Buyer that: (i) Seller is duly organized and has received all requisite authority to transact business in the State in which the Property is located; (ii) Seller has the power and authority to enter into this Agreement and all of the Seller's Closing Documents signed or to be signed by it; (iii) the execution, delivery and performance of Seller of the Seller's Closing Documents do not conflict with or result in violation of Seller's organizational documents, any judgment, order or decree of any court or arbiter to which Seller is a party, or any local ordinance, or statute, rule, or law of the State; (iv) upon execution, the Seller's Closing Documents will be valid and binding obligations of Seller, and are enforceable in accordance with their terms, subject to applicable bankruptcy, insolvency, reorganization, moratorium, creditor's rights and other similar laws; and (v) the consents of no other parties are required as a condition to the Closing.

11.3 Unrecorded Agreements. There are no unrecorded agreements, undertakings or restrictions which affect the Property.

11.4 Leases. There are no leases or possessory rights of others regarding the Property.

11.5 No Default Notice. Seller has not received notice of a default or breach of any agreement to which Seller is a patty, and is not aware of any facts that would result in Seller being in default or breach of any agreement to which it is a party.

11.6 Reports. The Reports delivered or to be delivered to Buyer hereunder are correct and complete and, to Seller's actual knowledge, do not contain any false information.

11.7 Operations. Seller has received no notice of actual or threatened cancellation or suspension of any utility services at or on the Property, nor has Seller received any notice of any violation of any Regulations. Except as disclosed in the Title Commitment, Seller has received no notice of actual or threatened special assessments or reassessments, condemnation, or eminent domain proceedings with respect to the Property.

11.8 Environmental Laws. To Seller's actual knowledge, no Hazardous Substances have been generated, treated, stored, transferred from, released or disposed of, or otherwise placed, deposited in or located on the Property, nor has any activity been undertaken on the Property that would cause or contribute to the Property becoming a treatment, storage or disposal facility within the meaning of, or otherwise bring the Property within the ambit of, any Regulations relating to the protection of the environment. To Seller's actual knowledge, there are no Hazardous Substances in or on the Property that may support a claim or cause of action under any Regulations relating to the protection of the environment. To Seller's actual knowledge, the Property is not now, and never has been, listed on any list of sites contaminated with Hazardous Substances, nor used as landfill, dump, disposal or storage site for Hazardous Substances.

11.9 FIRPTA. Seller is not a "foreign person," "foreign partnership," "foreign trust," or "foreign estate," as those terms are defined in Code Section 1445 and the regulations promulgated thereunder.

11.10 No Proceedings. No legal or administrative proceeding is pending or, to Seller's actual knowledge, threatened (i) against Seller or any of its affiliates which would adversely affect its right to convey the Property to Buyer as contemplated in this Agreement, or (ii) affecting the Property. There are no condemnation or eminent domain proceedings pending or, to Seller's knowledge, threatened with respect to the Property.

11.11 Additional Interests. There are no property interests or other improvements that are owned by Seller and which are necessary or useful for the use and operation of the Property that are not being conveyed pursuant to this Agreement.

11.12 Private Sewage Systems; Wells. There are no private sewage systems or wells located on the Property.

11.13 Use of Property. To the best of Seller's knowledge, no methamphetamine production has occurred on the Property.

11.14 Unpaid Labor and Materials. Neither Seller nor any other party is indebted for labor or material that might give rise to the filing of notice of mechanic's lien against any portion of the Property.

11.15 No Broker. Seller has not engaged the services of any broker in connection with the sale and purchase contemplated by this Agreement except CBRE, to whom Seller will pay all real estate commissions due and owning no later than the Closing Date.

11.16 Property Notice / No Redemption Rights. There exist no outstanding redemption rights in any third parties with respect to all or any portion of the Property and the Seller has given all proper notices and obtained all requisite approvals necessary to sell and convey the Property to the Buyer pursuant to the terms of this Agreement.

Seller will indemnify the Indemnified Parties, against, and will hold each of the Indemnified Parties harmless from, any expenses or damages, including reasonable attorneys' fees, that the Indemnified Parties incur because of the breach of any of the above representations and warranties. Each of the foregoing representations and warranties shall be deemed remade as of the Closing Date with respect to the Property.

12. Representations and Warranties of Buyer. Buyer represents and warrants to Seller as of the Effective Date and the Closing Date as follows:

12.1 Buyer is duly organized or incorporated under the laws of the State of its formation and has received all requisite authority to transact business in the State in which the Property is located.

12.2 Buyer has the power and authority to enter into this Agreement and all of the Buyer's Closing Documents signed or to be signed by it.

12.3 Buyer's execution, delivery and performance this Agreement and of the Buyer's Closing Documents do not conflict with or result in violation of Buyer's organizational documents or any judgment, order or decree of any court or arbiter to which Buyer is a party

12.4 Upon execution, the Buyer's Closing Documents will be valid and binding obligations of Buyer, and are enforceable in accordance with their terms, subject to applicable bankruptcy, insolvency, reorganization, moratorium, creditor's rights and other similar laws.

12.5 No consents or approvals from any third parties are required for Buyer to perform its obligations under this Agreement.

12.6 Buyer has not engaged the services of any broker in connection with the sale and purchase contemplated by this Agreement. Buyer is purchasing the Property for an investment with the intent of making a profit.

13. Casualty; Condemnation. If all or any part of the Property is substantially damaged by fire, casualty, the elements, or any other cause, Seller immediately shall give written notice to Buyer, and Buyer shall have the right to terminate this Agreement by giving written notice within thirty (30) days after Buyer receives written notice from Seller of the same. If Buyer shall fail to give notice of termination, then the parties shall proceed to Closing and Seller shall assign to Buyer all rights to insurance proceeds resulting from such event. If eminent domain proceedings are threatened or commenced against all or any portion of the Property, Seller immediately shall give written notice to Buyer, and Buyer shall have the right to terminate this Agreement by giving written notice within thirty (30) days after Buyer receives written notice from Seller of the same. If Buyer shall fail to give notice of termination, then the parties shall proceed to Closing and Seller shall assign to Buyer all rights to appear in and receive any award from such proceedings.

14. Remedies.

14.1 If Buyer defaults in its obligation to proceed to the Closing in accordance with the terms of this Agreement and fails to cure such default within ten (10) days after being notified in writing thereof, Seller shall be entitled, as its sole and exclusive remedy, to terminate this Agreement and to retain the Earnest Money as liquidated damages. The parties agree that in the event of default by Buyer, subject to the expiration of the cure period above, Seller's damages will be difficult or impractical to ascertain and the Earnest Money will be deemed to constitute a reasonable estimate of Seller's damages and shall not be deemed to constitute a forfeiture or penalty. Seller shall not have the right to recover any other damages of any kind from Buyer or to obtain other equitable adjustment to the terms of the sale of the Property.

14.2 If Seller defaults on any of its material obligations under this Agreement and fails to cure such default within ten (10) days after receiving written notice thereof, Buyer shall be entitled to exercise any remedies available to Buyer at law or equity for a default by Seller hereunder including, without limitation, (i) the immediate return of the Earnest Money, (ii) to apply for and to receive from a court of competent jurisdiction equitable relief by way of specific performance to enforce Seller's performance of the terms of this Agreement, and/or (iii) to seek and recover from Seller damages for nonperformance of this Agreement for all of Buyer's out-of-pocket costs and fees, including without limitation, reasonable attorneys' fees, accountants' fees and other consultants' fees incurred by Buyer in preparing and negotiating this Agreement, preparing for the Closing, obtaining financing commitments, investigating the status, title and condition of the Property, and other similar and reasonable costs and expenses.

14.3 If either party hereto shall bring suit against the other to enforce the terms of this Agreement, the losing party shall pay to the prevailing party the prevailing party's cost and expenses (including, without limitation, reasonable attorneys' fees and costs) incurred in enforcing such prevailing party's rights under this Agreement.

15. Miscellaneous.

15.1 Construction. This Agreement shall not be construed more strictly against one party than against the other, merely by virtue of the fact that it may have been prepared primarily by counsel for one of the parties, it being recognized that both Buyer and Seller have contributed substantially and materially to the preparation of this Agreement.

15.2 Headings. The headings preceding the text of the paragraphs and subparagraphs hereof are inserted solely for convenience of reference and shall not constitute a part of this Agreement, nor shall they affect its meaning, construction or effect.

15.3 Further Acts. Each party hereto agrees to do such further acts and execute, deliver, file and record such further documents and instruments as may be reasonably necessary to effectuate, evidence, and record the transactions contemplated by this Agreement.

15.4 Severability. The invalidity or unenforceability of any term or terms of this Agreement shall not invalidate, make unenforceable or otherwise affect any other term of this Agreement, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted, and in such event, the remaining terms of this Agreement shall remain in full force and effect.

15.5 Governing Law; Parties in Interest. This Agreement shall be governed by and be construed in accordance with the laws of the State.

15.6 Computation of Time. In computing any period of time pursuant to this Agreement, the day of the act or event from which the designated period of time begins to run will not be included. The last day of the period so computed will be included, unless it is a Saturday, Sunday or legal holiday, in which event the period runs until the end of the next day which is not a Saturday, Sunday or such legal holiday.

15.7 Time of the Essence. All times, wherever specified herein for the performance by Seller or Buyer of their respective obligations hereunder, are of the essence of this Agreement.

15.8 Assignment. Neither party shall be entitled to assign or convey any interest in this Agreement to any third party, without first obtaining the prior written consent of the other party. Notwithstanding the foregoing, Buyer shall have the right to assign its interest in this Agreement to an entity affiliated with, or controlled by Buyer, without the consent of Seller; provided, however, that Buyer shall provide Seller with a copy of any such assignment promptly after it has been executed. The parties' rights and obligations under tills Agreement shall inure to the benefit of and shall be binding on successors and assigns.

15.9 Notices. All notices and other communications in respect to this Agreement shall be deemed to have been duly given, if in writing and delivered personally or if mailed in a sealed wrapper by United Sates registered or certified mail, return receipt requested, postage prepaid, or via facsimile, properly addressed to the parties as provided in Exhibit A attached hereto.

15.10 Complete Agreement. This instrument and any exhibits, schedules or addendums attached hereto contain the entire Agreement of the parties, and supersedes all prior negotiations, agreements or understandings, whether oral or in writing. This Agreement may not be changed orally but only by an Agreement in writing signed by the party against whom enforcement of any such waiver, change, modification, extension or discharge is sought.

15.11 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute an original but all of which, taken together, shall constitute but one and the same instrument.

16. Building and Site Design.

The Development Agreement required for development of the Land shall include, as exhibits, the site design and the front, side and rear elevations of the proposed structure(s). In light of the location of the Land and the importance of the COR to Seller's comprehensive planning, Seller expressly reserves the right to approve the site design and elevations to be utilized on this Property.

17. Option to Purchase.

17.1 Option Property. The property legally described in Exhibit B as Outlot A, Ramsey Town Center 7th Addition, Anoka County, Minnesota, will be subdivided prior to Closing. The portion being purchased by Buyer pursuant to this Agreement is the Land. The remaining property (approximately 1.36 acres) is subject to this Section 17 (the Option Property).

17.2 Option to Purchase. Seller grants Buyer the exclusive option to purchase the Option Property under the following terms:

17.2.1 Option Period. Buyer's option to purchase the Option Property shall remain available to Buyer for a period of five years from the Effective Date of this Agreement (the Option Period), provided Buyer fulfills its obligations under this Section 17. In the event the option to purchase is not exercised by the end of the Option Period, the option shall be deemed null and void without notice or action by either party.

17.2.2 Purchase Price. The purchase price for the Option Property is $2.08 per square foot for a total of $123,368. The Option Cost, as described below, is in addition to, and not part of, the Purchase Price.

17.2.3 Option Cost. In consideration for Seller providing Buyer with the exclusive option to purchase the Option Property, Buyer shall pay Seller $10,000.00 per year for each year Buyer chooses in its sole discretion to retain the option, up to five years. The first two years of option payments ($20,000.00) are due at Closing. In order to retain the right to purchase the Option Property, the subsequent option payments (beginning two years after the Closing) are due annually on the anniversary of the Closing

unless Buyer closes on the purchase of the Option Property. In the event an option payment is not received prior to or on the anniversary date of the Closing, and Buyer has not closed on the Option Property, this Option to Purchase shall be deemed null and void without notice or action by either party.

17.2.4 Exercising the Option. In the event Buyer chooses to exercise its option to purchase the Option Property, and the Option Period has not terminated and all option payments are current, the parties shall enter into a separate purchase agreement reflecting the purchase price set forth in this Section. Buyer will be subject to all City Codes in existence at the time the new purchase agreement is executed. A Development Agreement will be required for development of the Option Property and will be subject to the terms of Section 16, above. The Development Agreement will include deadlines for construction of improvements on the Option Property.

17.3 Survival. This Section 17 shall survive the Closing and continue to be fully enforceable by its terms.

{THE REMAINDER OF THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY.}

IN WITNESS WHEREOF, Seller and Buyer have executed this Purchase Agreement effective as of the Effective Date.

SELLER:

CITY OF RAMSEY, MINNESOTA,
a Minnesota municipal corporation

By: _____
Name: Sarah Strommen
Title: MAYOR

By: _____
Name: Kurtis G. Ulrich
Title: City Administrator

BUYER:

AEON PORTFOLIO II LLC,
a Minnesota limited liability company

By: _____
Name: Caroline Horton
Title: Secretary-Treasurer

ESCROW RECEIPT

The undersigned, Commercial Partners Title, LLC ("Escrow Agent"), acknowledges receipt of Nine Thousand One Hundred Fifty and No/100 Dollars ($9,150.00) (the "Initial Deposit") to be held by it pursuant to the Purchase Agreement to which this Escrow Receipt is attached. Additional deposits may be made with Escrow Agent (collectively with the Initial Deposit, the "Deposit") pursuant to the Purchase Agreement. Escrow Agent agrees to hold the Deposit in accordance with the terms of the Purchase Agreement and disburse the same strictly in accordance with such terms. Escrow Agent shall invest the Deposit in such interest-bearing accounts or instruments as shall be approved by both Buyer and Seller. Interest shall accrue for the benefit of Buyer.

Seller and Buyer represent that their respective Tax I.D. Numbers are as follows: Seller, _____; Buyer, 45-2430948.

Escrow Agent shall have no responsibility for any decision concerning performance or effectiveness of the Purchase Agreement or to resolve any disputes concerning the Purchase Agreement. Escrow Agent shall be responsible only to act in accordance with the joint and mutual direction of both Seller and Buyer, or in lieu thereof, the direction of a court of competent jurisdiction. Seller and Buyer undertake to hold Escrow Agent harmless from all claims for damages arising out of this Escrow Receipt and do hereby agree to indemnify Escrow Agent for any costs and expenses in connection with this escrow, including court costs and attorneys' fees, except for Escrow Agent's failure to account for the funds held hereunder, or acting in conflict with the terms hereof.

The fees and charges of the Escrow Agent shall be paid by Buyer.

ESCROW AGENT:

Commercial Partners Title, LLC

By:_____
Its: _____

[Signatures continued on following page]

[Signatures continued]

SELLER:

CITY OF RAMSEY, MINNESOTA,
a Minnesota municipal corporation

By: _____
Name: Sarah Strommen
Title: Mayor

By: _____
Name: Kurtis G. Ulrich
Title: City Administrator

BUYER:

AEON PORTFOLIO II LLC,
a Minnesota limited liability company

By: _____
Name: Caroline Horton
Title: Secretary - Treasurer

EXHIBIT A

Key Terms and Definitions

A. **Definitions**. For purposes of this Agreement, the following capitalized terms shall have the following meanings:

1. "Agreement" shall mean the Purchase Agreement between Buyer and Seller to which this Exhibit is attached.

2. "Buyer" shall have the meaning assigned to such term in the opening paragraph of this Agreement.

3. "Buyer's Closing Documents" shall have the meaning assigned to such term in Section 8.2 of the Agreement.

4. "Closing" shall mean the closing of the purchase and sale of the Property contemplated by this Agreement.

5. "Closing Date" shall mean thirty (30) days after the expiration of the contingencies but no later than September 29, 2017.

6. "Closing Statement" means a closing statement prepared by the Title Company to be executed by Seller, Buyer, and the Title Company at the Closing that accurately describes the economic terms of transaction described this Agreement

7. "Code" shall mean the Internal Revenue Code of 1986, as amended.

8. "Consent" means the prior written consent of Buyer, which consent may be withheld in Buyer's sole discretion unless otherwise stated in this Agreement.

9. "Cure Period" has the meaning set forth in Section 5.3.

10. "Deed" shall mean a Limited Warranty Deed conveying the Property to Buyer, free and clear of all encumbrances, except the Permitted Encumbrances, at the Closing.

11. "Earnest Money" means Nine Thousand One Hundred Fifty Dollars ($9,150.00), along with any interest or earnings accrued thereon while such funds are held by the Title Company.

12. "Effective Date" shall be as defined in the opening paragraph of this Agreement.

13. "Escrow Agreement" shall mean any form of acknowledgement of escrow deposit in the form required by the Title Company upon its receipt of the Earnest Money.

14. "Executory Period" shall mean the period of time from the Effective Date through and including the Closing Date.

15. "Extended Closing Date" means the date which is 60 days after the Initial Closing Date.

16. "Governmental Authority" means any state, federal, local, municipal or other governmental authority, agency, or licensing authority of any kind having jurisdiction over the Property or Seller.

17. "Hazardous Substances" shall mean toxic or hazardous substances or wastes, pollutants or contaminants (including, without limitation, asbestos, urea formaldehyde, the group of organic compounds known as polychlorinated biphenyls, petroleum products including gasoline, fuel oil, crude oil and various constituents of such products, and any hazardous substance as defined in any state, local or federal Regulations relating to the protection of the environment.

18. "Indemnified Parties" means collectively, Buyer, its officers, directors, members, partners, governors, managers, and employees and their respective successors and assigns

19. "Inspection Period" shall mean the period of time from the Effective Date through and including the date that is seven (7) months after the Effective Date.

20. "Land" shall mean 88,000 square feet of the parcel legally described on Exhibit B to this Agreement. The parcel legally described on Exhibit B shall be subdivided prior to Closing and the legal description for the new 88,000 square foot parcel shall constitute the Land for purposes of this Agreement.

21. "Permitted Encumbrances" means any defects or encumbrances on the Property to which Buyer does not submit a written Title Objection during the Inspection Period, or any defect or encumbrance that is waived by Buyer in accordance with the terms of this Agreement.

22. "Property" shall mean collectively the Land and all rights related thereto, including easements and adjacent street and alleys.

23. "Purchase Price" means One Hundred Eighty Three Thousand and No/100 Dollars ($183,000.00), as the same may be adjusted pursuant to the terms and conditions of this Agreement.

24. "Regulations" means the rules and regulations applicable to the Property or Seller of any Governmental Authority having jurisdiction.

25. "Reports" means all feasibility studies, soil reports, environmental reports, permits, licenses, service contracts, title policies, surveys, and other appraisals, inspections, tests, reports, or studies in the possession or reasonable control of Seller with respect to the Property.

26. "Seller" shall have the meaning assigned to such term in the opening paragraph of this Agreement.

27. "Seller's Closing Documents" shall have the meaning assigned to such term in Section 8.1 of the Agreement.

28. "Seller's Title Notice" shall have the meaning set forth in Section 5.1.

29. "State" shall mean the State of Minnesota.

30. "Survey" means an updated ALTA/ACSM survey of the Property prepared by a surveyor acceptable to Buyer in its sole discretion.

31. "Title Commitment" means a commitment for an ALTA Owner's Policy of Title Insurance insuring fee simple title to the Property in the amount of the Purchase Price, which shall (i) commit the Title Company to insure fee simple title to the Property subject only to the Permitted Encumbrances, (ii) so long as Buyer obtains the Survey, affirmatively insure Buyer against any and all encroachments or mechanic's liens not of record, (iii) provide that the Title Company will increase its coverage at any time to reflect increase in the property values and /or improvements being made to the Property, upon payment to the Title Company of a standard policy premium for the amount of the increased insurance coverage; and (iv) provide that the Property is zoned properly for Buyer's intended use of the Property and that the Property is in compliance with all applicable zoning requirements.

32. "Title Company" shall mean Commercial Partners Title LLC, 200 South Sixth Street, Suite 1300, Minneapolis, MN 55402, or such other title insurance company as Buyer may select in its reasonable discretion.

33. "Title Evidence" shall mean the Title Commitment and the Survey, together.

34. "Title Objections" shall have the meaning assigned to such term in Section 5.2 of this Agreement.

B. **Notices**. Notices, as provided in this Agreement, shall be given to the parties at the following addresses, or such other address as any of the parties may reasonably notify the other parties of in accordance with this Agreement:

If to Buyer:
Aeon Portfolio II LLC
901 North Third Street, #150
Minneapolis, MN 55401
Attention: James Lehnhoff
email: jlehnhoff@aeonmn.org
Phone Number: (612) 746-0528

With a copy to:
Faegre Baker Daniels LLP
90 South Seventh Street, Suite 2200
Minneapolis, Minnesota 55402
Attention: Angela Christy
email: angela.christy@faegrebd.com
Phone Number: (612) 766-7000

If to Seller:
City of Ramsey
7550 Sunwood Drive NW Ramsey, Minnesota 55303
Attention: Patrick Brama

Email: pbrama@ci.ramsey.mn.us
Phone Number: (763) 433-9868

With a copy to:

Ratwik, Roszak & Maloney, P.A.
730 Second Ave. South, Suite 300
Minneapolis, MN 55402
Attention: Joseph J. Langel
Email: jjl@ratwiklaw.com
Phone Number: (612) 339-0060
Facsimile Number: (612) 339-0038

EXHIBIT B

Legal Description

Outlot A, Ramsey Town Center 7th Addition, Anoka County, Minnesota.

EXHIBIT C

List of Required Documents

Copies of the following:

- Existing title policies, title commitments and survey, if any;
- Real estate tax statements and other tax bills (including special assessments) affecting the Property for the last two calendar years;
- All inspections, reports, clearances and other documentation issued by any Governmental Authority having jurisdiction of the Property in the last three calendar years;
- Any environmental reports in connection with the Property in Seller's possession;
- Copy of the plat for the Property; and
- All Reports.

PURCHASE AGREEMENT
SECOND AMENDMENT

This is the Second Amendment to the Purchase Agreement by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Aeon Portfolio II LLC**, a Minnesota nonprofit corporation, its successors and/or assigns ("Buyer"), dated May 24, 2016, and amended on May 17, 2017.

Recitals

1. Pursuant to the terms of the Purchase Agreement, the Property is 147,000 square feet in total size.

2. The Buyer is purchasing and developing an 88,000 square foot eastern portion of the Property and has an option to purchase the 59,000 square foot western remnant portion of the Property in the future (see Section 17 of the Purchase Agreement).

3. Buyer seeks to remove all language related to the option agreement for the western 59,000 square foot Option Property from the Purchase Agreement and to make the Option Property subject to a separate purchase agreement.

Agreement

In consideration for the mutual promises set forth below, the parties agree as follows:

1. Section 17 of the Purchase agreement is hereby removed and shall be null and void.

2. All other terms of the Purchase Agreement and First Amendment remain unchanged except to the extent inconsistent with this Second Amendment.

The City of Ramsey, Minnesota

By: Sarah Strommen Dated: 6/14, 2017

Sarah Strommen, Mayor

By: Dated: 6/14, 2017

Kurtis G. Ulrich
City Administrator

Aeon Portfolio II, LLC

By: Caroline Horton Dated: 6-15-17, 2017

Caroline Horton
Secretary - Treasurer

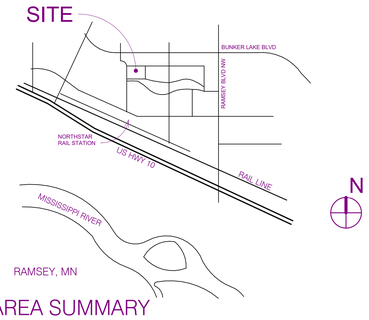
GREENWAY TERRACE

June 1, 2017

Land Use Application



VICINITY MAP NOT TO SCALE



GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. SUBCONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE CONTRACT DOCUMENTS TO FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF THE WORK PRIOR COMMENCEMENT OF WORK. DISCREPANCIES SHALL BE REPORTED TO GENERAL CONTRACTOR FOR CLARIFICATION.

AREA SUMMARY

Area Schedule (Gross Building)

25964 SF	LEVEL 1
25877 SF	LEVEL 2
25877 SF	LEVEL 3
77718 SF	

UNIT COUNT

UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	UNIT TYPE TOTAL
1 BEDROOM	0	2	3	5
1 BEDROOM TYPE 'A'	0	1	0	1
2 BEDROOM	8	6	6	20
2 BEDROOM TYPE 'A'	1	0	0	1
3 BEDROOM	5	8	7	20
3 BEDROOM TYPE 'A'	0	0	1	1
4 BEDROOM	2	2	2	6
Grand total	16	19	19	54

PARKING STALLS

TOTALS	SURFACE PARKING
Compact Parking Stall	18
HC Single Parking Stall	3
Standard Parking Stall	39
Grand total	60

CONTACTS

DEVELOPER/CLIENT
NAME: AEON
CONTACT: LESLIE ROERING
ADDRESS: 901 N 3RD STREET, SUITE 150 MINNEAPOLIS, MN 55401
PHONE No.: 612-746-4853
FAX No.:
E-MAIL: lroering@aeonmn.org

CONTRACTOR
NAME: FRANA
CONTACT: B.J. MARRIOTTI
ADDRESS: 633 SECOND AVENUE S HOPKINS, MN 55343
PHONE No.: 952-935-8600
FAX No.: 952-935-8644
E-MAIL: bj@frana.com

ARCHITECT
NAME: URBANWORKS ARCHITECTUE LLC
CONTACT: MARY BARNETT
DAVID HAALAND
ADDRESS: 901 N 3RD STREET SUITE 145
PHONE No.: 612-455-3100
FAX No.: 612-455-3199
E-MAIL: mbarnett@urban-works.com

CIVIL ENGINEER
NAME: BKBM ENGINEERS
CONTACT: KEITH MATTE
ADDRESS: 5930 BROOKLYN BLVD. MINNEAPOLIS, MN 55429
PHONE No.: 763-843-0446
FAX No.: 763-843-0421
E-MAIL: kmatte@bkbm.com

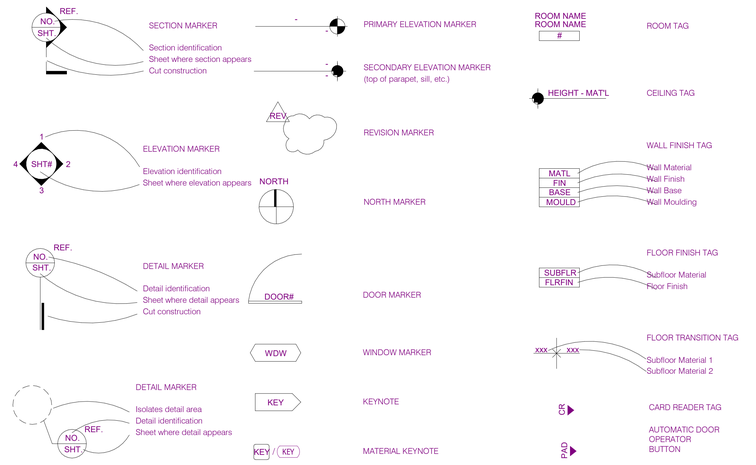
LANDSCAPE ARCHITECT
NAME: DAMON FARBER ASSOCIATES
CONTACT: JESSE SYMYNKYWICZ
ADDRESS: 401 NORTH 2ND AVE, SUITE 410 MINNEAPOLIS, MN 55401
PHONE No.: 612-332-7522
FAX No.: 612-332-0936
E-MAIL: jsymynkywicz@damonfarber.com

STRUCTURAL ENGINEER
NAME: BKBM ENGINEERS
CONTACT: JOHN TIMM, P.E.
ADDRESS: 5930 BROOKLYN BLVD MINNEAPOLIS, MN 55429
PHONE No.: 763-843-0474
FAX No.: 763-843-0421
E-MAIL: jtimm@bkbm.com

MEP ENGINEERS
NAME: STEEN ENGINEERING
CONTACT: KURT SMITH
ADDRESS: 5430 DOUGLAS DRIVE N MINNEAPOLIS, MN 55429
PHONE No.: 763-235-4788
FAX No.: 763-585-6757
E-MAIL: kurtsm@steeneng.com

INTERIOR DESIGNER
NAME: URBANWORKS ARCHITECTURE LLC
CONTACT: SARAH DAVIS
ADDRESS: 901 N 3RD STREET SUITE 145
PHONE No.: 612-455-3100
FAX No.: 612-455-3199
E-MAIL: sdavis@urban-works.com

SYMBOLS



aeon
Better Changes Everything
GREENWAY TERRACE
146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017

901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

KEY PLAN

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

TITLE SHEET

G001

6/1/2017 1:45:16 PM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt

SHEET INDEX

CONSTRUCTION DOCUMENTS - x.xx.20xx	DESIGN DEVELOPMENT - 6.5.2017	LAND USE - 6.1.2017	SCHEMATIC DESIGN - 4.17.2017		
				ARCHITECTURAL / CIVIL / LANDSCAPE SHEET INDEX	
		•	•	G001	TITLE SHEET
		•	•	G002	SHEET INDEX
		•	•	G003	BUILDING SYSTEMS
		•		SURVEY	SURVEY
		•		PLAT F	FINAL PLAT
		•		PLAT P	PRELIMINARY PLAT
		•		C200	UTILITY PLAN
		•		C300	PAVING AND GEOMETRIC PLAN
		•		C400	CIVIL DETAIL SHEET
		•		C401	CIVIL DETAIL SHEET
		•		C500	SWPPP
		•	•	LA100	ARCHITECTURAL SITE PLAN
		•		L030	LANDSCAPE PLANT SCHEDULE
		•		L060	LANDSCAPE PLANTING PLAN
		•		L500	LANDSCAPE DETAILS
		•	•	A101	LEVEL 1 PLAN - OVERALL
		•	•	A102	LEVEL 2 PLAN - OVERALL
		•	•	A103	LEVEL 3 PLAN - OVERALL
		•		A301	BUILDING ELEVATIONS
		•		A302	BUILDING ELEVATIONS
		•		A303	BUILDING ELEVATIONS
		•		A304	BUILDING ELEVATIONS
		•		E011	ELECTRICAL SITE PLAN
		•		E020	SITE PHOTOMETRIC PLAN

CONSTRUCTION DOCUMENTS - x.xx.20xx	DESIGN DEVELOPMENT - 6.5.2017	LAND USE - 6.1.2017	SCHEMATIC DESIGN - 4.17.2017

STRUCTURAL SHEET INDEX

CONSTRUCTION DOCUMENTS - x.xx.20xx	DESIGN DEVELOPMENT - 6.5.2017	LAND USE - 6.1.2017	SCHEMATIC DESIGN - 4.17.2017

MECHANICAL/PLUMBING/ELECTRICAL SHEET INDEX

aeon
Better Changes Everything

GREENWAY TERRACE

146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

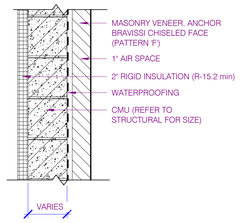
DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

SHEET INDEX

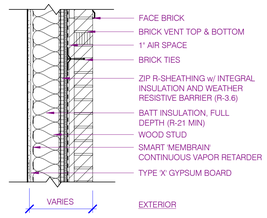
G002

6/1/2017 2:09:12 PM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt

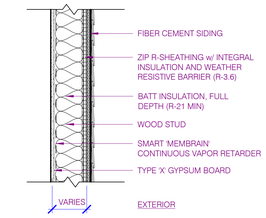
BUILDING SYSTEMS



CMU-1 MASONRY VENEER OVER CMU CMU WALL SYSTEM

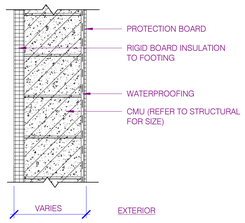


WD-1 FACE BRICK OVER WOOD STUD CAVITY WALL SYSTEM

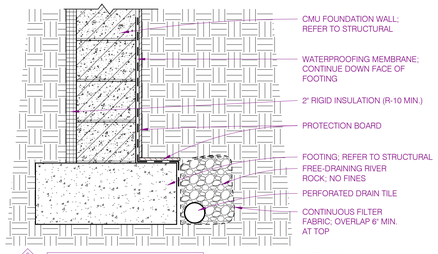


WD-3A FIBER CEMENT SIDING OVER WOOD STUD WALL SYSTEM

EXTERIOR WALL SYSTEMS

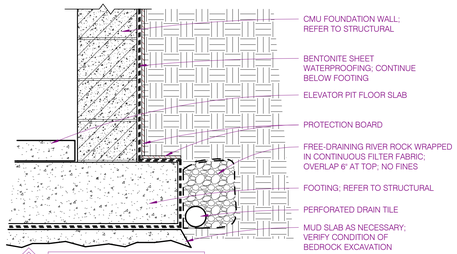


CMU-1 INSULATED CMU FOUNDATION WALL SYSTEM



FDS-1 FOUNDATION WATERPROOFING SYSTEM TYPICAL @ FOUNDATION WALLS

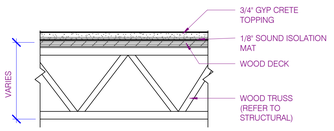
ROOF SYSTEMS



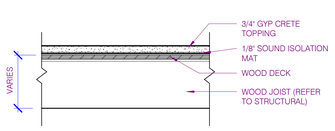
FDS-2 FOUNDATION WATERPROOFING SYSTEM TYPICAL @ ELEVATOR PIT

FOUNDATION WALL SYSTEMS

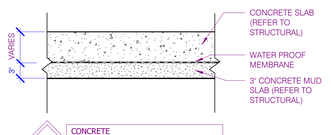
FOUNDATION DRAINAGE SYSTEM @ ELEVATOR



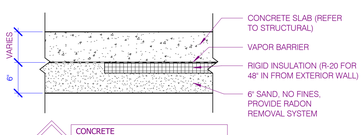
WTF-1 WOOD TRUSS FLOOR STRUCTURE



WJF-1 WOOD JOIST FLOOR STRUCTURE



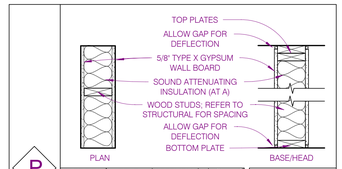
MSS-1 CONCRETE MUD SLAB FLOOR SYSTEM AT ELEVATOR



SOG-1 CONCRETE SLAB-ON-GRADE FLOOR SYSTEM

FLOOR SYSTEMS

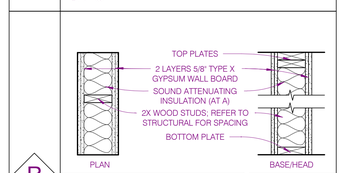
INTERIOR PARTITION TYPES



P

PARTITION TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
P4	3 1/2"	4 3/4"	34	UL#: U305
P6	5 1/2"	6 3/4"	46	NA
P8	7 1/4"	8 1/2"	34 / 46	

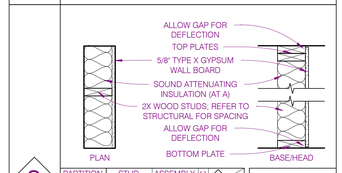
REMARKS:



R

PARTITIO N TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
R4	3 1/2"	6"	49 / 56	UL#: U305*
R6	5 1/2"	8"	49 / 56	UL#: U301

REMARKS: *SECOND LAYER GWB FOR ACOUSTICS @ UL#: 305



S

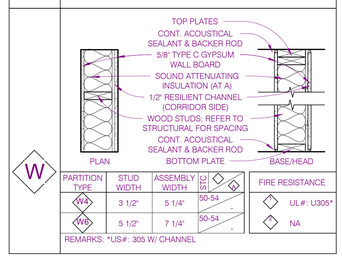
PARTITION TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
S4	3 1/2"	4 1/8"	--	NA
S6	5 1/2"	6 1/8"	--	NA

REMARKS:

V

PARTITION TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
V3	3 1/2"	10 1/2"	50-59	WP 3820
				WP 3820

REMARKS:



W

PARTITION TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
W4	3 1/2"	5 1/4"	50-54	UL#: U305*
W6	5 1/2"	7 1/4"	50-54	NA

REMARKS: *US#: 305 W/ CHANNEL

INTERIOR PARTITION KEY

TYPE	DESCRIPTION	TYPE	DESCRIPTION
A	ACOUSTICALLY RATED PARTITION - PROVIDE ACOUSTIC BATT INSULATION	1	1 HOUR FIRE RATED PARTITION - SEE PARTITION TYPE FOR UNDERWRITERS LABORATORIES DESIGN NUMBER
B	NON RATED, EXTEND 6" ABOVE SUSPENDED CEILING, BRACE TO STRUCTURE ABOVE	2	2 HOUR FIRE RATED PARTITION - SEE PARTITION TYPE FOR UNDERWRITERS LABORATORIES DESIGN NUMBER
C	NON RATED, EXTEND TO BOTTOM OF SUSPENDED CEILING ABOVE	3	3 HOUR FIRE RATED PARTITION - SEE PARTITION TYPE FOR UNDERWRITERS LABORATORIES DESIGN NUMBER
T	THERMALLY RATED PARTITION - PROVIDE NON FACED R-XX THERMAL BATT INSULATION	4	4 HOUR FIRE RATED PARTITION - SEE PARTITION TYPE FOR UNDERWRITERS LABORATORIES DESIGN NUMBER
		X'-X"	PARTIAL HEIGHT PARTITION - SEE FLOOR PLAN FOR PARTITION HEIGHT

URBANWORKS

GREENWAY TERRACE
146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

aeon
Better Changes Everything

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

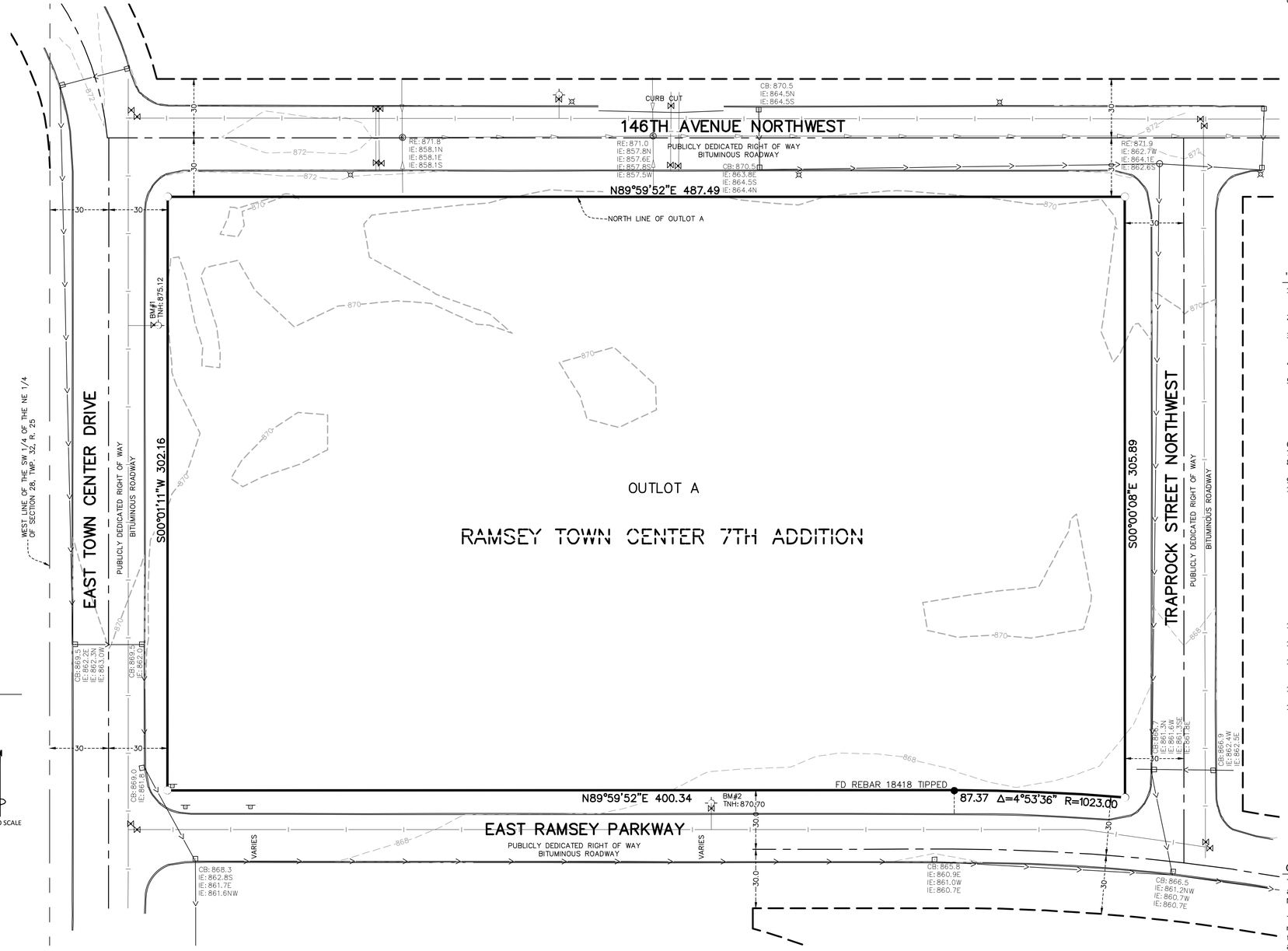
BUILDING SYSTEMS

G003

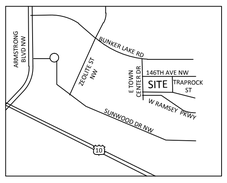
6/1/2017 1:29:06 PM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt

LEGEND

- SET MONUMENT
- FOUND MONUMENT
- SIGN
- HYDRANT
- GATE VALVE
- CATCH BASIN
- CATCH BASIN MANHOLE
- MANHOLE
- SANITARY SEWER MANHOLE
- 1000 EXISTING CONTOUR
- SANITARY SEWER
- STORM SEWER
- WATER MAIN



VICINITY MAP



NOT TO SCALE

N

SCALE IN FEET
0 30' 60'

SURVEY NOTES

1. The bearing system is based on the North line of Outlot A, RAMSEY TOWN CENTER 7TH ADDITION, which is assumed to bear North 89 degrees 59 minutes 52 seconds East.
2. Field work was completed on 2/23/2017.

SURVEYED PROPERTY

Description from title commitment (contains additional real estate):

Outlot A, Ramsey Town Center 7th Addition, Anoka County Minnesota.

Referencing Title Commitment No. 51391, dated 4/26/2106, that Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company has provided us. There are no exception items in Schedule B, Part II of the commitment which are survey related.

"TABLE A" NOTES

1. Monuments have been placed at all corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner, as shown on the survey.
2. The subject property address is 7562 146th Avenue NW , and its property identification number is 28-32-25-13-0033.
3. The subject property lies within Flood Plain Zone X (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27003C0280E dated 12/16/2015.
4. The gross area of the surveyed property is 3.384 Acres or 147,425 Square Feet.
5. The vertical datum is based on NGVD29 datum.
   Benchmark #1
   Top nut of hydrant located near the northwest corner of the property as shown. Elevation: 875.12
   Benchmark #2
   Top nut of hydrant located on south side of property as shown. Elevation: 870.70
6. A zoning report or letter has not been provided to the surveyor .
7. a) There are no buildings located on the property.
8. Substantial features observed in the process of conducting the fieldwork are shown on the survey.
9. There are no parking areas and striping on the property.
11. Underground utilities are shown per:
    Gopher State One Call, Ticket No. 170450913, dated 2/21/2017.
    A Gopher State One Call (GSOC) request was placed on 2/14/2017 for utility locates on this site. Source information from plans and markings has been combined with observed evidence of utilities to to develop a view of underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, some utility locate requests from surveyors may be ignored or result in an incomplete response. The surveyor has compiled the markings made on the ground, the maps provided, and the observed evidence to show utilities hereon. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Pursuant to MS 216.D contact Gopher State One Call at 651-454-0002 prior to any excavation.
13. The names, address and property identification numbers of adjoining owners according to current public records are shown on the survey.
16. There is no evidence of current earth moving work, building construction or building additions.
17. There are no proposed changes in street right of way lines, per City of Ramsey website on 3/3/2017. There is no observed evidence of recent street or sidewalk construction or repairs.
18. No wetland delineation markers were observed in the process of conducting the fieldwork.
19. Plottable offsite easements disclosed in documents provided to the surveyor are shown on the survey.

CERTIFICATION

To Aeon Portfolio II LLC, a Minnesota nonprofit corporation, its successors and/or assigns, and Commercial Partners Title LLC as agent for Old Republic National Title Insurance Company :

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 12, 13, 16, 17, 18, 19, and 20 of Table A thereof. The fieldwork was completed on February 23, 2017.

Date of Plat or Map: March 3, 2017
James R. Hill, Inc.

Marcus F. Hampton, Land Surveyor, MN License 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
www.jrhinc.com mhampton@jrhinc.com

RAMSEY APARTMENTS
7562 146TH AVENUE NW, RAMSEY, MN
ALTA/NSPS LAND TITLE SURVEY
FOR
AEON
901 NORTH 3RD STREET, SUITE 150, MINNEAPOLIS, MN

DRAWN BY	JCB
DATE	3/3/2107
REVISIONS	
CAD FILE	23370M.DWG
PROJECT NO.	23370-00
FILE NO.	1-17-015
SHEET	1 OF 1

F:\Civil 3D Projects\23370\23370m.dwg - 3/06/2017 09:58AM

GREENWAY TERRACE

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Aeon Portfolio II LLC, a Minnesota nonprofit corporation, owner of the following described property:

Outlot A, Ramsey Town Center 7th Addition, Anoka County Minnesota.

Has caused the same to be surveyed and platted as GREENWAY TERRACE and does hereby dedicate to the public for public use the drainage and utility easements as created on this plat.

In witness whereof said Aeon Portfolio II LLC, a Minnesota nonprofit corporation, has caused these presents to be signed by its proper officer this ___ day of _____, 20____.

Aeon Portfolio II LLC

By: _____ its _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20_____, by _____, the _____ of Aeon Portfolio II LLC, a Minnesota nonprofit corporation, on behalf of the corporation.

_____ _____
_____ County, _____ Printed Name
My commission expires _____

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

Dated this_____ day of _____, 20_____

_____
Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Marcus F. Hampton.

_____ _____
_____ County, _____ Printed Name
My commission expires January 31, _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of GREENWAY TERRACE was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this __day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ _____
Mayor Clerk

ANOKA COUNTY SURVEYOR

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

_____
Larry D. Hoium, Anoka County Surveyor

COUNTY AUDITOR/TREASURUER

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

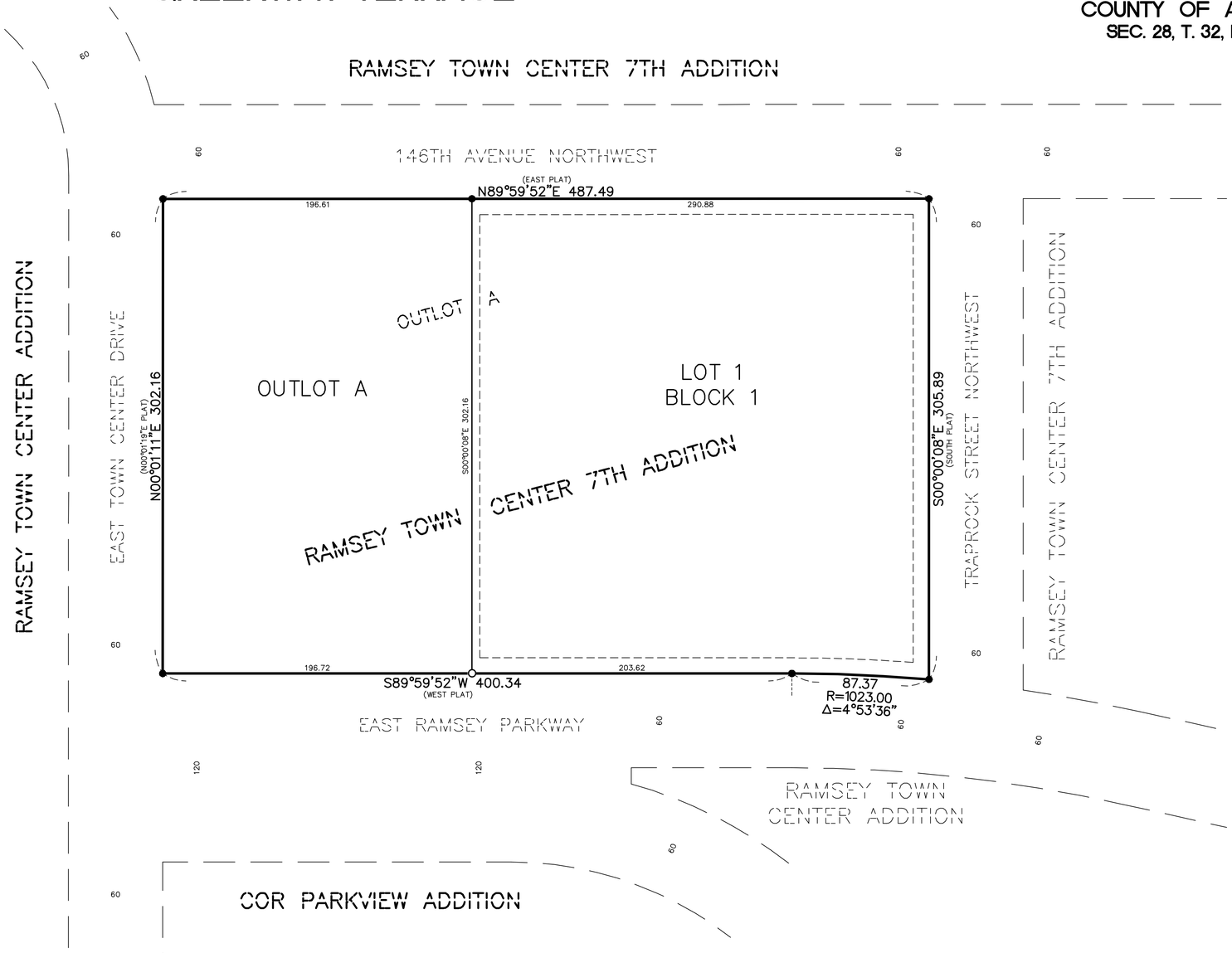
_____
Property Tax Administrator

By: _____ Deputy

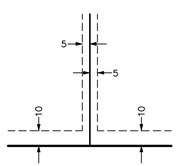
COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of GREENWAY TERRACE was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock ___. M. and was duly filed in Book _____, Page _____, as Document Number _____.

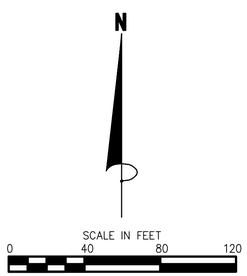
_____
County Recorder



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THE PLAT.



BEARINGS ARE BASED ON THE NORTH LINE OF OUTLOT A, RAMSEY TOWN CENTER 7TH ADDITION WHICH IS ASSUMED TO HAVE A BEARING OF N 89°59'52" E

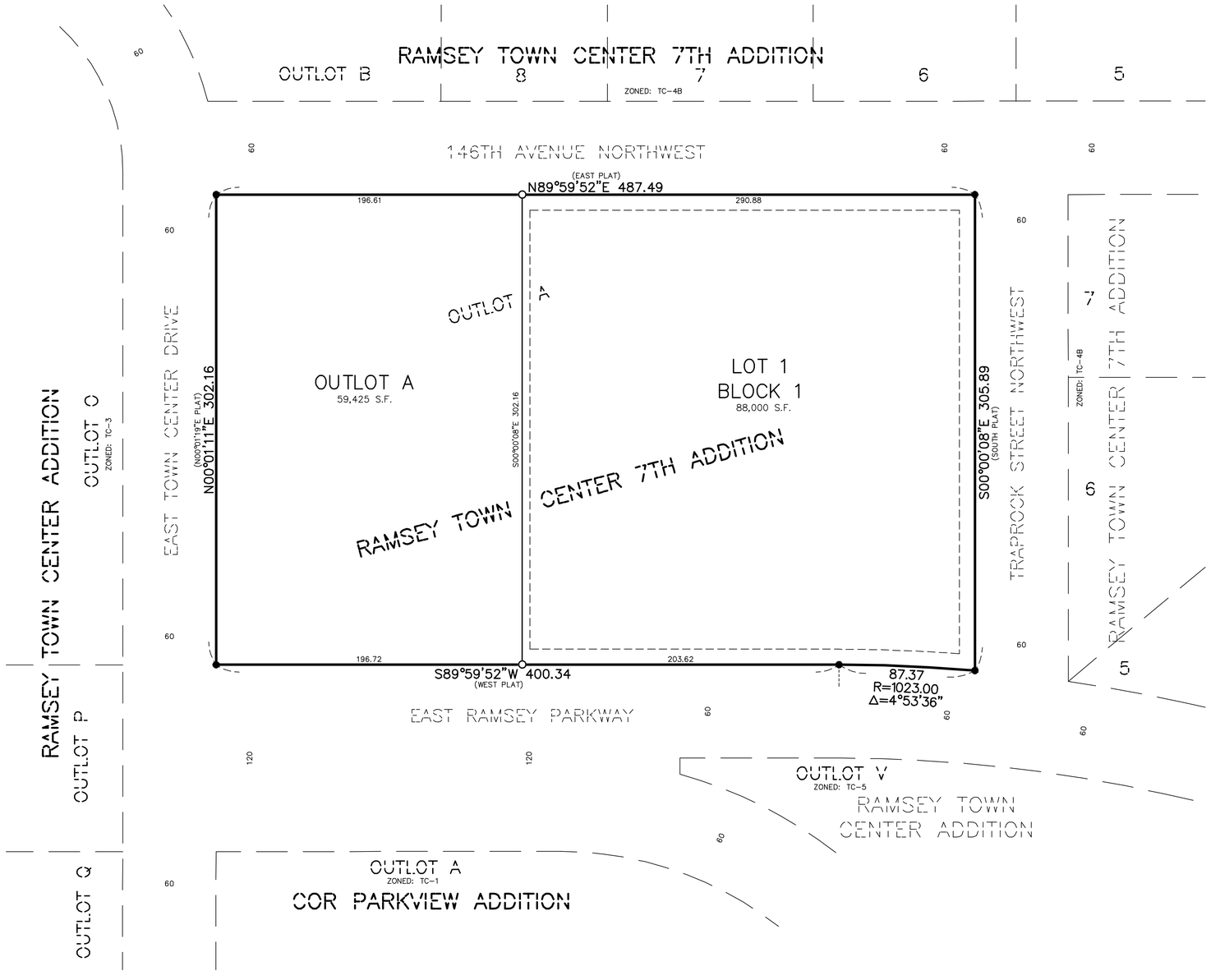
● DENOTES FOUND 1/2 INCH IRON MONUMENTWITH CAP MARKED R.L.S. NO. 47481, UNLESS OTHERWISE NOTED

○ DENOTES SET 1/2 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47481

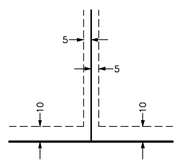
PLAT DENOTES PLAT OF RAMSEY TOWN CENTER 7TH ADDITION

NOTE: NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT. SAID MONUMENTS SHALL BE 1/2 INCH x 14 INCH IRON PIPES MARKED BY R.L.S. NO. 47481.

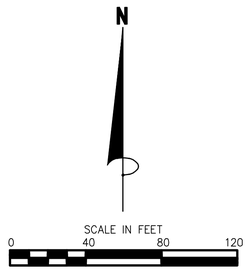
JAMES R. HILL, INC.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THE PLAT.



PROPERTY DESCRIPTION

Outlot A, Ramsey Town Center 7th Addition, Anoka County Minnesota.

BEARINGS ARE BASED ON THE NORTH LINE OF OUTLOT A, RAMSEY TOWN CENTER 7TH ADDITION WHICH IS ASSUMED TO HAVE A BEARING OF N 89°59'52" E

● DENOTES FOUND 1/2 INCH IRON MONUMENTWITH CAP MARKED R.L.S. NO. 47481, UNLESS OTHERWISE NOTED

○ DENOTES SET 1/2 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47481

PLAT DENOTES PLAT OF RAMSEY TOWN CENTER 7TH ADDITION

NOTE: NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT. SAID MONUMENTS SHALL BE 1/2 INCH x 14 INCH IRON PIPES MARKED BY R.L.S. NO. 47481.

ZONING

EXISTING ZONING	THE COR 4C

SITE DATA

LOT	2.02 ACRES
OUTLOT	1.36 ACRES
TOTAL	3.38 ACRES

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

GREENWAY TERRACE

RAMSEY, MINNESOTA

PRELIMINARY PLAT

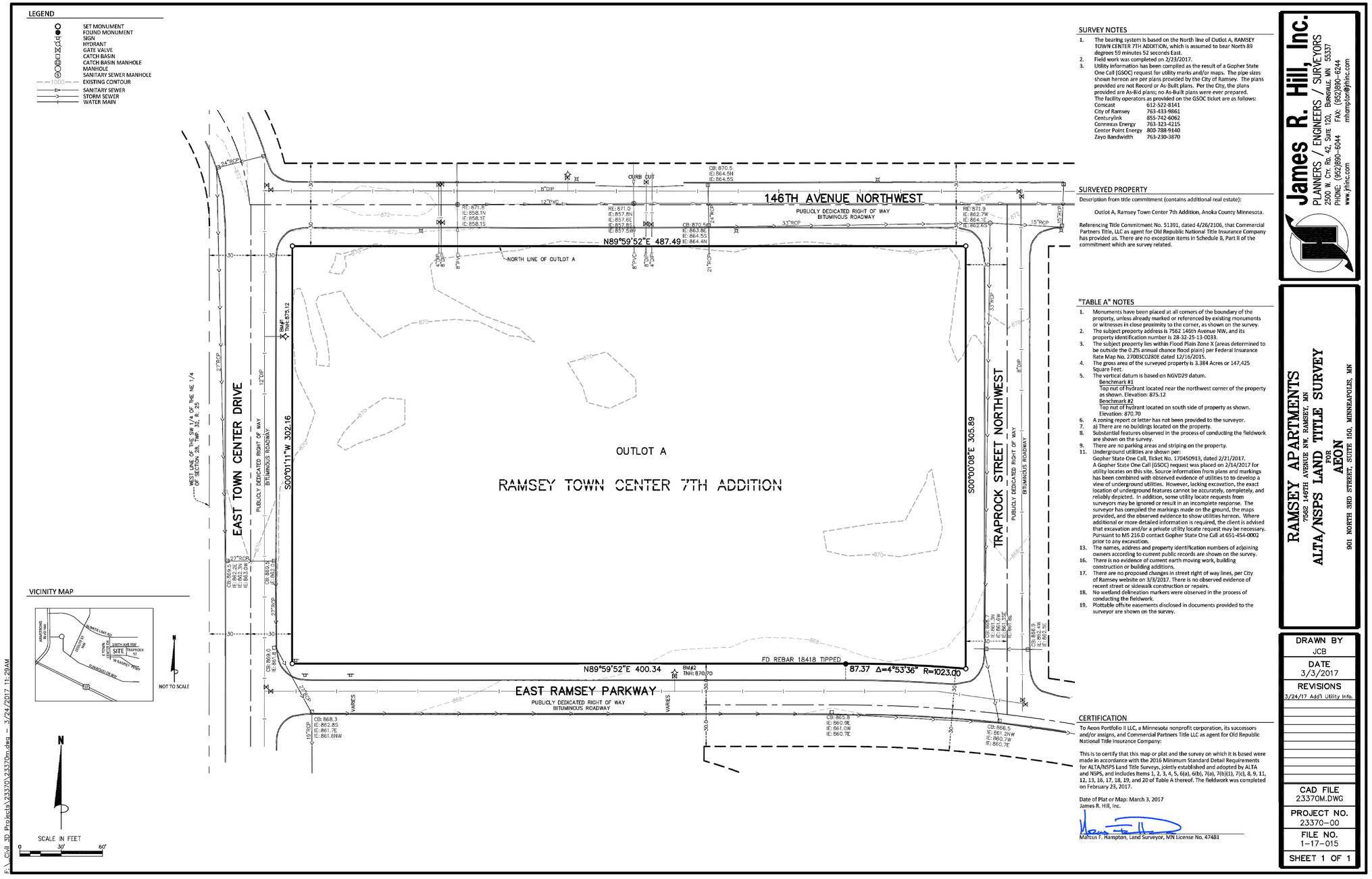
FOR

Aeon Portfolio II LLC

901 NORTH 3RD STREET, SUITE 150, MINNEAPOLIS, MN

DRAWN BY	PLM
DATE	5/5/17
REVISIONS	
CAD FILE	23370pp.dwg
PROJECT NO.	23370
FILE NO.	FOLDER
SHEET 1 OF 1	

23370pp.dwg - 5/09/2017 03:54PM



SURVEY NOTES

1. The bearing system is based on the North line of Outlot A, RAMSEY TOWN CENTER 7TH ADDITION, which is assumed to bear North 89 degrees 59 minutes 52 seconds East.
2. Field work was completed on 2/23/2017.
3. Utility information has been compiled as the result of a Gopher State One Call (GSOC) request for utility marks and/or maps. The pipe sizes shown hereon are per plans provided by the City of Ramsey. The plans provided are not Record or As-Built plans. Per the City, the plans provided are As-Bid plans; no As-Built plans were ever prepared. The facility operators as provided on the GSOC ticket are as follows:

Comcast	612-522-8141
City of Ramsey	763-433-9861
Centurylink	855-742-6062
Connexus Energy	763-323-4215
Center Point Energy	800-788-9140
Zayo Bandwidth	763-230-3870

SURVEYED PROPERTY

Description from title commitment (contains additional real estate):

Outlot A, Ramsey Town Center 7th Addition, Anoka County Minnesota.

Referencing Title Commitment No. 51391, dated 4/26/2106, that Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company has provided us. There are no exception items in Schedule B, Part II of the commitment which are survey related.

"TABLE A" NOTES

1. Monuments have been placed at all corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner, as shown on the survey.
2. The subject property address is 7562 146th Avenue NW, and its property identification number is 28-32-25-13-0033.
3. The subject property lies within Flood Plain Zone X (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27003C0280E dated 12/16/2015.
4. The gross area of the surveyed property is 3.384 Acres or 147,425 Square Feet.
5. The vertical datum is based on NGVD29 datum.
   Benchmark #1
   Top nut of hydrant located near the northwest corner of the property as shown. Elevation: 875.12
   Benchmark #2
   Top nut of hydrant located on south side of property as shown. Elevation: 870.70
6. A zoning report or letter has not been provided to the surveyor.
7. a) There are no buildings located on the property.
8. Substantial features observed in the process of conducting the fieldwork are shown on the survey.
9. There are no parking areas and striping on the property.
11. Underground utilities are shown per:
    Gopher State One Call, Ticket No. 170450913, dated 2/21/2017.
    A Gopher State One Call (GSOC) request was placed on 2/14/2017 for utility locates on this site. Source information from plans and markings has been combined with observed evidence of utilities to to develop a view of underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, some utility locate requests from surveyors may be ignored or result in an incomplete response. The surveyor has compiled the markings made on the ground, the maps provided, and the observed evidence to show utilities hereon. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Pursuant to MS 216.D contact Gopher State One Call at 651-454-0002 prior to any excavation.
13. The names, address and property identification numbers of adjoining owners according to current public records are shown on the survey.
16. There is no evidence of current earth moving work, building construction or building additions.
17. There are no proposed changes in street right of way lines, per City of Ramsey website on 3/3/2017. There is no observed evidence of recent street or sidewalk construction or repairs.
18. No wetland delineation markers were observed in the process of conducting the fieldwork.
19. Plottable offsite easements disclosed in documents provided to the surveyor are shown on the survey.

CERTIFICATION

To Aeon Portfolio II LLC, a Minnesota nonprofit corporation, its successors and/or assigns, and Commercial Partners Title LLC as agent for Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 12, 13, 16, 17, 18, 19, and 20 of Table A thereof. The fieldwork was completed on February 23, 2017.

Date of Plat or Map: March 3, 2017
James R. Hill, Inc.

Marcus F. Hampton, Land Surveyor, MN License No. 47481

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6244 FAX: (952)890-6044
www.jrhinc.com mhampton@jrhinc.com

RAMSEY APARTMENTS
7562 146TH AVENUE NW, RAMSEY, MN
ALTA/NSPS LAND TITLE SURVEY
FOR
AEON
901 NORTH 3RD STREET, SUITE 150, MINNEAPOLIS, MN

DRAWN BY	JCB
DATE	3/3/2017
REVISIONS	3/24/17 Add'l Utility Info.
CAD FILE	23370M.DWG
PROJECT NO.	23370-00
FILE NO.	1-17-015
SHEET	1 OF 1

aeon
Rents Changes Everything
GREENWAY TERRACE
901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

URBANWORKS
CONSULTANT

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

PRELIMINARY

NOT FOR CONSTRUCTION

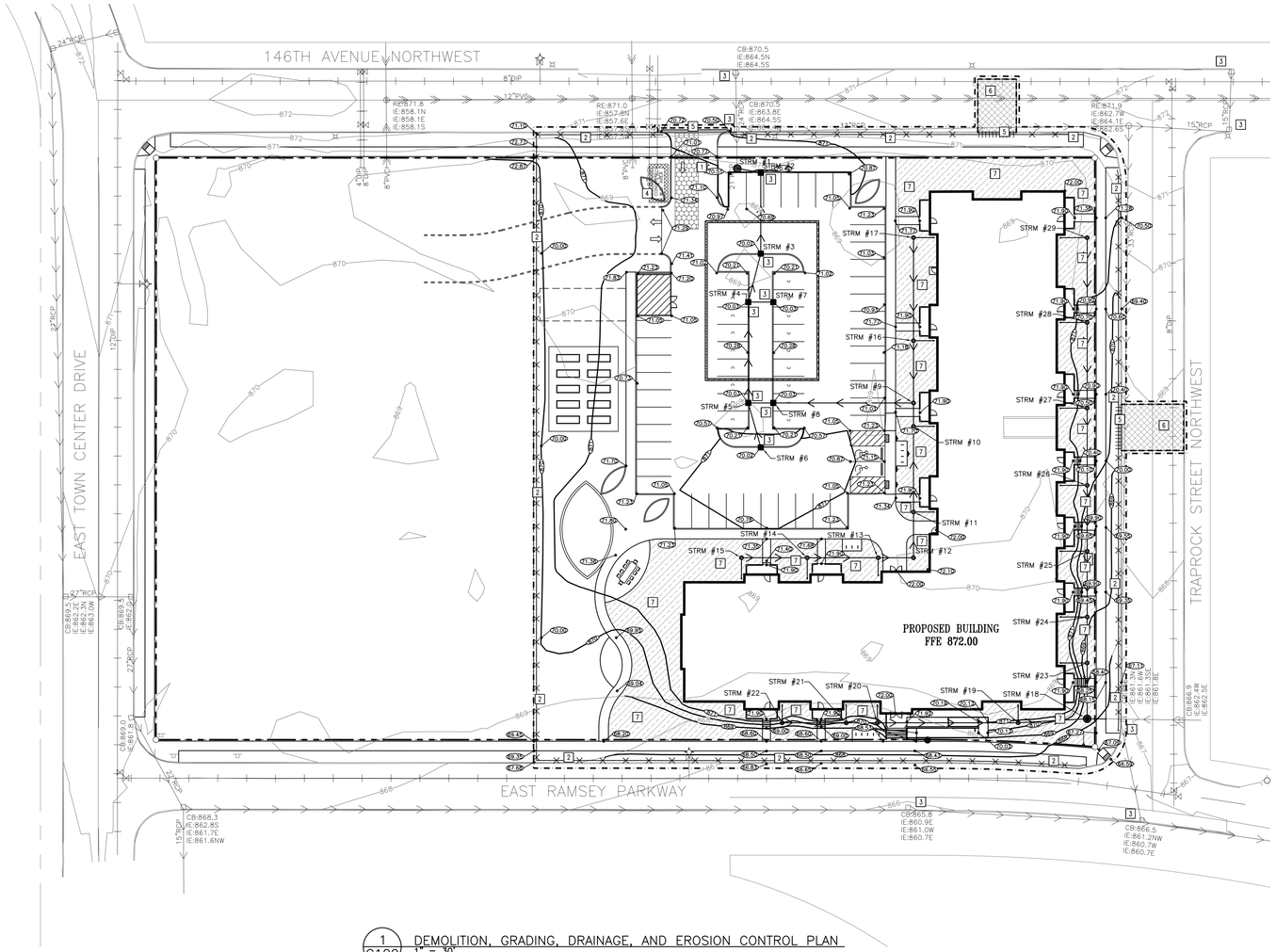
REVISIONS

DATE	XX
PROJECT #	XX
PHASE	XX
DRAWN BY	XX
CHECKED BY	XX

EXISTING SURVEY

C000

4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt



1 C100 DEMOLITION, GRADING, DRAINAGE, AND EROSION CONTROL PLAN
1" = 30'

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- PERIMETER EROSION CONTROL – SILT FENCE
- PERIMETER EROSION CONTROL – BIO ROLL
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- PROPOSED CONTOUR
- DRAIN TILE
- STORM SEWER
- RETAINING WALL
- CATCH BASIN
- MANHOLE
- EROSION CONTROL BLANKET (TEMPORARY)
- BITUMINOUS REMOVAL
- ROCK CONSTRUCTION ENTRANCE
- DRAINAGE FLOW ARROW
- SPOT ELEVATION
- SOIL BORING
- CONCRETE WASHOUT AREA

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

ABBREVIATIONS

BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
W.O.	Washout

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 4/C400 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

APPROXIMATE DISTURBED AREA IS 2.39 ACRES

N

30' 15' 0 30' 60'

SCALE 1" = 30'

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

1. INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C400.
2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C400 AND 3/C400.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 4/C400.
4. APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
5. REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE EXTENT SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
6. SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
7. INSTALL MN/DOT 3885 CATEGORY 2 TEMPORARY STRAW FIBER EROSION CONTROL BLANKET.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT AND THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY AND LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
2. ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY OF RAMSEY AND THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION AND; BEFORE, DURING OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
3. NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY.
4. FOR SITES GREATER THAN 1.0 ACRE, AS REQUIRED BY THE MPCA PERMIT REQUIREMENTS, THE PERMIT APPLICANT MUST KEEP AN EROSION CONTROL INSPECTION LOG. INSPECTION MUST BE MADE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT. THE INSPECTION RECORD MUST BE MADE AVAILABLE TO THE CITY LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION WITHIN 24 HOURS OF REQUEST.
5. FLOWS FROM DIVERSION CHANNELS OR PIPES (TEMPORARY OR PERMANENT) SHALL BE ROUTED TO SEDIMENTATION BASINS OR APPROPRIATE ENERGY DISSIPATERS TO PREVENT TRANSPORT OF SEDIMENT TO OUTFLOW TO LATERAL CONVEYORS AND TO PREVENT EROSION AND SEDIMENTATION WHEN RUNOFF FLOWS INTO THESE CONVEYORS.
6. SITE ACCESS ROADS SHALL BE GRADED OR OTHERWISE PROTECTED WITH SILT FENCES, DIVERSION CHANNELS, OR DIKES AND PIPES TO PREVENT SEDIMENT FROM EXITING THE SITE VIA THE ACCESS ROADS. SITE-ACCESS ROADS/DRIVEWAYS SHALL BE SURFACED WITH CRUSHED ROCK WHERE THEY ADJOIN EXISTING PAVED ROADWAYS.
7. SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY CITY OR LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION , THROUGHOUT THE DURATION OF CONSTRUCTION.
8. DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION.
9. ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
10. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 14 DAYS:
    A. ALL SEEDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
    B. IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 21-111 (OATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
    C. IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
    D. GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
    E. ALL AREAS THAT WILL NOT BE MOWED OR MAINTAINED AS PART OF THE ULTIMATE DESIGN WILL BE PERMANENTLY RESTORED USING SEED MIXTURE MNDOT 25-141 AT A RATE OF 59 POUNDS PER ACRE.
    F. UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF MN/DOT SEED MIXTURE 25-131 (COMMERCIAL TURF GRASS) AT A RATE OF 220 POUNDS PER ACRE.
    G. WHENEVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BASINS THAT CONFORM TO THE CRITERIA FOR ON-SITE DETENTION BASINS SHALL BE PROVIDED.
    H. MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES.
    K. RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, A SILT FENCE OR SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
11. GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVISES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
12. TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 2 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
13. ACCUMULATION OF ALL SEDIMENT OCCURRING IN STORM SEWERS AND DITCHES SHALL BE REMOVED PRIOR TO, DURING AND AFTER COMPLETION OF GRADING ACTIVITIES.
14. EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY AND WATERSHED.

GRADING NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER ONE AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
3. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
4. NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
5. ALL SPOT ELEVATIONS SHOWN As 67.45, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAn 867.45.
6. ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER, UNLESS NOTED OTHERWISE.
7. NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
8. ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
9. PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
10. UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND DISTRIBUTION.
11. PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY OF RAMSEY AND LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES. IF THE PUBLIC UTILITIES HAVE NOT BEEN INSTALLED AT THIS POINT, IT MAY BE NECESSARY TO WITHHOLD BUILDING PERMITS FOR VARIOUS LOTS TO ALLOW THE CONTRACTOR ADEQUATE SPACE TO PERFORM THIS WORK.
12. ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
13. THE INTENT IS TO STRIP AND SALVAGED TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. SIX INCHES OF TOPSOIL – AFTER COMPACTION – SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDING THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL STRIPPING, STOCKPILING AND RE-SPREADING SHALL BE DONE IN ACCORDANCE TO, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
14. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
15. IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1, AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, STRAW MULCH PLACED, AND DISC-ANCHORED.
16. WINTER MULCHING:
    16.A. SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
    16.B. FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAYBE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER, AT A RATE OF 2000 GALLONS PER ACRE, OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
17. THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

DEMOLITION AND REMOVAL NOTES:

1. PRIOR TO START OF DEMOLITION, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OFF RAMSEY AND ANOKA COUNTY. ALL SILT FENCES SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY CONSTRUCTION ACTIVITY. SILT FENCES SHALL BE INSTALLED ALONG THE CONTOUR.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER ONE AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
3. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO CLEARLY IDENTIFY IN THE FIELD THE WETLAND PERIMETERS THAT ARE NOT TO BE IMPACTED SO THAT NO ENCROACHMENT OCCURS. AFTER THE PERIMETERS ARE CLEARLY MARKED IN THE FIELD, THE CONTRACTOR SHALL CONTACT LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION TO CONFIRM AND APPROVE NO ENCROACHMENT LIMITS.
4. THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
5. PRIOR TO START OF CONSTRUCTION, DISCONNECT ALL GAS AND ELECTRIC SERVICES. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT.
6. ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT, ARE TO BE PROTECTED AT ALL TIMES.
7. ALL EXISTING CURB AND GUTTER IS TO BE REMOVED WITHIN THE SCOPE OF THE PROJECT FROM THE SAW CUT LINES TO THE NEAREST JOINT.
8. THE BACKGROUND INFORMATION WAS PREPARED BY JAMES R. HILL, INC. (952) 890-6044.
9. ALL WORK IN THE PUBLIC RIGHT OF WAY IS TO BE COORDINATED WITH THE CITY OF RAMSEY. ROADWAY REPAIRS, BOULEVARD REPAIRS, AND TRAFFIC CONTROL ARE TO BE PER CITY OF RAMSEY STANDARDS AND SPECIFICATIONS.

GENERAL NOTES:

1. CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED THE CITY OF RAMSEY AND UTILITY OWNER. REFER TO ALL CONSTRUCTION DOCUMENTS.
2. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT-OF-WAY. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO STREET ENCROACHMENT.
3. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
4. THE ROCK CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF RAMSEY FOR THE EXACT ROCK CONSTRUCTION ENTRANCE LOCATION.

aaeon Better Changes Everything

GREENWAY TERRACE

901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

BKBM ENGINEERS

5930 Brooklyn Boulevard
Minneapolis, MN 55429-2518
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

PRELIMINARY

NOT FOR CONSTRUCTION

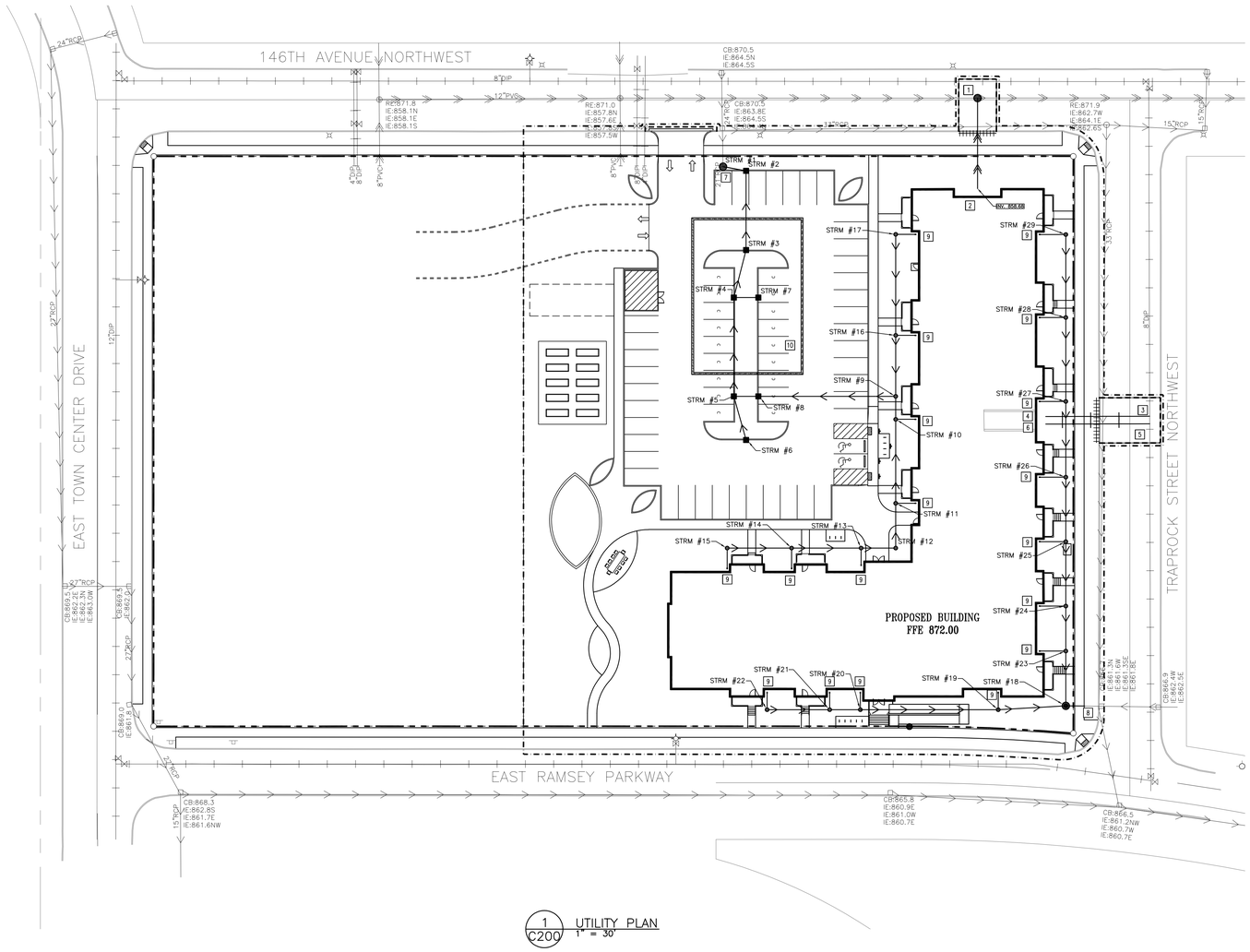
REVISIONS

DATE	06.01.2017
PROJECT #	17260
PHASE	DD
DRAWN BY	WH
CHECKED BY	KAM

DEMOLITION, GRADING, DRAINAGE, AND EROSION CONTROL PLAN

C100

4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt



1 C200 UTILITY PLAN
1" = 30'

SEWER STRUCTURE TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #1	48" STMH	R-1733	871.20	E = 864.56	12 L.F. OF 18" HDPE @ 0.48%, STRM #2
STRM #2	48" CBMH	R-3067	869.43	W = 864.62 S = 864.62	--------- 42 L.F. OF 15" HDPE @ 0.50%, STRM #3
STRM #3	48" CBMH	R-3067	870.02	N = 864.83 S = 864.83	--------- 26 L.F. OF 15" HDPE @ 0.50%, STRM #4
STRM #4	48" CBMH	R-3067	870.03	N = 864.96 S = 864.96 E = 864.96	--------- 52 L.F. OF 15" HDPE @ 0.50%, STRM #5 13 L.F. OF 12" HDPE @ 12.08%, STRM #7
STRM #5	48" CBMH	R-3067	870.03	N = 865.22 S = 865.22 E = 865.22	--------- 24 L.F. OF 12" HDPE @ 5.46%, STRM #6 13 L.F. OF 15" HDPE @ 0.54%, STRM #8
STRM #6	24"x36" CB	R-3067	870.02	N = 866.53	---------
STRM #7	24"x36" CB	R-3067	870.03	W = 866.53	---------
STRM #8	48" CBMH	R-3067	870.03	W = 865.29 E = 865.29	--------- 73 L.F. OF 12" HDPE @ 2.01%, STRM #9
STRM #9	10" x 10 TEE	NA	NA	W = 866.75 S = 866.75 N = 867.15	--------- 12 L.F. OF 8" HDPE @ 0.49%, STRM #10 32 L.F. OF 10" HDPE @ 0.49%, STRM #16
STRM #10	10" x 6" WYE	NA	NA	N = 866.81 S = 866.81	--------- 45 L.F. OF 10" HDPE @ 0.49%, STRM #11
STRM #11	10" x 6" WYE	NA	NA	N = 867.03 S = 867.03	--------- 24 L.F. OF 10" HDPE @ 0.51%, STRM #12
STRM #12	10" x 6" WYE	NA	NA	N = 867.15 W = 867.15	--------- 18 L.F. OF 10" HDPE @ 0.49%, STRM #13
STRM #13	10" x 6" WYE	NA	NA	E = 867.24 W = 867.24	--------- 37 L.F. OF 10" HDPE @ 0.49%, STRM #14
STRM #14	10" x 6" WYE	NA	NA	E = 867.42 W = 867.42	--------- 34 L.F. OF 10" HDPE @ 0.50%, STRM #15
STRM #15	10" x 6" WYE	NA	NA	E = 867.59	---------
STRM #16	10" x 6" WYE	NA	NA	S = 867.31 N = 867.31	--------- 54 L.F. OF 10" HDPE @ 0.50%, STRM #17
STRM #17	10" x 6" WYE	NA	NA	S = 867.58	---------

SEWER STRUCTURE TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #18	48" MH	R-1733	867.75	N = 861.82	29 L.F. OF 10" HDPE @ 2.00%, STRM #23
STRM #19	10" x 6" WYE	R-4380	863.71	E = 862.00 W = 862.00	--------- 73 L.F. OF 10" HDPE @ 0.51%,
STRM #20	10" x 6" WYE	NA	NA	W = 862.37	16 L.F. OF 10" HDPE @ 0.49%, STRM #21
STRM #21	10" x 6" WYE	NA	NA	E = 862.45 W = 862.45	--------- 33 L.F. OF 10" HDPE @ 0.51%, STRM #22
STRM #22	10" x 6" WYE	NA	NA	E = 862.62	---------
STRM #23	10" x 6" WYE	NA	NA	S = 862.40 N = 862.40	--------- 24 L.F. OF 10" HDPE @ 2.01%, STRM #24
STRM #24	10" x 6" WYE	NA	NA	S = 862.88 N = 862.88	--------- 34 L.F. OF 10" HDPE @ 1.99%, STRM #25
STRM #25	10" x 6" WYE	NA	NA	S = 863.56 N = 863.56	--------- 34 L.F. OF 10" HDPE @ 1.99%, STRM #26
STRM #26	10" x 6" WYE	NA	NA	S = 864.24 N = 864.24	--------- 40 L.F. OF 10" HDPE @ 1.99%, STRM #27
STRM #27	10" x 6" WYE	NA	NA	S = 865.04 N = 865.04	--------- 45 L.F. OF 10" HDPE @ 2.00%, STRM #28
STRM #28	10" x 6" WYE	NA	NA	S = 865.93 N = 865.93	--------- 44 L.F. OF 10" HDPE @ 2.00%, STRM #29
STRM #29	10" x 6" WYE	NA	NA	S = 866.81	---------

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- SANITARY SEWER
- WATER PIPE
- DRAIN TILE
- STORM SEWER
- RETAINING WALL
- GATE VALVE
- CLEANOUT
- CATCH BASIN
- MANHOLE
- SEWER INVERT ELEVATION — INV. 858.68

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

ABBREVIATIONS

BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
HDPE	High Density Polyethylene
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PIV	Post Indicator Valve
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
RD	Down Spout Drain

N

30' 15' 0 30' 60'
SCALE 1" = 30'

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

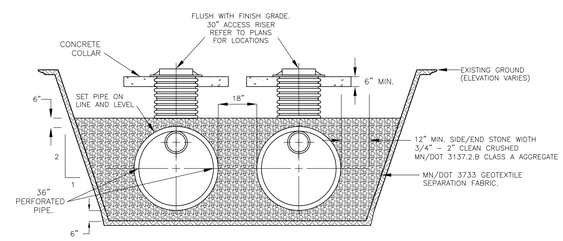
1. CONSTRUCT MANHOLE OVER EXISTING 8-INCH PVC SANITARY SEWER, INV W&E=857.62, INV S=857.62, AND RE=871.60. FOLLOW ALL CITY OF RAMSEY STANDARDS AND SPECIFICATIONS. REFER TO DETAIL 5/C400.
2. INSTALL 48-FEET OF 6-INCH PVC PIPE AT 2.0% TO INVERT OF 858.68. STUB TO WITHIN 5-FEET OF PROPOSED BUILDING. **COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**
3. WETTAP EXISTING 8-INCH WATER MAIN FOR 6-INCH FIRE SERVICE. REFER TO DETAIL 14/C400. COORDINATE ALL WORK WITH CITY OF RAMSEY. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO CITY OF RAMSEY PRIOR TO CONSTRUCTION.
4. STUB 6-INCH FIRE PROTECTION LINE TO WITHIN 5-FEET OF PROPOSED BUILDING. FOLLOW ALL CITY OF RAMSEY STANDARDS AND SPECIFICATIONS.
5. WETTAP EXISTING 8-INCH WATER MAIN FOR 4-INCH DOMESTIC WATER SERVICE. REFER TO DETAIL 14/C400. COORDINATE ALL WORK WITH CITY OF RAMSEY. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO CITY OF RAMSEY PRIOR TO CONSTRUCTION.
6. STUB 4-INCH DOMESTIC WATER SERVICE TO WITHIN 5-FEET OF PROPOSED BUILDING. FOLLOW ALL CITY OF RAMSEY STANDARDS AND SPECIFICATIONS.
7. REMOVE CAP AND CONSTRUCT MANHOLE OVER EXISTING 21-INCH RCP STORM SEWER STUB AT INV. 864.56. FOLLOW ALL CITY OF RAMSEY STANDARDS AND SPECIFICATIONS. REFER TO DETAIL 11/C400. CONTRACTOR TO POTHOLE AND DETERMINE INVERT OF STORM SEWER STUB PRIOR TO CONSTRUCTION.
8. REMOVE PLUG AND CONNECT TO EXISTING 18-INCH RCP STORM SEWER STUB AT INV 861.77. FOLLOW ALL CITY OF RAMSEY STANDARDS AND SPECIFICATIONS. CONTRACTOR TO POTHOLE AND DETERMINE INVERT OF STORM SEWER STUB PRIOR TO CONSTRUCTION.
9. LOCATION OF PROPOSED DOWNSPOUT DRAIN WITH SPLASH GUARD. REFER TO DETAIL 13/C400. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. **COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**
10. **STORM SEWER TREATMENT SYSTEM SHOWN FOR REFERENCE ONLY. CONTRACTOR TO PRICE SYSTEM FOR CONSTRUCTION. SYSTEM IS NOT TO BE CONSTRUCTED. REFER TO DETAIL 2/C200.**

UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:

1. FOLLOW ALL CITY OF RAMSEY STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT OF WAY AND OBTAIN ALL APPLICABLE PERMITS.

UTILITY NOTES:

1. COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
2. COORDINATE UTILITY INSTALLATION WITH STRUCTURAL PRIOR TO START OF CONSTRUCTION. UTILITIES SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ANY STRUCTURAL ELEMENTS. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR UNCOORDINATED WORK.
3. ALL SEWER SERVICE CONNECTIONS WITH LESS THEN 5 FEET OF COVER OVER THE TOP OF PIPE SHALL BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
4. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
5. ALL SEWER AND WATER CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 1.5 FEET AND HORIZONTAL SEPARATION OF 10 FEET. FOLLOW ALL HEALTH DEPARTMENT AND CITY OF RAMSEY AND ANOKA COUNTY STANDARDS.
6. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE.
7. ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
8. PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF RAMSEY . PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS AND HYDRANT LEADS.
9. SANITARY SEWER PIPING SHALL BE SDR 26 PVC UNLESS NOTED OTHERWISE.
10. STORM SEWER PIPING SHALL BE SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE), UNLESS NOTED OTHERWISE. HDPE PIPE SHALL CONFORM TO ASTM F2306.
11. STORM SEWER PIPING SHALL BE SDR 26 POLY VINYL CHLORIDE (PVC), UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES IS TO BE SCHEDULE 40 PVC. PVC PIPE AND FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ASTM D3034 (ASTM D2665 FOR SCHEDULE 40).
12. CONTRACTORS SHALL COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
13. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10-FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE.
14. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. GROUT RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.



1. UTILIZE CARE WHEN LOWERING UNIT INTO THE TRENCH. HANDLE USING NYLON SLINGS AND TWO PICK POINTS.
2. PLACE BACKFILL AROUND THE UNIT IN UNIFORM 8"-12" LIFTS, COMPACTED TO 95% SPD.
3. WHEN THE UNIT CONSISTS OF 2 SECTIONS, PLACE THE DOWNSTREAM SECTION FIRST. CONNECT AND HOME THE REMAINING SECTIONS.
4. ALL CONNECTION POINTS ARE TO BE SOIL PROOF.
5. ACCESS RISERS AND CONCRETE COLLARS SHALL BE DESIGNED TO WITHSTAND HS25 LOADING.

ROW LENGTH:	107 FEET
NUMBER OF ROWS:	14
NUMBER OF HEADERS:	2
FILTRATION VOLUME:	3,397 CUBIC FEET
TOTAL STORAGE VOLUME:	17,249 CUBIC FEET

2 C200 INFILTRATION TANK DETAIL
NOT TO SCALE

aeon
Better. Changes. Everything.

GREENWAY TERRACE

901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

BKBM ENGINEERS
5930 Brooklyn Boulevard
Minneapolis, MN 55429-2518
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

PRELIMINARY

NOT FOR CONSTRUCTION

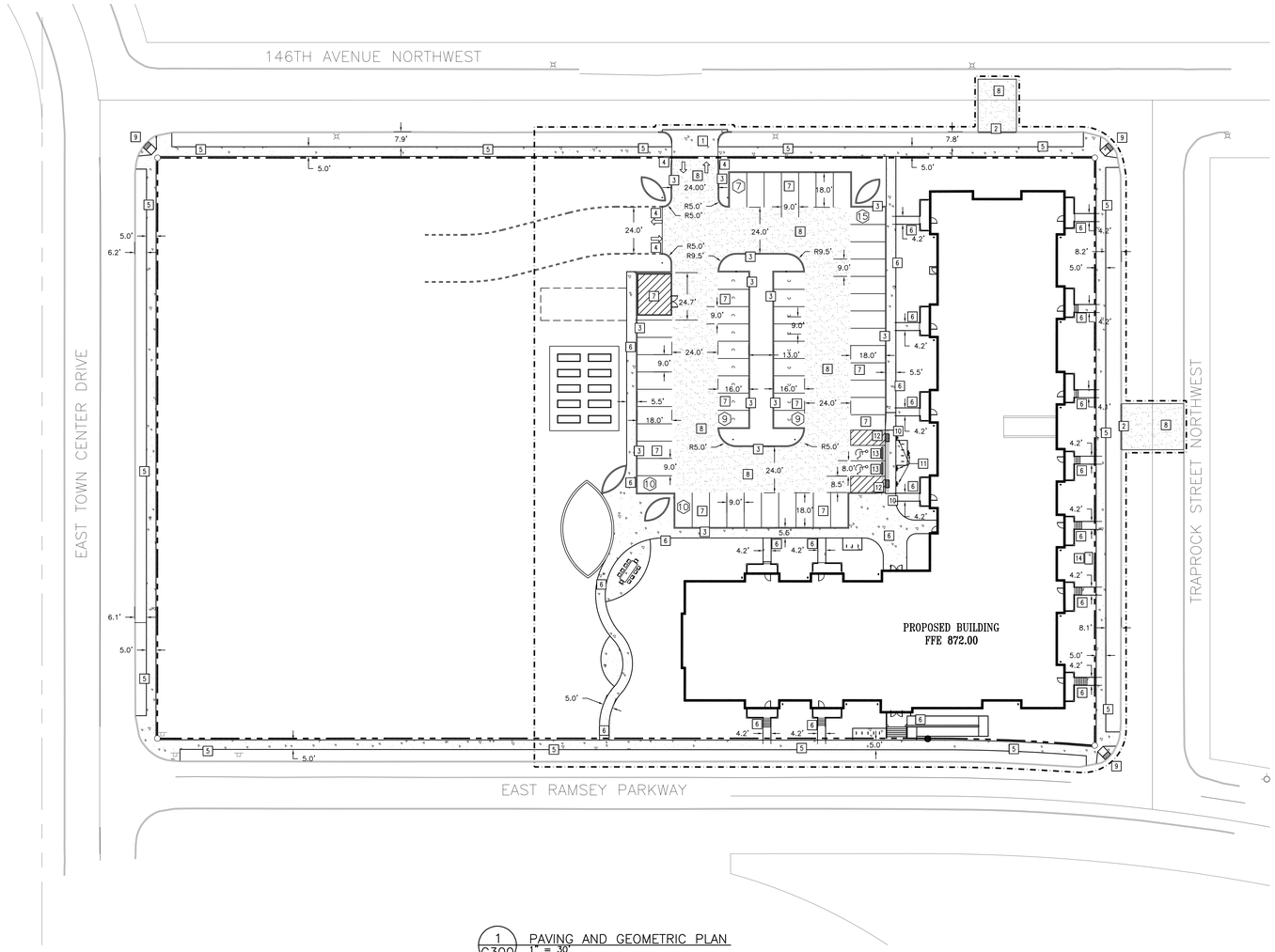
REVISIONS

DATE	06.01.2017
PROJECT #	17260
PHASE	DD
DRAWN BY	WH
CHECKED BY	KAM

UTILITY PLAN

C200

4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt



1 C300 PAVING AND GEOMETRIC PLAN
1" = 30'

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT/SIDEWALK
- FLAT CURB AND GUTTER
- PEDESTRIAN CURB RAMP
- ACCESSIBLE PARKING SYMBOL
- SIGN
- PARKING STALL COUNT (XX)

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

ABBREVIATIONS

BLDG	Building
BM	Bench Mark
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP.	Typical
MNMUTCD	Minnesota Manual on Uniform Traffic Control Devices

N

30' 15' 0 30' 60'

SCALE 1" = 30'

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

1. INSTALL CONCRETE DRIVE ENTRANCE. REFER TO DETAIL 3/C401.
2. INSTALL B618 CONCRETE CURB AND GUTTER. REFER TO DETAIL 1/C401.
3. INSTALL B612 CONCRETE CURB AND GUTTER. REFER TO DETAIL 1/C401.
4. INSTALL NOSEDOWN CURB SECTION. REFER TO DETAIL 5/C401.
5. INSTALL 6-INCH CONCRETE WALK. REFER TO DETAIL 2/C401.
6. INSTALL 4-INCH CONCRETE WALK. REFER TO DETAIL 9/C401. REFER TO LANDSCAPE PLANS FOR CONCRETE FINISH AND JOINTING.
7. INSTALL LIGHT-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 7/C401.
8. INSTALL HEAVY-DUTY BITUMINOUS PAVEMENT FOR REPAIRS IN THE PUBLIC ROW. COORDINATE WITH THE CITY OF RAMSEY FOR WEARING COURSE INSTALAION. REFER TO DETAIL 8/C401.
9. INSTALL PEDESTRIAN CURB RAMP. REFER TO DETAIL 12/C401. REFER TO MN/DOT STANDARD PLAN 5-297.250 AND MN/DOT STANDARD PLATE 7038.
10. INSTALL PARALLEL CURB RAMP. REFER TO DETAIL 11/C401. REFER TO MN/DOT STANDARD PLAN 5-297.250 AND MN/DOT STANDARD PLATE 7038.
11. INSTALL ACCESSIBLE PARKING SIGN. REFER TO DETAIL 13/C401.
12. INSTALL FLAT CURB SECTION. REFER TO DETAIL 6/C401.
13. INSTALL PRECAST WHEEL STOP. REFER TO DETAIL 10/C401.
14. INSTALL TRANSFORMER PAD. REFER TO MANUFACTURERS SPECIFICATIONS.

PAVING NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL CURB AND GUTTER IS TO BE B612 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
3. NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
4. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
5. FOLLOW ALL CITY OF RAMSEY RULES, REGULATIONS AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
6. ALL PARKING STALLS, EXCEPT ACCESSIBLE STALLS, ARE TO BE 9 FEET WIDE BY 18 FEET LONG.
7. ACCESSIBLE AISLES SHALL BE STRIPED PER MN CODE (SECTION 502). WHERE "NO PARKING" SIGNAGE WOULD OBSTRUCT A CURB RAMP OR ACCESSIBLE ROUTE, "NO PARKING" SHALL BE PRINTED ON THE SURFACE OF THE ACCESS AISLE.
8. THE CONTRACTOR IS TO CONTACT THE CITY OF RAMSEY/FIRE MARSHALL FOR THE EXACT PLACEMENT OF FIRE LANES, YELLOW-PAINTED CURBING AND NO PARKING AREAS FOR FIRE PROTECTION PURPOSES.
9. REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
10. INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
11. MATCH NEW PAVEMENT INTO EXISTING PAVEMENT. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
12. MATCH NEW CONCRETE CURB AND GUTTER INTO EXISTING. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
13. MATCH NEW SIDEWALK INTO EXISTING SIDEWALK. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
14. SAWCUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER.
15. INSTALL DRIVE ENTRANCE PER CITY OF RAMSEY STANDARDS AND SPECIFICATIONS. FOLLOW ALL CITY OF RAMSEY REQUIREMENTS FOR TRAFFIC CONTROL.
16. REFER TO SPECIFICATIONS FOR GRADE VERIFICATION SURVEY REQUIREMENTS PRIOR TO PLACEMENT OF SUB-BASE MATERIAL, BASE MATERIAL, AND PAVEMENTS/SIDEWALKS.

aeon
Better Changes Everything

GREENWAY TERRACE

901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

BKBM ENGINEERS

5930 Brooklyn Boulevard
Minneapolis, MN 55429-2518
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

PRELIMINARY

NOT FOR CONSTRUCTION

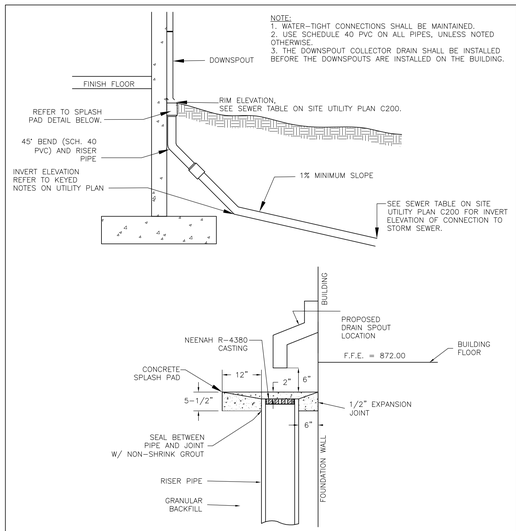
REVISIONS

DATE	06.01.2017
PROJECT #	17260
PHASE	DD
DRAWN BY	WH
CHECKED BY	KAM

PAVING AND GEOMETRIC PLAN

C300

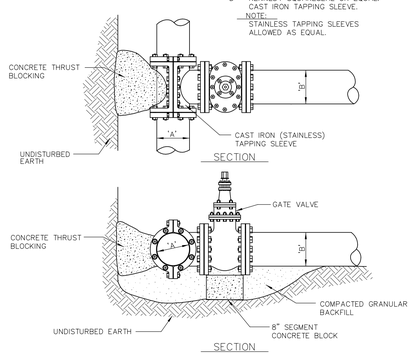
4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\15-0011 A17\16-0011 A17 mary.barnett.rvt



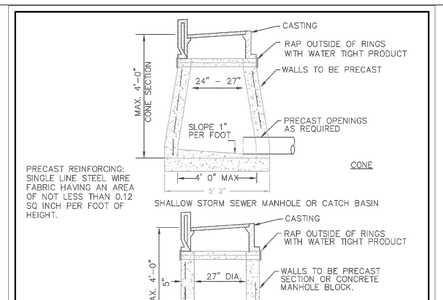
13 C400 DOWNSPOUT DRAIN WITH SPLASH PAD AND CASTING
NOT TO SCALE

EXISTING PIPE 'A'	18"	16"	14"	12"	10"	8"	6"
BRANCH PIPE 'B' 12"	C,D	C,D	C	C			
10"	C,D	C,D	C,D	C	C		
8"	C,D	C,D	C,D	C,D	C	C	
6"	C,D	C,D	C,D	C,D	C,D	C	C
4"	C,D	C,D	C,D	C,D	C,D	C,D	C

C – CLOW F-5205,TCIW A212A OR EQUAL. FULL CAST IRON TAPPING SLEEVE.
D – KENNEDY SQUARESEAL OR EQUAL. CAST IRON TAPPING SLEEVE.
NOTE: STAINLESS TAPPING SLEEVES ALLOWED AS EQUAL.



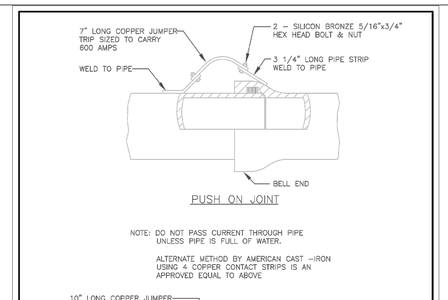
14 C400 WATERMAIN WET TAP (TYP.)
NOT TO SCALE



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

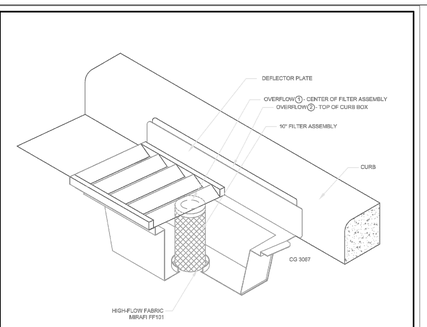
APPROVED: 6 – 2008	City of RAMSEY	STANDARD DETAILS: STORM AREA INLET
		CITY PLATE No. STO–2

10 C400 AREA INLET DETAIL
NOT TO SCALE



APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION
		CITY PLATE No. WAT–4

7 C400 WATER MAIN JOINT CONNECTION
NOT TO SCALE



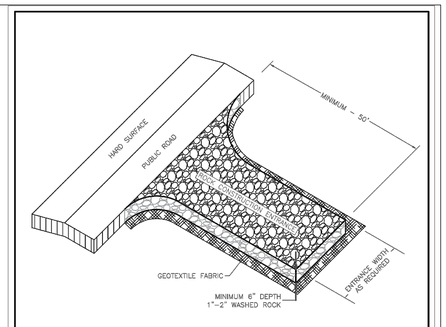
INLET PROTECTION – WIMCO OR EQUAL

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

4 C400 INLET PROTECTION
NOT TO SCALE

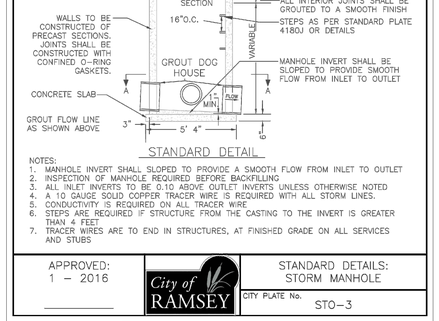


NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5

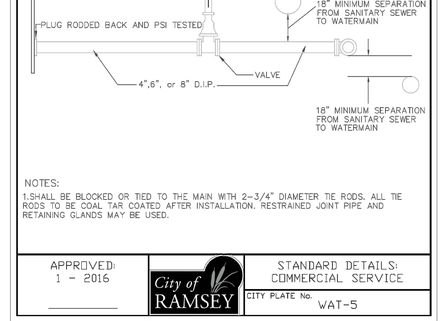
1 C400 ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE



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

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: STORM MANHOLE
		CITY PLATE No. STO–3

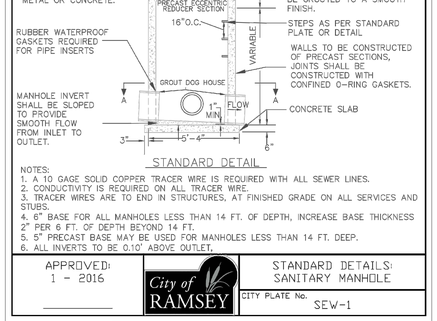
11 C100 STORM SEWER MANHOLE
NOT TO SCALE



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

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: COMMERCIAL SERVICE
		CITY PLATE No. WAT–5

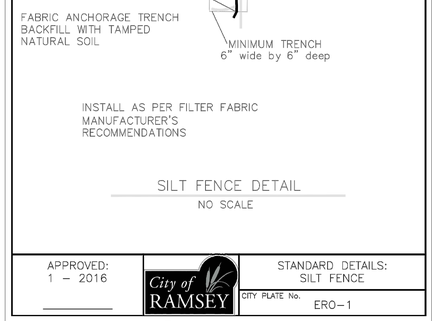
8 C400 DIP WATER SERVICE
NOT TO SCALE



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

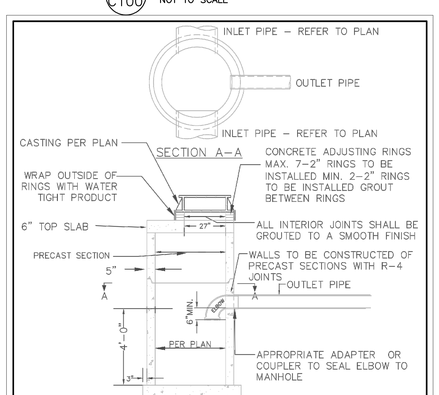
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SANITARY MANHOLE
		CITY PLATE No. SEW–1

5 C400 SANITARY SEWER MANHOLE
NOT TO SCALE



APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1

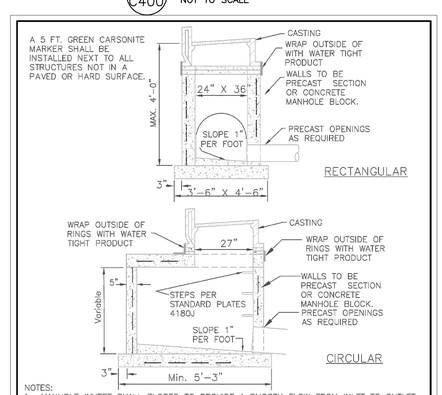
2 C400 SILT FENCE
NOT TO SCALE



NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
4. STEPS WILL BE REQUIRED AT A MAXIMUM OF 3' FROM THE RIM AND 16" ON CENTER THERE AFTER.
5. 8" BASE FOR ALL MANHOLES LESS THEN 14' DEEP, INCREASE BASE THICKNESS BY 2" PER 6' OF DEPTH BEYOND 14' & REINFORCE WITH 6"X 6" & 10" X 10" MESH.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SUMP MANHOLE
		CITY PLATE No. STO–9

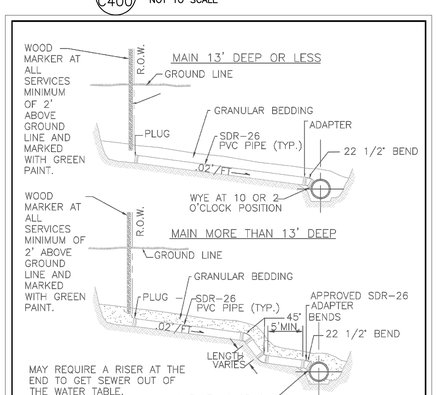
12 C400 SUMP MANHOLE
NOT TO SCALE



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

APPROVED: 4 – 2007	City of RAMSEY	STANDARD DETAILS: CATCH BASIN
		CITY PLATE No. STO–1

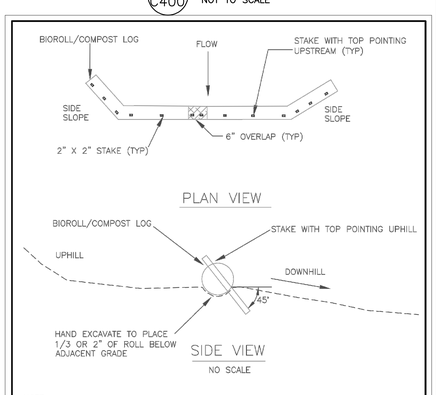
9 C400 CATCH BASIN
NOT TO SCALE



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

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: SANITARY SEWER SERVICE
		CITY PLATE No. SEW–3

6 C400 SANITARY SEWER SERVICE
NOT TO SCALE



NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4

3 C400 BIO ROLL
NOT TO SCALE

URBANWORKS
© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

aeon Better Changes Everything

GREENWAY TERRACE

901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

CONSULTANT

BKBM ENGINEERS
5930 Brooklyn Boulevard
Minneapolis, MN 55429-2518
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

PRELIMINARY

NOT FOR CONSTRUCTION

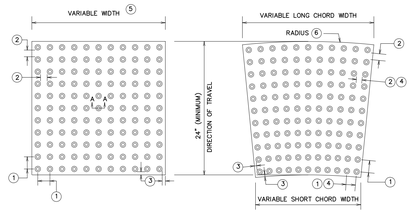
REVISIONS

DATE	06.01.2017
PROJECT #	17260
PHASE	DD
DRAWN BY	WH
CHECKED BY	KAM

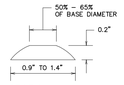
CIVIL DETAIL SHEET

C400

4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt



RECTANGULAR PLATES RADIAL PLATES



SECTION A–A
TRUNCATED DOME

TYPICAL RADIAL TRUNCATED DOME PLATES

RADIUS (FEET) ⑦	LONG CHORD WIDTH (INCHES)	SQ. FT. PER PLATE	PLATES REQUIRED FOR 90 DEGREE TURN
10	23–1/2	3.53	8
15	18–13/16	2.93	15
15	23–1/2	3.67	12
20	18–13/16	3.00	20
20	18–7/8	2.98	20
25	20–1/2	3.28	23
25	23–9/16	3.77	20
30	22–5/8	3.65	25
35	22	3.56	30

NOTES:

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

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

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

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

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

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

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

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

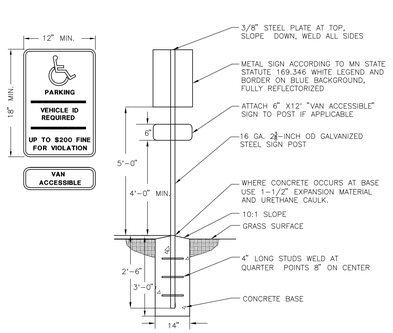
① CENTER TO CENTER DOME SPACING: 1.6" MINIMUM, 2.4" MAXIMUM.
② BASE TO BASE DOME SPACING: 0.65" MINIMUM.
③ DOME BASE TO PLATE EDGE SPACING: 0.35" MINIMUM, 0.75" MAXIMUM.
④ SPACING VARIES ON RADIAL PLATES.
⑤ TYPICAL WIDTHS AVAILABLE: 12", 18", 24", 30", 36". CHECK WITH MANUFACTURERS FOR AVAILABLE WIDTHS. ON RADIAL PLATE, RADIUS DEFINED AT BACK OF CURB.
⑥ TYPICAL RADII. CHECK WITH MANUFACTURERS FOR AVAILABLE RADII.

STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE	STANDARD PLATE NO.
DETECTABLE WARNING SURFACE TRUNCATED DOMES	2531	7038A

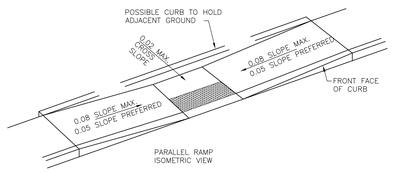
NOTE:
FOR ADA COMPLIANT PEDESTRIAN RAMPS, REFER TO MN/DOT STANDARD PLAN 5–297.250 PEDESTRIAN CURB RAMP DETAILS AT THE FOLLOWING WEB ADDRESS: HTTP://STANDARDPLATES.DOT.STATE.MN.US/STDPLATE.ASPX

CONTRACTOR SHALL COORDINATE FINAL CURB RAMP LOCATION AND PEDESTRIAN CURB RAMP DETAIL WITH THE CITY AND OWNER PRIOR TO INSTALLATION.

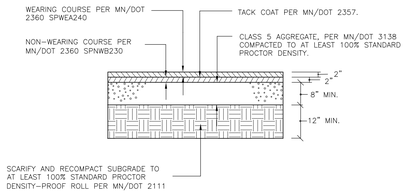
12 C401 PEDESTRIAN CURB RAMP – DETECTABLE WARNING
NOT TO SCALE



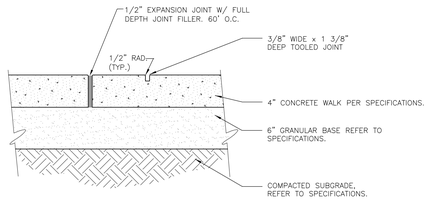
13 C401 ACCESSIBLE SIGN AND POST: GRASS AREA PLACEMENT
NOT TO SCALE



11 C401 PARALLEL RAMP
NOT TO SCALE

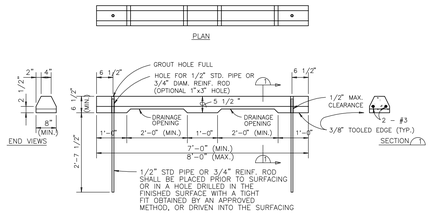


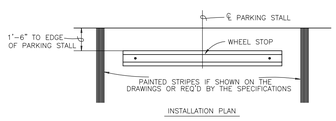
8 C401 HEAVY–DUTY BITUMINOUS PAVEMENT
NOT TO SCALE



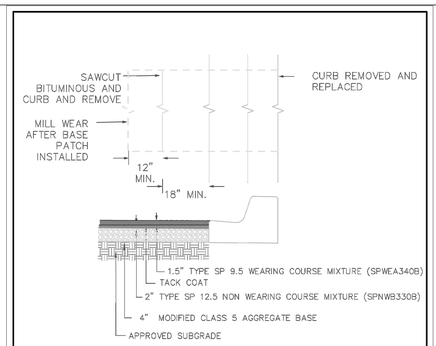
NOTE: JOINT SPACING SHALL BE 5–FEET ON CENTER. REFER TO ARCHITECTURAL PLANS FOR SPECIAL JOINTING PATTERNS.

9 C401 CONCRETE SIDEWALK CONSTRUCTION (TYP.)
NOT TO SCALE





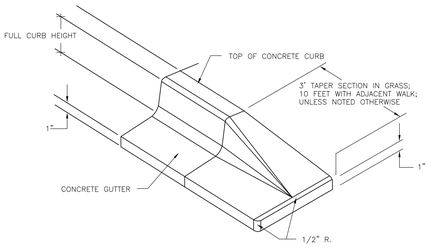
10 C401 PRECAST WHEEL STOP
NOT TO SCALE



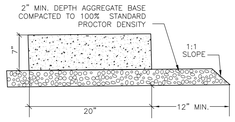
NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED: 6 – 2016	City of RAMSEY	STANDARD DETAILS: STREET PATCHING STANDARDS
		CITY PLATE No. STR–25

4 C401 BITUMINOUS PATCH DETAIL
NOT TO SCALE

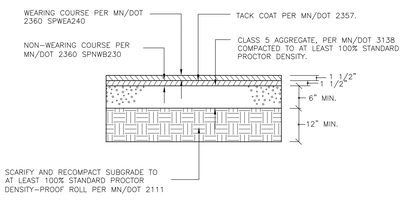


5 C401 NOSE–DOWN CURB SECTION
NOT TO SCALE

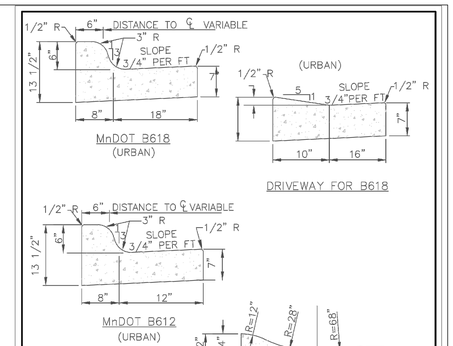


NOTE:
CURB SECTION IS TO SLOPE TOWARD PARKING LOT PER GRADING PLAN. TRANSITION INTO B612 CURBING USING NOSE–DOWN CURB SECTION.

6 C401 FLAT CURB/CONCRETE EDGER
NOT TO SCALE



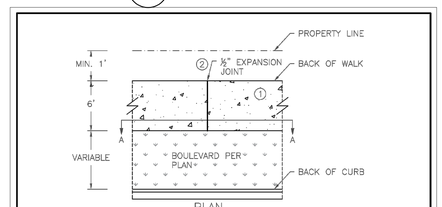
7 C401 LIGHT–DUTY BITUMINOUS PAVEMENT
NOT TO SCALE



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

1 C401 CURB AND GUTTER
NOT TO SCALE

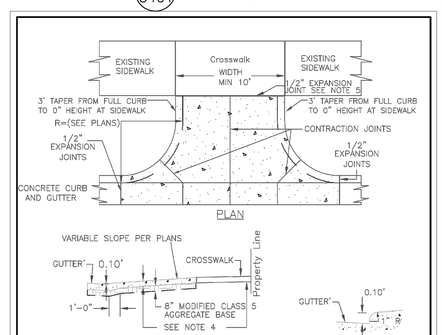


NOTE:
① BROOM FINISH CONCRETE WALK SURFACE
② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
③ 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

APPROVED: 10 – 2015	City of RAMSEY	STANDARD DETAILS: CONCRETE SIDEWALK
		CITY PLATE No. STR–3

2 C401 PUBLIC SIDEWALK
NOT TO SCALE



NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: COMMERCIAL DRIVEWAY CURBCUT
		CITY PLATE No. STR–14

3 C401 DRIVEWAY ENTRANCE
NOT TO SCALE

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

BKBM ENGINEERS
5930 Brooklyn Boulevard
Minneapolis, MN 55429-2518
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

DATE	06.01.2017
PROJECT #	17260
PHASE	DD
DRAWN BY	WH
CHECKED BY	KAM

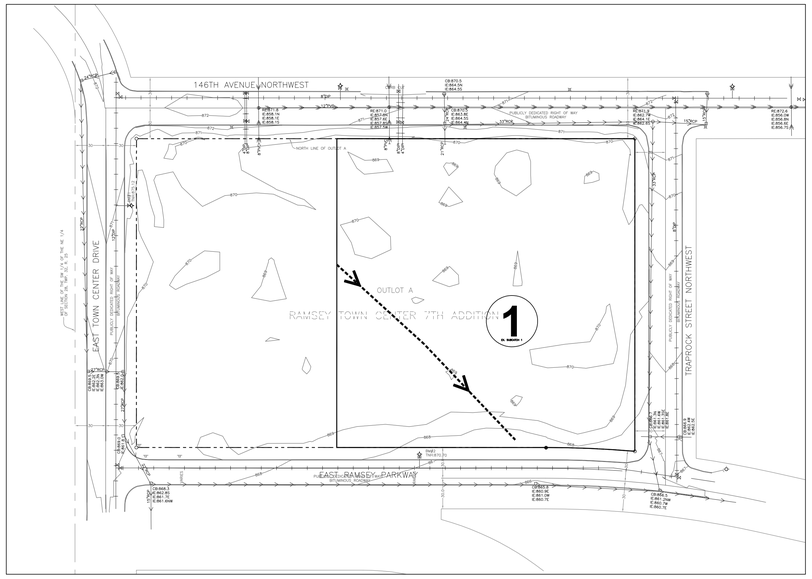
CIVIL DETAIL SHEET

C401

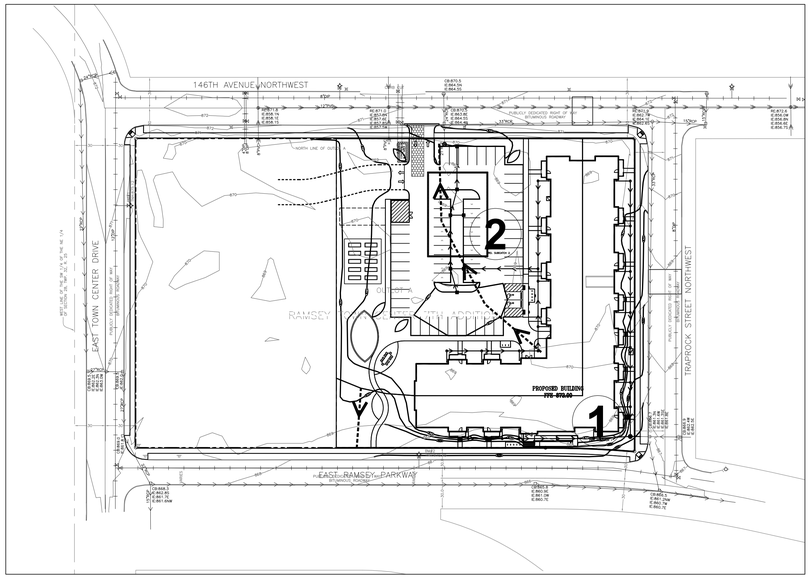
GREENWAY TERRACE

Aaeon
Better Changes Everything
901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt

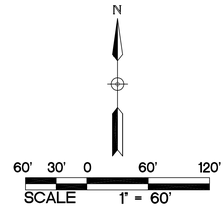


1 C500 EXISTING CONDITIONS
1" = 60'



2 C500 PROPOSED CONDITIONS
1" = 60'

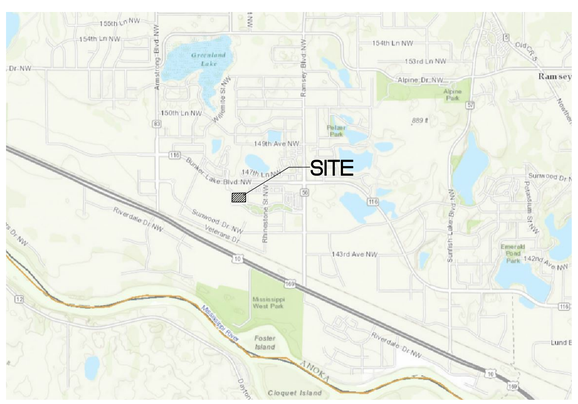
ABBREVIATIONS	
BLDG	Building
BMP	Best Management Practice
BW	Bottom of Wall
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
MPCA	Minnesota Pollution Control Agency
NPDES	National Pollutant Discharge Elimination System
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
TW	Top of Wall
W.O.	Washout



EXISTING DRAINAGE AREAS							
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT 2-YEAR (2.86")	10-YEAR (4.26")	100-YEAR (7.12")	ROUTING
1	0.00	2.03	2.03	0.82	3.37	10.51	
TOTAL	0.00	2.03	2.03	0.82	3.37	10.51	

PROPOSED DRAINAGE AREAS							
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT 2-YEAR (2.86")	10-YEAR (4.126")	100-YEAR (7.12")	ROUTING
1	0.26	0.38	0.65	1.68	2.82	5.37	
2	0.50	0.88	1.38	3.82	6.29	11.79	
TOTAL	0.76	1.26	2.02	5.50	9.11	17.16	
BMP				0.80	2.74	5.20	

STORMWATER RUNOFF SUMMARY			
	2-YR STORM (2.86") RUNOFF (CFS)	10-YR STORM (4.26") RUNOFF (CFS)	100-YR STORM (7.12") RUNOFF (CFS)
EXISTING SITE	0.82	3.37	10.51
PROPOSED SITE	5.50	9.11	17.16
PROPOSED BMP	0.80	2.74	5.20



VICINITY MAP
RAMSEY, MN

SPECIAL AND IMPAIRED WATERS
THERE ARE NO SPECIAL OR IMPAIRED WATERS WITHIN 1-MILE OF THE SITE.

MINIMUM ESTIMATED QUANTITIES FOR EROSION CONTROL		
ITEM DESCRIPTION	ESTIMATED QUANTITY	
DRAINAGE STRUCT. INLET FILTER	15	EACH
ROCK CONSTRUCTION ENTRANCE	1	EACH
CONCRETE WASHOUT	1	EACH
SILT FENCE	1442	LF
BIO LOG ROLL	44	LF

NOTE: QUANTITEIS SHOWN ARE THE MINIMUM REQUIRED, ADDITIONAL QUANTITIES MAY BE NEEDED IF REQUIRED BY THE MPCA, WATERSHED DISTRICT, OR CITY. CONTRACTOR IS RESPONSIBLE FOR FINAL DETERMINATION OF QUANTITIES PRIOR TO CONSTRUCTION.

NOTE:
THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT INCLUDES THE CIVIL ENGINEERING PLANS AND THE PROJECT MANUAL.

CONTRACTOR TO SUPPLY CONSTRUCTION PHASING NARRATIVE, ESTIMATED PRELIMINARY QUANTITIES OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S ANTICIPATED AT THE START OF THE PROJECT AND FOR THE LIFE OF THE PROJECT, AND LOCATION OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE DURATION OF EXPOSED SOIL AREAS. CONTRACTOR IS TO REVIEW MINNESOTA POLLUTION CONTROL AGENCY'S INSTRUCTIONS FOR THE APPLICATION FOR MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY PRIOR TO SUBMITTING APPLICATION.

INSPECTIONS
EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 1/2 INCH OVER 24 HOURS RAIN EVENT.

STABILIZED AREAS: ONCE EVERY 30 DAYS.

FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.

RECORDS: A COPY OF THE GRADING, DRAINAGE EROSION CONTROL PLAN AND WATERSHED DATA & SWPPP PLANS AS WELL AS THE INSPECTIONS/MAINTENANCE LOGS ARE TO BE KEPT EITHER IN THE FIELD OFFICE, INSPECTOR'S VEHICLE OR CONTRACTOR'S VEHICLE.

FINAL STABILIZATION
STABILIZATION BY UNIFORM PERENNIAL VEGETATIVE COVER (70% DENSITY)
DRAINAGE DITCHES STABILIZED.
ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMP'S REMOVED.
CLEAN OUT SEDIMENT FROM CONVEYANCES AND SEDIMENTATION BASINS (RETURN TO DESIGN CAPACITY).

GRADING & SOILS
BASED ON SOIL BORING(S) PROVIDED BY PSI SOILS TYPICALLY FOUND ON THIS PROJECT ARE: SM SP

REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

SEDIMENT AND EROSION CONTROL MAINTENANCE
PERIMETER SEDIMENT CONTROL PRACTICES: WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE BMP, THE SEDIMENT MUST BE REMOVED WITHIN 24 HOURS. IF PERIMETER SEDIMENT CONTROL HAS BEEN DAMAGED OR IS NOT FUNCTIONING PROPERLY, IT MUST BE REPAIRED AND/OR REPLACED WITHIN 24 HOURS. PERIMETER BMP MEASURES MAY INCLUDE SILT FENCING.

CONSTRUCTION SITE VEHICLE EXIT LOCATIONS: ALL TRACKED SEDIMENT ONTO PAVED SURFACES MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR MORE FREQUENTLY IF REQUIRED BY CITY OR WATERSHED.

CONSTRUCTION SITE DEWATERING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS. DISCHARGE FROM ALL DEWATERING OPERATIONS SHALL BE DIRECTED TO ON-SITE DEPRESSIONS. NO DISCHARGE FROM DEWATERING OPERATIONS SHALL BE DIRECTED OFF-SITE TOWARDS A WATER OF THE STATE.

PORTABLE TOILET NOTES:
1. PORTABLE TOILETS POSE AN ENVIRONMENTAL HAZARD WHEN PLACED IN THE VICINITY OF STORM DRAINS OR BODIES OF WATER. PORTABLE TOILET CLEANING ACTIVITIES CAN ALSO GENERATE POLLUTANTS THAT CAN DEGRADE WATER QUALITY.
2. PORTABLE TOILET PLACEMENT:
   2.1. PLACE PORTABLE TOILETS ON FLAT STABLE GROUND WITH CLEAR ACCESS TO THE UNITS.
   2.2. LOCATE TOILETS A MINIMUM OF 20 FEET FROM ANY WATER BODY AND 10 FEET FROM ANY CURB AND GUTTER. IF UNFEASIBLE, AN EARTHERN BERM OR SAND BAG BERM SHALL BE PLACED AROUND THE UNIT FOR SPILL AND LEAK CONTAINMENT.
   2.3. AVOID PLACING TOILETS ON IMPERVIOUS SURFACES THAT WILL QUICKLY DRAIN TO STORM SEWERS.
   2.4. LOCATE TOILETS SO THAT EXPOSURE TO TRAFFIC AND MOVING EQUIPMENT IS MINIMIZED.
   2.5. SECURE TOILETS TO THE GROUND WITH STAKES OR CABLES.
   2.6. RINSE WATER FROM CLEANING ACTIVITIES SHALL NOT BE DISPOSED ON SITE.
3. REGULARLY CHECK TOILETS FOR DAMAGE, LEAKS AND SPILLS AS PART OF THE WEEKLY STORMWATER SITE INSPECTION.
4. OWNER IDENTIFICATION AND CONTACT INFORMATION SHALL BE DISPLAYED IN A PROMINENT LOCATION ON EACH UNIT.

POLLUTION PREVENTION MANAGEMENT MEASURES
SOLID WASTE DISPOSED PROPERLY; COMPLY WITH MPCA REQUIREMENTS.

HAZARDOUS WASTE STORED (SECONDARY CONTAINMENT, RESTRICTED ACCESS) AND DISPOSED IN COMPLIANCE WITH MPCA REQUIREMENTS.

EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED.

NO ENGINE DEGREASING ALLOWED ON-SITE.

CONCRETE WASHOUT ON-SITE: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. THE CONCRETE WASHOUT AREA INDICATED ON THE PLANS IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION IN ACCORDANCE WITH MPCA REQUIREMENTS.

HANDLING AND STORAGE OF HAZARDOUS MATERIALS:
IF THE CONTRACTOR INTENDS TO USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ON THE PROJECT SITE, THE CONTRACTOR MUST COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS:

1. THE CONTRACTOR 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.
2. 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.
3. 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.

ON-SITE FUEL TANKS REQUIRE SECONDARY CONTAINMENT AS REQUIRED BY THE PERMIT. PORTABLE FUEL TRUCKS SHALL HAVE THEIR SPILL KITS AVAILABLE DURING FUELING. SPILLS GREATER THAN 5 GALLONS MUST BE REPORTED TO THE PROPER AUTHORITIES.

CONSTRUCTION ACTIVITY EROSION PREVENTION PRACTICES
CONTRACTOR SHALL 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 WATER THAT THE DNR 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 ACTIVES WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24-HOURS AFTER CONNECTION TO A SURFACE WATER.

SEDIMENT CONTROL MEASURES MUST BE INSTALLED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN.

MECHANICAL AND NON STORMWATER DISCHARGES, EXISTING AND PROPOSED

1. WATER LINE FLUSHING
2. LANDSCAPE IRRIGATION
3. DISCHARGE FROM POTABLE WATER SOURCES
4. AIR CONDITIONING CONDENSATION
5. INDIVIDUAL RESIDENT CAR WASHING
6. RESIDENTIAL BUILDING WASH WATERS WITHOUT DETERGENTS.

AGENCY CONTACTS

CITY OF RAMSEY
ENGINEERING DEPARTMENT
PHONE: (763) 427-5543

MINNESOTA POLLUTION CONTROL AGENCY
PHONE: (651) 296-6300

LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION
PHONE: (763) 767-5130

AEON MANAGEMENT
901 NORTH THIRD STREET, SUITE 150
PHONE: (612X) 341-3148

NOTE:
THE CONTRACTOR MUST COMPLETE, SIGN, OBTAIN OWNERS SIGNATURE, PAY FEE, AND SEND IN THE NPDES PERMIT APPLICATION. CONTRACTOR SHALL PROVIDE A CERTIFIED EROSION CONTROL SUPERVISOR. SWPPP DOCUMENTATION, INCLUDING INSPECTION REPORTS SHALL BE RETAINED FOR A PERIOD OF THREE (3) YEARS. DESIGN CALCULATIONS ARE ON FILE AT BKBM.

THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS, BEFORE, DURING, AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION HAS BEEN FILED.

STOCKPILES:
ON-SITE STOCKPILES OF SOIL SHALL HAVE PERIMETER SEDIMENT CONTROL. STOCKPILES SHALL BE STABILIZED WITH BLANKETS, TARPS, OR HYDRO MULCH IF LEFT ON-SITE FOR MORE THAN 14 DAYS.

OTHER NOTES:
1. LONG TERM MAINTENANCE OF THE SITE WILL BE PERFORMED BY THE OWNER, ACON. INCLUDED MAINTENANCE FOR STORMWATER DEVISES SHALL BE:
   1.1. SWEEP AND CLEAN TRASH FROM PARKING AREAS
2. THIS SWPPP WAS PREPARED BY PERSONNEL THAT ARE CERTIFIED IN THE DESIGN OF CONSTRUCTION SWPPS. COPIES OF THE CERTIFICATIONS ARE ON FILE WITH BKBM AND ARE AVAILABLE UPON REQUEST.
3. THIS SWPPP DOCUMENT MUST BE AMENDED AS NECESSARY DURING CONSTRUCTION IN ORDER TO KEEP IT CURRENT WITH THE POLLUTANT CONTROL MEASURES UTILIZED AS THE SITE. THE SITE MAP SHOWING LOCATIONS OF ALL STORM WATER CONTROLS MUST BE POSTED ON THE SITE AND UPDATED TO REFLECT THE PROGRESS OF CONSTRUCTION.

SWPPP IMPLEMENTATION, INSTALLATION, INSPECTION, AND BMP MAINTENANCE BY FRATTALONE COMPANIES.

NAME: _____

CERTIFICATION #:_____

DATE: _____

URBANWORKS

GREENWAY TERRACE

aeon
Better Changes Everything
901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT
BKBM ENGINEERS
5930 Brooklyn Boulevard
Minneapolis, MN 55429-2518
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

PRELIMINARY

NOT FOR CONSTRUCTION

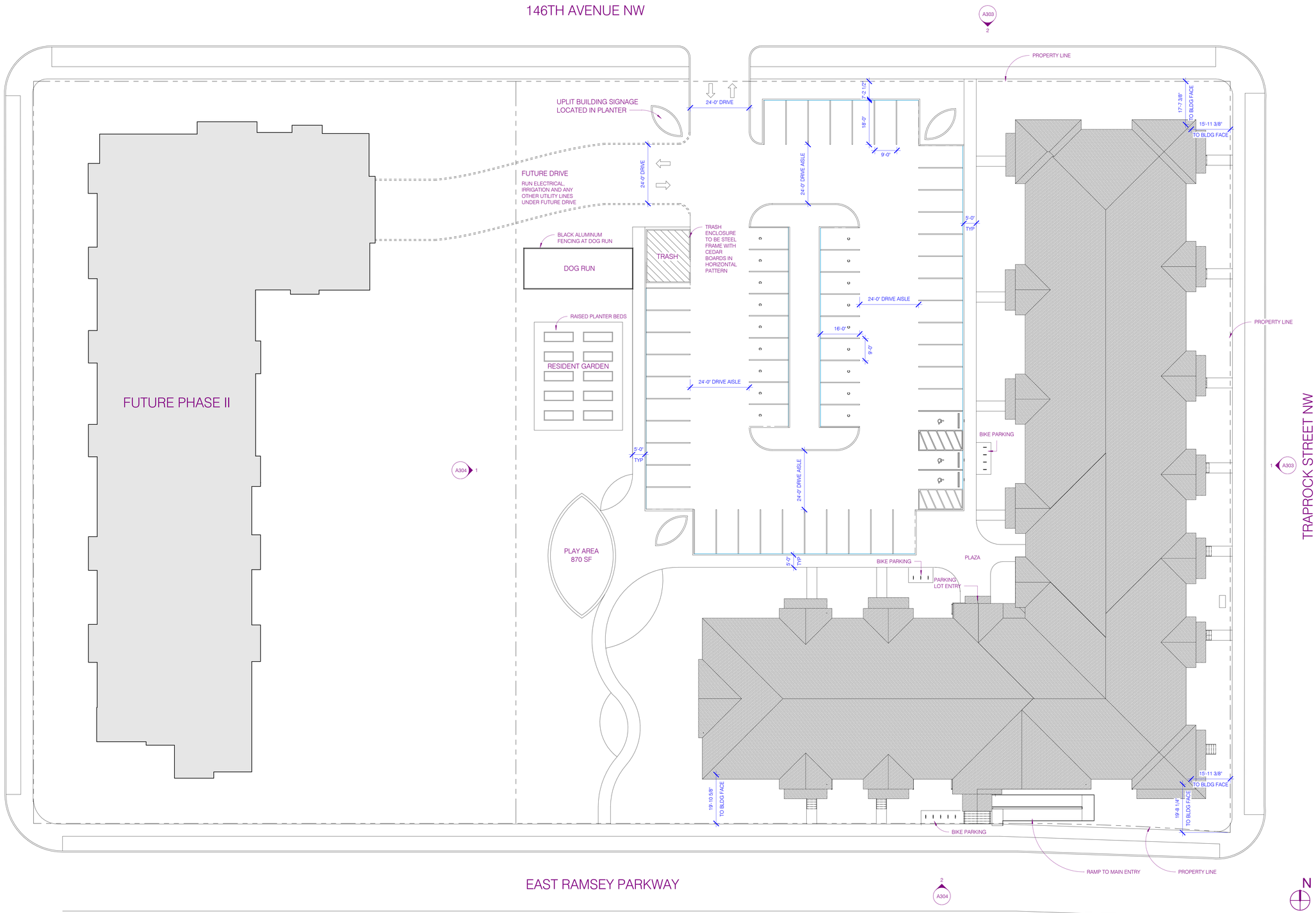
REVISIONS

DATE	06.01.2017
PROJECT #	17260
PHASE	DD
DRAWN BY	WH
CHECKED BY	KAM

SWPPP

C500

C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt
4/19/2017 9:11:24 AM



1 ARCHITECTURAL SITE PLAN

LA100 1/16" = 1'-0"

aeon
Better Changes Everything

GREENWAY TERRACE

146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

ARCHITECTURAL SITE PLAN

LA100

C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt
6/1/2017 1:29:09 PM

TREES


Acer platanoides 'Emerald Lustre'


Acer x freemanii 'Armstrong'


Amelanchier x grandiflora 'Autumn Brilliance'


Celtis occidentalis


Gleditsia triacanthos 'Skyline'


Pinus strobus


Quercus x 'Regal Prince'


Ulmus x morton 'Accolade'

SHRUBS


Cornus hessei 'Garden Glow'


Diervilla lonicera


Hydrangea arborescens 'Annabelle'


Physocarpus opulifolius 'Little Devil'


Rhus aromatica 'Gro-Low'


Ribes alpinum


Sorbaria sorbifolia 'Sem'


Spiraea betulifolia 'Tor'


Spiraea x bumalda 'Anthony Waterer'


Syringa pubescens 'Miss Kim'


Weigela florida 'Minuet'

PERENNIALS / GARDEN PLANTERS


Calamagrostis x acutiflora 'Karl Foerster'


Hemerocallis x 'Bodacious Returns'


Asclepias tuberosa


Echinacea purpurea


Liatris spicata


Nepeta faassenii


Panicum vergatum


Perovskia atriplicifolia


Rudbeckia hitra


Salvia x 'Bee's Bliss'

EVERGREEN SHRUBS


Juniperus chinensis 'Mint Julep'


Juniperus scopulorum 'Bailigh'


Taxus x media 'Tauntonii'


Thuja occidentalis 'Techny'

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES	NATIVE STATUS	
	AP	2	ACER PLATANOIDES `EMERALD LUSTRE` / NORWAY MAPLE	3" CAL.	B&B	SINGLE LEADER, WELL BRANCHED		
	AF	9	ACER X FREEMANII `ARMSTRONG` / ARMSTRONG FREEMAN MAPLE	3" CAL.	B&B	SINGLE LEADER, WELL BRANCHED	NATIVE CULTIVAR	
	AG	3	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY	10` HEIGHT	B&B	CLUMP FORM	NATIVE CULTIVAR	
	CO	3	CELTIS OCCIDENTALIS / COMMON HACKBERRY	3" CAL.	B&B	SINGLE LEADER, WELL BRANCHED	NATIVE CULTIVAR	
	GT	2	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST	3" CAL.	B&B	SINGLE LEADER, WELL BRANCHED	NATIVE CULTIVAR	
	PS	3	PINUS STROBUS / WHITE PINE	8` HEIGHT	B&B	NATURAL, FULL FORM	NATIVE	
	QR	9	QUERCUS X `REGAL PRINCE` / REGAL PRINCE PAK	2.5" CAL.	B&B	SINGLE LEADER, WELL BRANCHED	NATIVE CULTIVAR	
	UM	19	ULMUS X `MORTON` / ACCOLADE	2.5" CAL.	B&B	SINGLE LEADER, WELL BRANCHED	NATIVE	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES	NATIVE STATUS	
	CH	36	CORNUS HESSEI `GARDEN GLOW` / DOGWOOD	#5	CONT.	PLAN SPACING PER PLAN	NATIVE CULTIVAR	
	DL	45	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE	#5	CONT.	PLAN SPACING PER PLAN	NATIVE	
	HA	10	HYDRANGEA ARBORESCENS `ANNABELLE` / ANNABELLE SMOOTH HYDRANGEA	#5	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	PL	11	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK	#5	CONT.	PLAN SPACING PER PLAN	NATIVE CULTIVAR	
	RG	6	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	#5	CONT.	SPACE 5`-0" O.C.	NATIVE CULTIVAR	
	RA	38	RIBES ALPINUM / ALPINE CURRANT	#5	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	SS	38	SORBARIA SORBIFOLIA `SEM` / SEM FALSE SPIREA	#1	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	ST	24	SPIRAEA BETULIFOLIA `TOR` / BIRCHLEAF SPIREA	#2	CONT.	PLAN SPACING PER PLAN	NATIVE CULTIVAR	
	SA	21	SPIRAEA X BUMALDA `ANTHONY WATERER` / ANTHONY WATERER SPIRAEA	#5	CONT.	PLAN SPACING PER PLAN	NATIVE	
	SK	27	SYRINGA PUBESCENS `MISS KIM` / MISS KIM KOREAN LILAC	#5	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	WM	87	WEIGELA FLORIDA `MINUET` / MINUET WEIGELA	#5	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES	NATIVE STATUS	
	CA	92	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	#1	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	HB	57	HEMEROCALLIS X `BODACIOUS RETURNS` / DAYLILY	#1	CONT.	PLAN SPACING PER PLAN	NATIVE	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES	NATIVE STATUS	
	JM	54	JUNIPERUS CHINENSIS `MINT JULEP` / MINT JULEP JUNIPER	#5	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	JB	8	JUNIPERUS SCOPULORUM `BAILIGH` / SKY HIGH JUNIPER	#10	CONT.	PLAN SPACING PER PLAN	NON-NATIVE	
	TT	21	TAXUS X MEDIA `TAUNTONII` / TAUTON YEW	#5	CONT.	PLAN SPACING PER PLAN	NATIVE CULTIVAR	
	TO	10	THUJA OCCIDENTALIS `TECHNY` / TECHNY ARBORVITAE	6` HGT	CONT.	PLAN SPACING PER PLAN	NATIVE CULTIVAR	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES	NATIVE STATUS	SPACING
	Sod	26,499 SF	SOD	NONE	SOD			

GARDEN PLANTER SCHEDULE

	MIXED PERENNIALS	379 SF		
	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	21 SF	#1 @ 18" oc	
	ECHINACEA PURPUREA / PURPLE CONEFLOWER	21 SF	#1 @ 18" oc	
	LIATRIS SPICATA / SPIKE GAYFEATHER	21 SF	#1 @ 18" oc	
	NEPETA FAASSENII / CATMINT	21 SF	#1 @ 18" oc	
	PANICUM VIRGATUM / SWITCH GRASS	21 SF	#1 @ 18" oc	
	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	21 SF	#1 @ 18" oc	
	RUDBECKIA HIRTA / BLACK-EYED SUSAN	21 SF	#1 @ 18" oc	
	SALVIA X `BEE`S BLISS` / SAGE	21 SF	#1 @ 18" oc	

REFER TO DETAIL FOR PLANTING PATTERN (7 / L-500)

aeon
Above Changes Everything
GREENWAY TERRACE
901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

URBANWORKS
© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT
DF/
DAMON FARBER LANDSCAPE ARCHITECTS
401 2nd Avenue North, Suite 410
Minneapolis, MN 55401
p 612.332.7522

PRELIMINARY

NOT FOR CONSTRUCTION

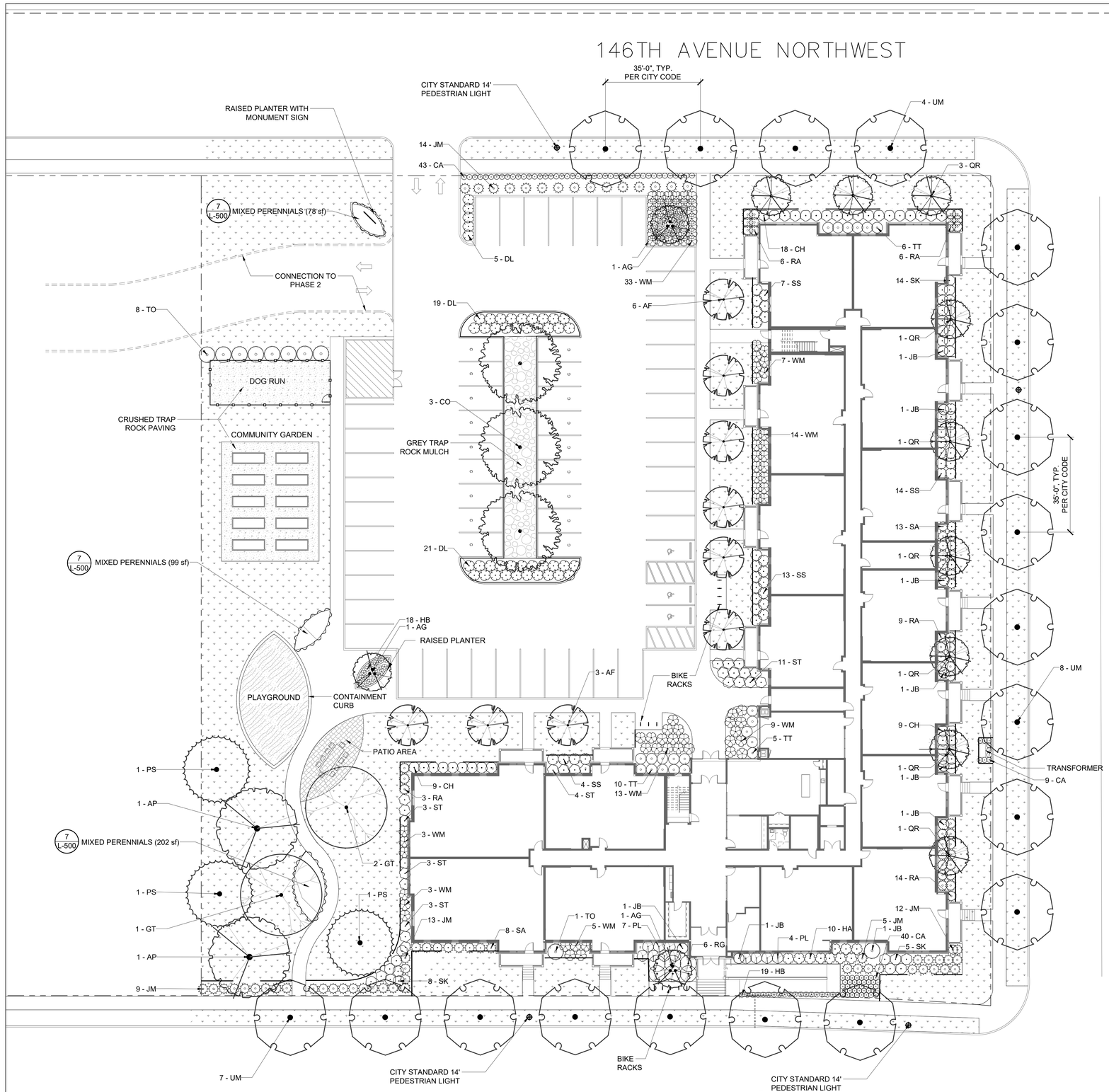
REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	SD
DRAWN BY	B. Doucette
CHECKED BY	J. Symynkywicz

LANDCAPE PLANT SCHEDULE

L030

4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt



L160 OVERALL LANDSCAPE PLAN

1" = 16'

NORTH 0 16 32

QUICK REFERENCE SCHEDULE

TREES	BOTANICAL NAME
AP	ACER PLATANOIDES `EMERALD LUSTRE`
AF	ACER X FREEMANII `ARMSTRONG`
AG	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`
CO	CELTIS OCCIDENTALIS
GT	GLEDITSIA TRIACANTHOS `SKYLINE`
PS	PINUS STROBUS
QR	QUERCUS X `REGAL PRINCE`
UM	ULMUS X `MORTON`
SHRUBS	BOTANICAL NAME
CH	CORNUS HESSEI `GARDEN GLOW`
DL	DIERVILLA LONICERA
HA	HYDRANGEA ARBORESCENS `ANNABELLE`
PL	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM
RG	RHUS AROMATICA `GRO-LOW`
RA	RIBES ALPINUM
SS	SORBARIA SORBIFOLIA `SEM`
ST	SPIRAEA BETULIFOLIA `TOR`
SA	SPIRAEA X BUMALDA `ANTHONY WATERER`
SK	SYRINGA PUBESCENS `MISS KIM`
WM	WEIGELA FLORIDA `MINUET`
ANNUALS/PERENNIALS	BOTANICAL NAME
CA	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`
HB	HEMEROCALLIS X `BODACIOUS RETURNS`
EVERGREEN SHRUBS	BOTANICAL NAME
JM	JUNIPERUS CHINENSIS `MINT JULEP`
JB	JUNIPERUS SCOPULORUM `BAILIGH`
TT	TAXUS X MEDIA `TAUNTONII`
TO	THUJA OCCIDENTALIS `TECHNY`
GROUND COVERS	BOTANICAL NAME
Sod	SOD

aeon
Above Changes Everything
GREENWAY TERRACE
901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT
DF/
DAMON FARBER LANDSCAPE ARCHITECTS
401 2nd Avenue North, Suite 410
Minneapolis, MN 55401
p 612.332.7522

PRELIMINARY

NOT FOR CONSTRUCTION

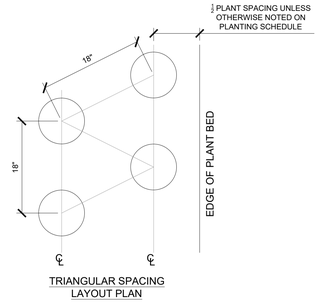
REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	SD
DRAWN BY	B. Doucette
CHECKED BY	J. Symyrkywicz

LANDCAPE PLANTING PLAN

L060

4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt

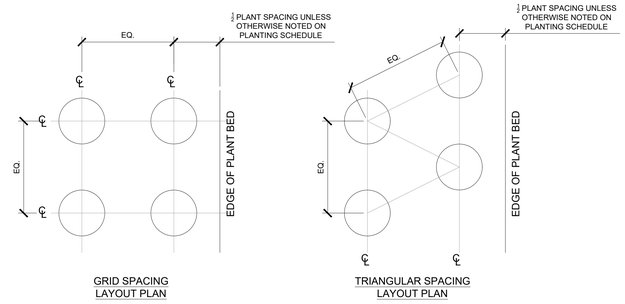


TRIANGULAR SPACING
LAYOUT PLAN

NOTE:
1. ALTERNATE EACH PLANTING AS SHOWN IN THE GARDEN PLANTER SCHEDULE
2. RANDOMIZE PLANTING ORDER THROUGHOUT PLANTERS

7 GARDEN PLANTER SPACING

3/4" = 1'-0" P-17 113-03



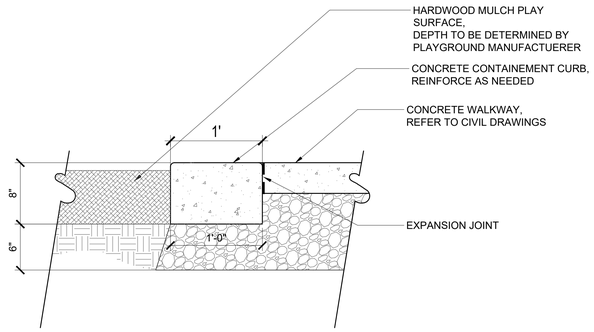
GRID SPACING
LAYOUT PLAN

TRIANGULAR SPACING
LAYOUT PLAN

NOTE:
1. REFER TO PLANTING SCHEDULE FOR PLANT SPACING.
2. SEE SPECIFICATION SECTION 32-9300 "EXTERIOR PLANTS" FOR MORE INFORMATION.

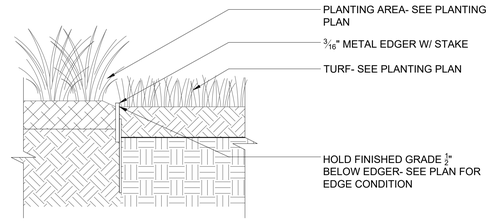
3 PLANT SPACING

3/4" = 1'-0" P-17 113-08



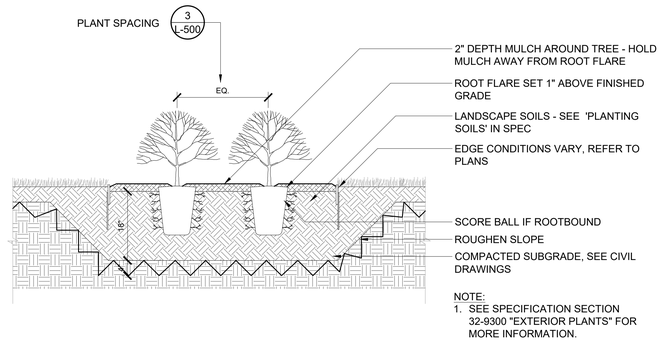
10 CONTAINMENT CURB AT PLAYGROUND

1 1/2" = 1'-0" P-17 113-24



6 STEEL EDGING

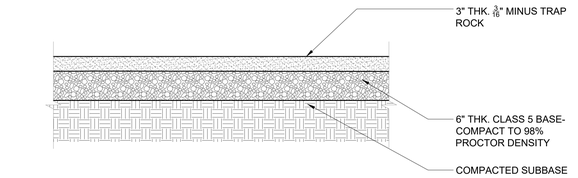
1 1/2" = 1'-0" P-17 113-09



NOTE:
1. SEE SPECIFICATION SECTION 32-9300 "EXTERIOR PLANTS" FOR MORE INFORMATION.

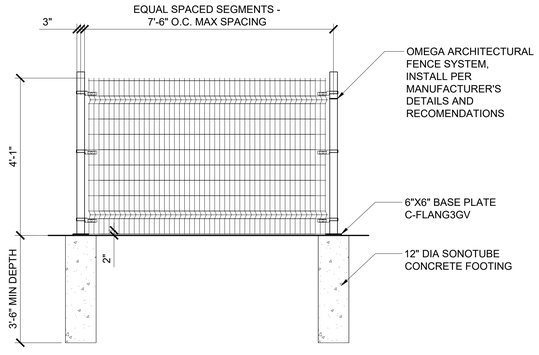
2 SHRUB PLANTING

3/4" = 1'-0" P-17 113-20



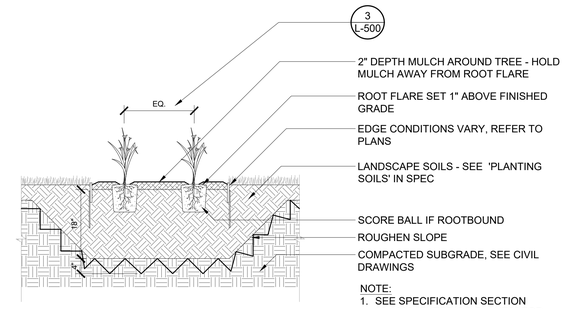
9 CRUSHED STONE PAVING

1" = 1'-0" P-17 113-19



8 EXTERIOR FENCE - 4` HEIGHT

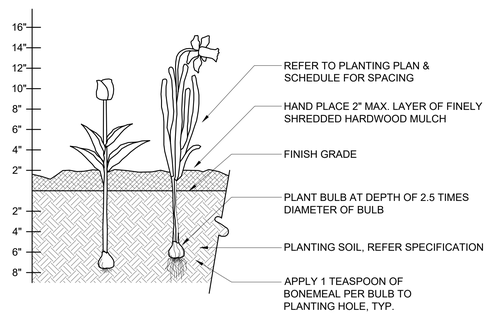
1/2" = 1'-0" P-17 113-23



NOTE:
1. SEE SPECIFICATION SECTION 32-9300 "EXTERIOR PLANTS" FOR MORE INFORMATION.

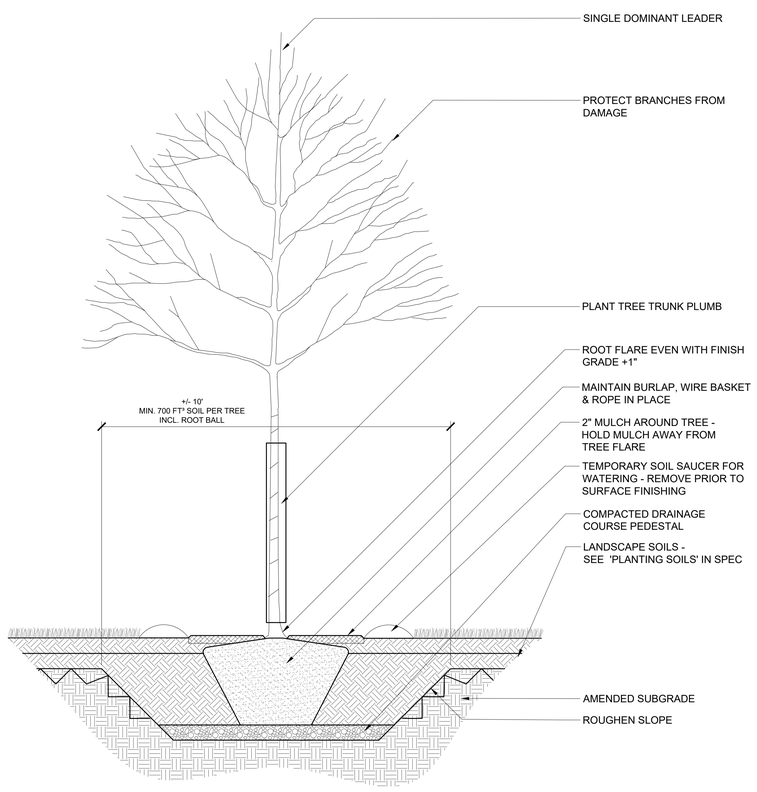
5 PERENNIAL PLANTING

3/4" = 1'-0" P-17 113-06



4 BULB PLANTING DETAIL

1" = 1'-0" P-17 113-05



1 TREE PLANTING IN SOFTSCAPE - FLAT

1/2" = 1'-0" P-17 113-04

Daeon
Green Collaborative Development
GREENWAY TERRACE
901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT
DF/
DAMON FARBER LANDSCAPE ARCHITECTS
401 2nd Avenue North, Suite 410
Minneapolis, MN 55401
p 612.332.7522

PRELIMINARY

NOT FOR CONSTRUCTION

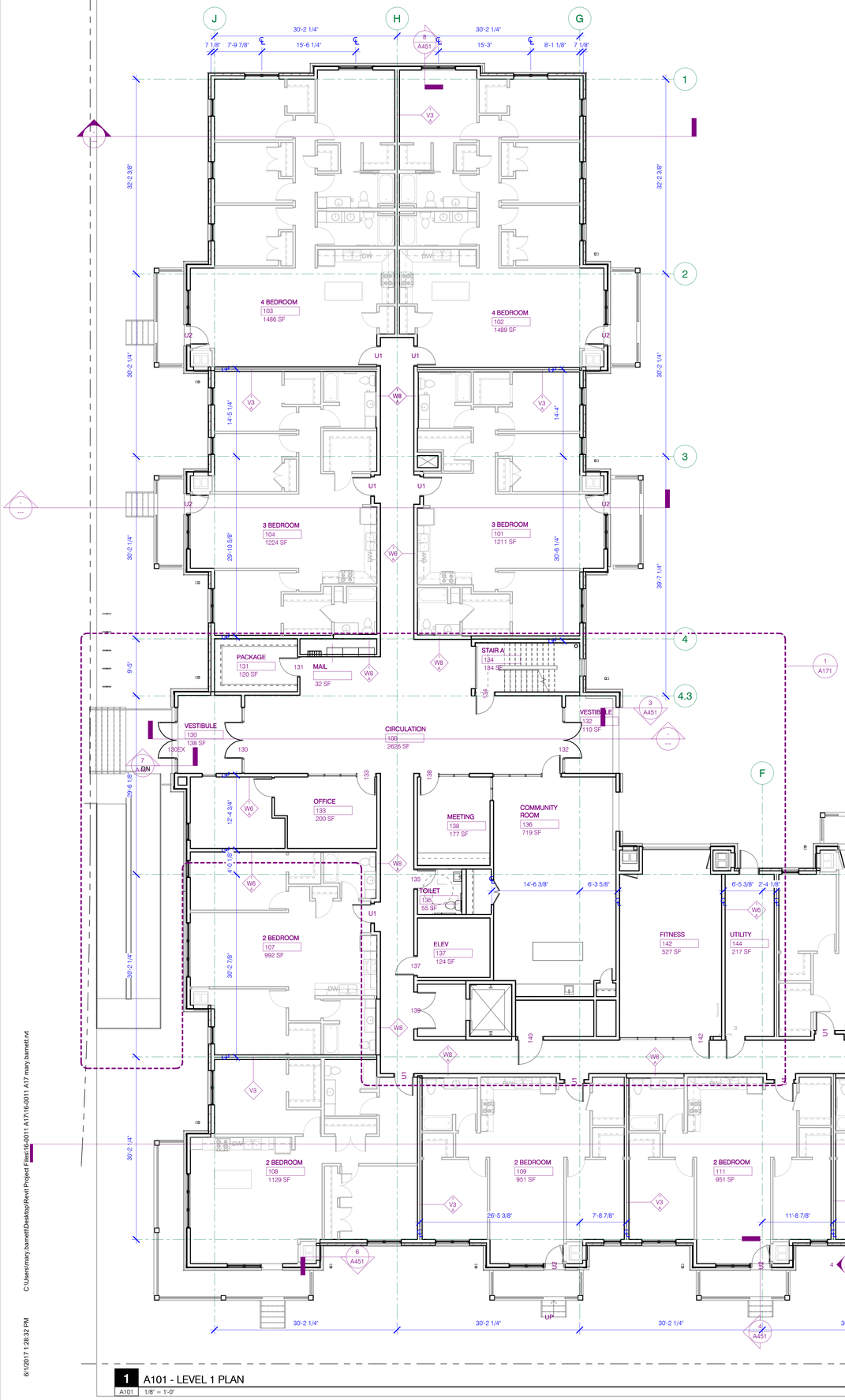
REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	SD
DRAWN BY	B. Doucette
CHECKED BY	J. Symynkywicz

LANDCAPE DETAILS

L500

4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt



GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WOOD STUD WALLS ARE TO OUTSIDE FACE OF SHEATHING
2. DIMENSIONS AT EXTERIOR CMU WALLS ARE TO FACE OF CMU
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS NOTED BY THE SYMBOL ℄ INDICATING CENTERLINE OF WALL
5. RESIDENTIAL DIMISING WALLS ARE TYPE **V3**, **V6**, AND **V8** 1-HR FIRE RATING WITH ACOUSTIC RATING
6. RESIDENTIAL CORRIDOR WALLS ARE TYPE **W6** AND **W8** 1-HR FIRE RATING WITH ACOUSTIC RATING
7. EXTERIOR WOOD STUDS ARE FIRE TREATED 2x6's UNLESS NOTED OTHERWISE
8. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
9. EXTEND 1-HR FIRE BARRIERS TO UNDERSIDE OF SHEATHING WHERE APPLICABLE
10. NO PENENTRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
11. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS ON SOFFIT)
12. ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED AS TYPE A
13. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
14. LAUNDRY EQUIPMENT SHOWN FOR REFERENCE ONLY; EQUIPMENT PROVIDED BY OWNER

1 A101 - LEVEL 1 PLAN

A101 1/8" = 1'-0"

aeon
Better Changes Everything

GREENWAY TERRACE

146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

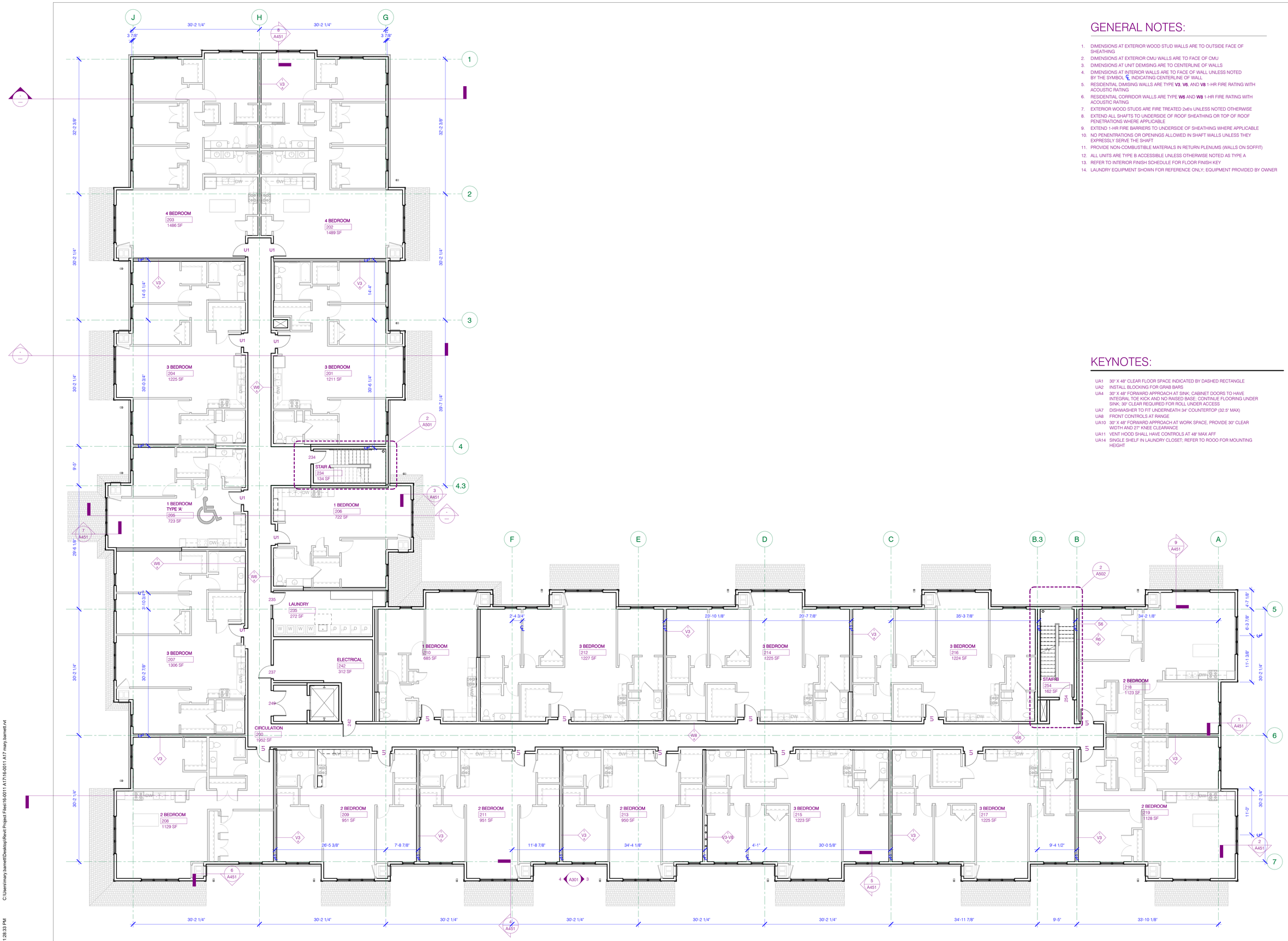
REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

LEVEL 1 PLAN - OVERALL

A101

C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt
6/1/2017 1:28:32 PM



1 A102 - LEVEL 2 PLAN

A102 1/8" = 1'-0"

GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WOOD STUD WALLS ARE TO OUTSIDE FACE OF SHEATHING
2. DIMENSIONS AT EXTERIOR CMU WALLS ARE TO FACE OF CMU
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS NOTED BY THE SYMBOL ℄ INDICATING CENTERLINE OF WALL
5. RESIDENTIAL DIMISING WALLS ARE TYPE **V3**, **V6**, AND **V8** 1-HR FIRE RATING WITH ACOUSTIC RATING
6. RESIDENTIAL CORRIDOR WALLS ARE TYPE **W6** AND **W8** 1-HR FIRE RATING WITH ACOUSTIC RATING
7. EXTERIOR WOOD STUDS ARE FIRE TREATED 2x6's UNLESS NOTED OTHERWISE
8. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
9. EXTEND 1-HR FIRE BARRIERS TO UNDERSIDE OF SHEATHING WHERE APPLICABLE
10. NO PENENTRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
11. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS ON SOFFIT)
12. ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED AS TYPE A
13. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
14. LAUNDRY EQUIPMENT SHOWN FOR REFERENCE ONLY; EQUIPMENT PROVIDED BY OWNER

KEYNOTES:

UA1	30" X 48" CLEAR FLOOR SPACE INDICATED BY DASHED RECTANGLE
UA2	INSTALL BLOCKING FOR GRAB BARS
UA4	30" X 48" FORWARD APPROACH AT SINK; CABINET DOORS TO HAVE INTEGRAL TOE KICK AND NO RAISED BASE; CONTINUE FLOORING UNDER SINK; 30" CLEAR REQUIRED FOR ROLL UNDER ACCESS
UA7	DISHWASHER TO FIT UNDERNEATH 34" COUNTERTOP (32.5" MAX)
UA8	FRONT CONTROLS AT RANGE
UA10	30" X 48" FORWARD APPROACH AT WORK SPACE, PROVIDE 30" CLEAR WIDTH AND 27" KNEE CLEARANCE
UA11	VENT HOOD SHALL HAVE CONTROLS AT 48" MAX AFF
UA14	SINGLE SHELF IN LAUNDRY CLOSET; REFER TO ROOO FOR MOUNTING HEIGHT

aeon
Better Changes Everything

GREENWAY TERRACE

146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

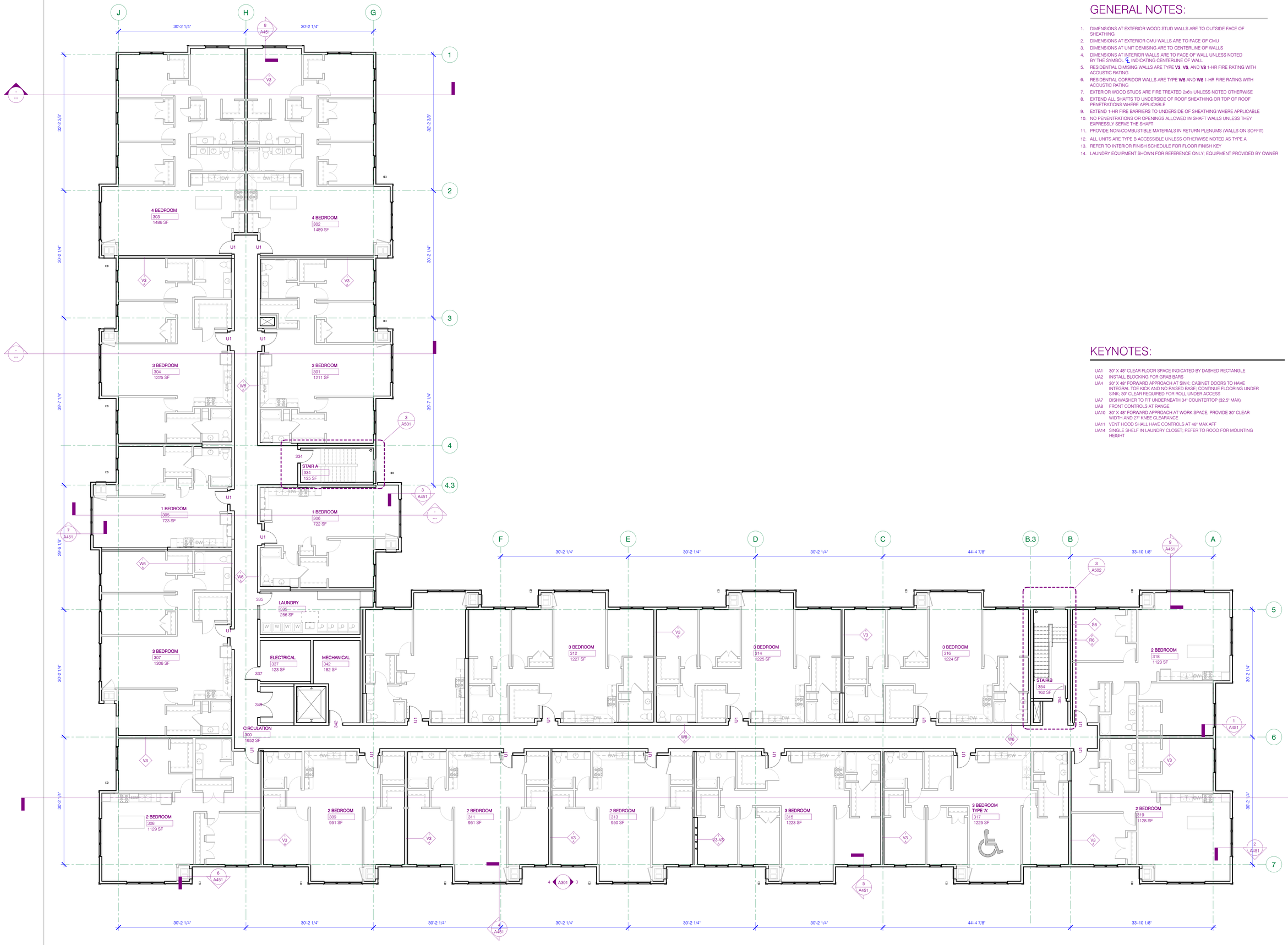
REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

LEVEL 2 PLAN - OVERALL

A102

C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt
6/1/2017 1:28:33 PM



GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WOOD STUD WALLS ARE TO OUTSIDE FACE OF SHEATHING
2. DIMENSIONS AT EXTERIOR CMU WALLS ARE TO FACE OF CMU
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS NOTED BY THE SYMBOL ℄ INDICATING CENTERLINE OF WALL
5. RESIDENTIAL DIMISING WALLS ARE TYPE **V3**, **V6**, AND **V8** 1-HR FIRE RATING WITH ACOUSTIC RATING
6. RESIDENTIAL CORRIDOR WALLS ARE TYPE **W6** AND **W8** 1-HR FIRE RATING WITH ACOUSTIC RATING
7. EXTERIOR WOOD STUDS ARE FIRE TREATED 2x6's UNLESS NOTED OTHERWISE
8. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
9. EXTEND 1-HR FIRE BARRIERS TO UNDERSIDE OF SHEATHING WHERE APPLICABLE
10. NO PENEINTRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
11. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS ON SOFFIT)
12. ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED AS TYPE A
13. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
14. LAUNDRY EQUIPMENT SHOWN FOR REFERENCE ONLY; EQUIPMENT PROVIDED BY OWNER

KEYNOTES:

UA1	30" X 48" CLEAR FLOOR SPACE INDICATED BY DASHED RECTANGLE
UA2	INSTALL BLOCKING FOR GRAB BARS
UA4	30" X 48" FORWARD APPROACH AT SINK; CABINET DOORS TO HAVE INTEGRAL TOE KICK AND NO RAISED BASE; CONTINUE FLOORING UNDER SINK; 30" CLEAR REQUIRED FOR ROLL UNDER ACCESS
UA7	DISHWASHER TO FIT UNDERNEATH 34" COUNTERTOP (32.5" MAX)
UA8	FRONT CONTROLS AT RANGE
UA10	30" X 48" FORWARD APPROACH AT WORK SPACE, PROVIDE 30" CLEAR WIDTH AND 27" KNEE CLEARANCE
UA11	VENT HOOD SHALL HAVE CONTROLS AT 48" MAX AFF
UA14	SINGLE SHELF IN LAUNDRY CLOSET; REFER TO ROOO FOR MOUNTING HEIGHT

1 A103 - LEVEL 3 PLAN

A103 1/8" = 1'-0"

Aeon
Ethos Changes Everything

GREENWAY TERRACE

146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

LEVEL 3 PLAN - OVERALL

A103

6/1/2017 1:28:36 PM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt

KEYNOTES:

E1	NORMAN FACE BRICK; 1/3 RUNNING BOND; COLOR - TBD
E2	MASONRY VENEER; ANCHOR BRAVISSI CHISELED FACE, PATTERN 'F'
E3	ALLURA FIBER CEMENT LAP SIDING 6" REVEAL; COLOR - WHITE
E4	ALLURA FIBER CEMENT LAP SIDING 10" REVEAL; COLOR - TBD
E5	MECHANICAL LOUVER; FINISH TO MATCH ADJACENT SIDING; REFER TO PLANS FOR LOCATIONS
E6	ALUMINUM STOREFRONT; PAINTED KYNAR FINISH, WHITE
E7	COMPOSITE FIBERGLASS WINDOW
E8	ALUMINUM RAILING
E10	HOT-DIP GALVANIZED & POWDER-COATED STEEL RAILING
E11	INSULATED HOLLOW METAL DOOR, PAINTED TO MATCH ADJACENT SIDING
E12	PORCH ROOF WITH INTEGRAL LED DOWNLIGHTS; PROVIDE SWITCH WITHIN UNIT
E13	BIKE RACK, DERO ICON HITCH WITH OWNER LOGO, RED; REFER TO LANDSCAPE PLANS FOR LOCATIONS AND QUANTITY
E14	ASPHALT SHINGLE ROOF
E15	3" FIBER CEMENT TRIM
E16	6" FIBER CEMENT TRIM
E17	PREFINISHED METAL DOWNSPOUT
E18	EXPANSION/CONTROL JOINT
E19	STEP LIGHTING AT STAIRS AND RAMP; REFER TO ELECTRICAL PLANS
E20	INSULATED FIBERGLASS ENTRY DOOR
E21	CAST STONE SILL; REFER TO DETAILS FOR PROFILE
E25	ALLURA FIBER CEMENT PANEL SIDING; COLOR - TBD
E26	CONCRETE RAMP TO MAIN ENTRY; PROVIDE STEP LIGHTS IN WALL AND RAILING



1 NORTH
A301 1/8" = 1'-0"

3 ELEVATION - INSET
A301 1/8" = 1'-0"

4 ELEVATION - INSET LOUVER
A301 1/8" = 1'-0"



2 EAST
A301 1/8" = 1'-0"

URBANWORKS

GREENWAY TERRACE

146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

BUILDING ELEVATIONS

A301

C:\Users\mary.bamett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.bamett.rvt

6/1/2017 1:28:40 PM

KEYNOTES:

E1	NORMAN FACE BRICK; 1/3 RUNNING BOND; COLOR - TBD
E2	MASONRY VENEER; ANCHOR BRAVISSI CHISELED FACE; PATTERN 'F'
E3	ALLURA FIBER CEMENT LAP SIDING 6" REVEAL; COLOR - WHITE
E4	ALLURA FIBER CEMENT LAP SIDING 10" REVEAL; COLOR - TBD
E5	MECHANICAL LOUVER; FINISH TO MATCH ADJACENT SIDING; REFER TO PLANS FOR LOCATIONS
E6	ALUMINUM STOREFRONT; PAINTED KYNAR FINISH, WHITE
E7	COMPOSITE FIBERGLASS WINDOW
E8	ALUMINUM RAILING
E10	HOT-DIP GALVANIZED & POWDER-COATED STEEL RAILING
E11	INSULATED HOLLOW METAL DOOR; PAINTED TO MATCH ADJACENT SIDING
E12	PORCH ROOF WITH INTEGRAL LED DOWNLIGHTS; PROVIDE SWITCH WITHIN UNIT
E13	BIKE RACK, DERO ICON HITCH WITH OWNER LOGO, RED; REFER TO LANDSCAPE PLANS FOR LOCATIONS AND QUANTITY
E14	ASPHALT SHINGLE ROOF
E15	3" FIBER CEMENT TRIM
E16	6" FIBER CEMENT TRIM
E17	PREFINISHED METAL DOWNSPOUT
E18	EXPANSION/CONTROL JOINT
E19	STEP LIGHTING AT STAIRS AND RAMP; REFER TO ELECTRICAL PLANS
E20	INSULATED FIBERGLASS ENTRY DOOR
E21	CAST STONE SILL; REFER TO DETAILS FOR PROFILE
E25	ALLURA FIBER CEMENT PANEL SIDING; COLOR - TBD
E26	CONCRETE RAMP TO MAIN ENTRY; PROVIDE STEP LIGHTS IN WALL AND RAILING



2 SOUTH
A302 1/8" = 1'-0"



1 WEST
A302 1/8" = 1'-0"

aeon
Better Changes Everything
GREENWAY TERRACE
146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017

901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

BUILDING ELEVATIONS

A302

C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt
6/1/2017 1:28:44 PM

KEYNOTES:

E1	NORMAN FACE BRICK; 1/3 RUNNING BOND; COLOR - TBD
E2	MASONRY VENEER; ANCHOR BRAVISSI CHISELED FACE, PATTERN 'F'
E3	ALLURA FIBER CEMENT LAP SIDING 6" REVEAL; COLOR - WHITE
E4	ALLURA FIBER CEMENT LAP SIDING 10" REVEAL; COLOR - TBD
E5	MECHANICAL LOUVER; FINISH TO MATCH ADJACENT SIDING; REFER TO PLANS FOR LOCATIONS
E6	ALUMINUM STOREFRONT; PAINTED KYNAR FINISH, WHITE
E7	COMPOSITE FIBERGLASS WINDOW
E8	ALUMINUM RAILING
E10	HOT-DIP GALVANIZED & POWDER-COATED STEEL RAILING
E11	INSULATED HOLLOW METAL DOOR, PAINTED TO MATCH ADJACENT SIDING
E12	PORCH ROOF WITH INTEGRAL LED DOWNLIGHTS; PROVIDE SWITCH WITHIN UNIT
E13	BIKE RACK, DERO ICON HITCH WITH OWNER LOGO, RED; REFER TO LANDSCAPE PLANS FOR LOCATIONS AND QUANTITY
E14	ASPHALT SHINGLE ROOF
E15	3" FIBER CEMENT TRIM
E16	6" FIBER CEMENT TRIM
E17	PREFINISHED METAL DOWNSPOUT
E18	EXPANSION/CONTROL JOINT
E19	STEP LIGHTING AT STAIRS AND RAMP; REFER TO ELECTRICAL PLANS
E20	INSULATED FIBERGLASS ENTRY DOOR
E21	CAST STONE SILL; REFER TO DETAILS FOR PROFILE
E25	ALLURA FIBER CEMENT PANEL SIDING; COLOR - TBD
E26	CONCRETE RAMP TO MAIN ENTRY; PROVIDE STEP LIGHTS IN WALL AND RAILING



2 NORTH Color

A303 1/8" = 1'-0"



1 EAST Color

A303 1/8" = 1'-0"

aeon
Better Changes Everything

GREENWAY TERRACE

146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

BUILDING ELEVATIONS

A303

C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt

6/1/2017 1:28:54 PM



2 SOUTH Color

A304 1/8" = 1'-0"



1 WEST Color

A304 1/8" = 1'-0"

C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt

6/1/2017 1:29:04 PM

KEYNOTES:

E1	NORMAN FACE BRICK; 1/3 RUNNING BOND; COLOR - TBD
E2	MASONRY VENEER; ANCHOR BRAVISSI CHISELED FACE, PATTERN 'F'
E3	ALLURA FIBER CEMENT LAP SIDING 6" REVEAL; COLOR - WHITE
E4	ALLURA FIBER CEMENT LAP SIDING 10" REVEAL; COLOR - TBD
E5	MECHANICAL LOUVER; FINISH TO MATCH ADJACENT SIDING; REFER TO PLANS FOR LOCATIONS
E6	ALUMINUM STOREFRONT; PAINTED KYNAR FINISH, WHITE
E7	COMPOSITE FIBERGLASS WINDOW
E8	ALUMINUM RAILING
E10	HOT-DIP GALVANIZED & POWDER-COATED STEEL RAILING
E11	INSULATED HOLLOW METAL DOOR, PAINTED TO MATCH ADJACENT SIDING
E12	PORCH ROOF WITH INTEGRAL LED DOWNLIGHTS; PROVIDE SWITCH WITHIN UNIT
E13	BIKE RACK, DERO ICON HITCH WITH OWNER LOGO, RED; REFER TO LANDSCAPE PLANS FOR LOCATIONS AND QUANTITY
E14	ASPHALT SHINGLE ROOF
E15	3" FIBER CEMENT TRIM
E16	6" FIBER CEMENT TRIM
E17	PREFINISHED METAL DOWNSPOUT
E18	EXPANSION/CONTROL JOINT
E19	STEP LIGHTING AT STAIRS AND RAMP; REFER TO ELECTRICAL PLANS
E20	INSULATED FIBERGLASS ENTRY DOOR
E21	CAST STONE SILL; REFER TO DETAILS FOR PROFILE
E25	ALLURA FIBER CEMENT PANEL SIDING; COLOR - TBD
E26	CONCRETE RAMP TO MAIN ENTRY; PROVIDE STEP LIGHTS IN WALL AND RAILING

aeon
Better Changes Everything
GREENWAY TERRACE

146TH AVE NW & TRAPROCK STREET NW
RAMSEY, MN 55303

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

BUILDING ELEVATIONS

A304

SPECIFIC ELECTRICAL SITE NOTES

1. UTILITY TRANSFORMER. PROVIDE CONCRETE PAD AND CONDUIT STUB OUTS. INSTALL PER LOCAL UTILITY REQUIREMENTS.
2. PROVIDE SEPARATE 4" CONDUIT FROM TELEPHONE BACKBOARD AND CATV BACKBOARD TO PROPERTY LINE.
3. PHOTO CONTROL FOR EXTERIOR LIGHTS. MOUNT AS HIGH AS POSSIBLE ON WALL.
4. MAKE CONNECTION TO SIGN. VERIFY LOCATION WITH ARCHITECT.
5. RECEPTACLE BOLLARD. PROVIDE SEPARATE 120 VOLT CIRCUIT TO EACH DUPLEX RECEPTACLE. REFER TO DETAIL.

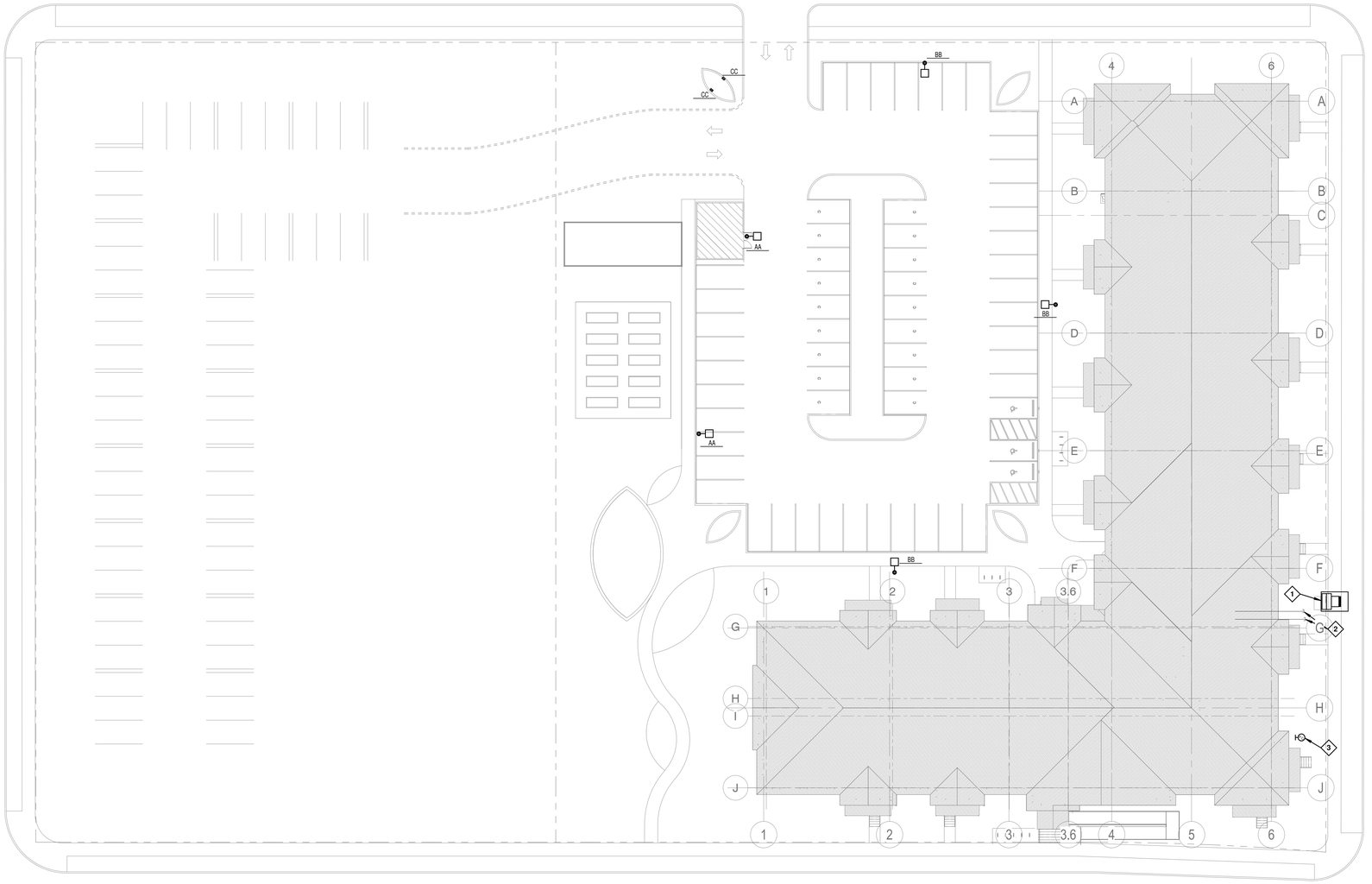
GENERAL SITE ELECTRICAL NOTES

A. ALL LIGHTING AND POWER CONDUCTORS SHALL BE INSTALLED BETWEEN 24" (MINIMUM) AND 36" (MAXIMUM) BELOW FINISHED GRADE.

B. ALL COMMUNICATIONS CONDUIT AND CABLES SHALL BE INSTALLED 36" (MINIMUM) BELOW FINISHED GRADE.

C. ALL CONDUCTORS FOR EXTERIOR LIGHTING AND POWER CIRCUITS SHALL BE #10 AWG MINIMUM.

D. PROVIDE TRANSFORMER BASE AT ALL POLE MOUNTED FIXTURES, TAP 2 LEGS OF THREE PHASE FEEDER (CIRCUITS DENOTED), PROVIDE BALLAST FUSES AT TAP, AND PROVIDE BRANCH CIRCUITS TO FIXTURES.



1 ELECTRICAL SITE PLAN
1" = 20'-0"

aeon
Better Changes Everything
Greenway Terrace
901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

URBANWORKS
© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

STEEN
ENGINEERING INC.
763-585-6742
763-585-6757 fax
Email: steen@steeneng.com
5430 Douglas Drive North
Crystal, MN 55429

PRELIMINARY

NOT FOR CONSTRUCTION

LAND USE 06.01.2017

REVISIONS

DATE June 1, 2017
PROJECT # UWA201703
PHASE
DRAWN BY LSL
CHECKED BY SMY

ELECTRICAL SITE PLAN

E011

C:\Users\kurt\Documents\UWA201703_MEP17_kurt.rvt
6/1/2017 1:12:19 PM



1 SITE PHOTOMETRIC PLAN
1" = 20'-0"

StatArea_1

Illuminance (Fc)
Average = 2.15
Maximum = 4.6
Minimum = 0.5
Avg/Min Ratio = 4.30
Max/Min Ratio = 9.20

CIMARRON LED	Cat.#		SPAULDING LIGHTING
	Job: GREENWAY	Type: AA,BB	Approvals

SPECIFICATIONS

Construction:
- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris from gathering on top of the housing
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance
- Separate optical and electrical compartment for optimum component operation
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Stamped bezel provides mechanical compression to seal the optical assembly
- Complements the Hubbell Southwest series of outdoor fixtures
- Weight - 45.0 pounds, EPA - 1.3 ft²
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31

Optics:
- Choice of 72 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
- Auto optics designed for front row 1A and interior rows 2A (see distribution under ordering and page 2)
- CCT: 3000K (80 CRI), 4000K (70 CRI), 5000K (70 CRI), and turtle friendly Amber LED options

Electrical:
- Universal input voltage 120-277 VAC, 50/60 Hz
- Integral step-down transformer for 347V & 480V
- Ambient operating temperature -40° C to 40° C
- Automatic thermal self-protection
- Drivers have greater than 90% power factor and less than 10% THD
- Optional continuous dimming to 10% or dual circuitry available
- LED drivers have output power overvoltage, over-current protection and short circuit protection with auto recovery
- 1050 mA driver available with 90L configuration for increased lumen output
- LED electrical assembly, including PR devices, consumes no power in the 'off' state
- Surge protection – 20KA; Turns fixture off at end of life; Includes LED for end of life indication (see surge suppressor page 4)

Controls:
- Drivers are 0-10V dimming standard. Photocell, occupancy sensor and wireless controls available for complete on/off and dimming control

Lumen maintenance:
- L90 at 60,000 hours (Projected per IESNA TM-21-11)

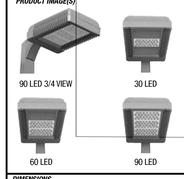
Installation:
- Two die-cast aluminum arm designs: The decorative arm offers a sleek upsweept look while the straight arm follows the housing's contoured lines for continuity of style
- Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern
- Wall bracket, mast arm fitter and pole accessories are also available allowing easy mounting for virtually any application

Finish:
- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

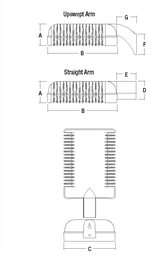
Warranty:
Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/

Listings:
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- Models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: http://www.designlights.org/QPL
- IDA approved • IP65

PRODUCT IMAGE(S)



DIMENSIONS



A	B	C	D	E	F	G
6 3/4" 171mm	25 3/4" 332mm	36" 406mm	4 5/8" 168mm	6 5/16" 160mm	5 5/8" 143mm	6 1/8" 156mm

CERTIFICATIONS/LISTINGS

*5000K and warmer CCTs only

ORDERING INFORMATION SEE NEXT PAGE

Spaulding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
© 2016 SPAULDING LIGHTING. All Rights Reserved • For more information visit our website: www.spauldinglighting.com • Printed in USA CL ILLD-SPEC 0/16

aeon
Blaine Changes Everything
Greenway Terrace
901 NORTH THIRD STREET, SUITE 150
MINNEAPOLIS, MN 55401

URBANWORKS
© URBANWORKS ARCHITECTURE LLC, 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

STEEN ENGINEERING, INC.
763-585-6742
763-585-6757 fax
Email: steen@steeneng.com
5430 Douglas Drive North
Crystal, MN 55429

PRELIMINARY

NOT FOR CONSTRUCTION

LAND USE 06.01.2017

REVISIONS

DATE	June 1, 2017
PROJECT #	UWA201703
PHASE	
DRAWN BY	LSL
CHECKED BY	SMY

SITE PHOTOMETRIC PLAN

E020

C:\Users\kurt\Documents\UWA201703_MEP17_kurt.rvt
6/1/2017 1:12:19 PM

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

CC Regular Session **6. 1.**

Meeting Date: 08/08/2017

By: Jo Thieling, Administrative Services

Information

Title:

Public Hearing: Consider Request for On-Sale, Sunday, and 2:00 a.m. Intoxicating Liquor License; Case of SM Enterprises Corp. D/B/A Penalty Box Grill, 14077 St. Francis Boulevard NW, Ramsey

Purpose/Background:

Purpose: To hold a public hearing on a liquor license request and finally authorize same for SM Enterprises Corp., D/B.A Penalty Box Grill.

Background: SM Enterprises Corp., Mr. Shawn McManus and Mr. Edward Witschen d/b/a Penalty Box Grill, have properly applied for an on-sale, Sunday and 2:00 a.m. intoxicating liquor license at 14077 St. Francis Boulevard NW. This establishment is not a new liquor establishment and was most recently licensed under S & D Management, Inc. d/b/a Penalty Box Bar and Grill. Due to some lease issues, the liquor license was not renewed on July 1, 2017, for Deborah Danielson, S & D Management, Inc. The Penalty Box closed its doors as of that date. Mr. McManus has since filed a new corporation with the Minnesota Secretary of State, and has applied to the City of Ramsey for a liquor license under the new corporation. All licensing fees have been paid ($5,000 for on sale, $200 for Sunday Sales and $300 for 2:00 a.m. Sales) and the public hearing was noticed in the *Anoka County Union Herald*. Staff has received copies of a signed 10-year lease agreement between tenant Shawn McManus and property owner Rivers Bend Plaza, LLC. The new corporation name of SM Enterprises Corp. will be incorporated into the lease agreement prior to sending this license information to the State of Minnesota.

Police Chief Katers has completed the background investigations for both Mr. McManus and Mr. Witschen and reviewed the application and found everything to be in order.

It is anticipated that Mr. McManus and/or Mr. Witschen will be present at the hearing. The City Clerk will not be in attendance; therfore, Assistant City Administrator Patrick Brama will be presenting the case to Council.

Notification:

Notice of the public hearing was published in the *Anoka County Union-Herald* on Friday, August 25, 2017.

Recommendation:

Staff is recommending Council approve an on-sale, Sunday and 2:00 a.m. intoxicating liquor license for SM Enterprises Corp., d/b/a Penalty Box Grill.

Action:

Motion to approve an on-sale, Sunday and 2:00 a.m. intoxicating liquor license for SM Enterprises Corp., d/b/a Penalty Box Grill.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Jeff Katers	Jeff Katers	08/03/2017 01:57 PM
Joe Langel	Jo Thieling	08/03/2017 03:36 PM
Patrick Brama	Jo Thieling	08/03/2017 04:10 PM
Kurt Ulrich	Jo Thieling	08/03/2017 04:10 PM
Kurt Ulrich	Kurt Ulrich	08/03/2017 04:29 PM
Form Started By: Jo Thieling		Started On: 08/02/2017 12:47 PM
Final Approval Date: 08/03/2017		

CC Regular Session **7. 1.**

Meeting Date: 08/08/2017

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Adopt Resolution #17-08-192 Granting Preliminary Plat approval to Bunker Lake Industrial Park (Project #17-127); Case of PSD, LLC

Purpose/Background:

The purpose of this case is to review the preliminary plat for a new business park being proposed near the southeast corner of Bunker Lake Boulevard and Puma St. The total area is about forty-five (45) acres in size, but only a portion of that is being proposed for development initially. It should be noted that the City Council has approved a Tree Clearing and Grading Agreement for the Developer to allow some of the site preparation work to begin in advance of final approvals to aid in getting Lots 1 & 2 pad ready as soon as possible.

The request is being brought before the City's Planning Commission on August 3, 2017, and as a result meeting minutes are not yet available. Note - the sequence of approval is outside of the City's standard review process. City Council has previously agreed to streamline the review of this project where allowed under City Code. Staff is staggering several applications for this project parallel in the review process. However, it is noted that this does result in additional contingencies of approval and difficulty including Planning Commission Minutes in City Council cases.

Notification:

City Staff attempted to notify all property owners within 700 feet of the Subject Property of the request via U.S. mail and published a notice of public hearing in the Anoka Union Herald, the City's official newspaper.

Observations/Alternatives:

Generally speaking, the proposed development meets the intent of the Comprehensive Plan and Zoning District. On February 14, the City Council approved a Comprehensive Plan amendment to guide the property for Business Park. The property is currently zoned for B-2 Business District and its anticipated that the developer will request a rezoning to E-1: Employment with the Final Plat and Site Plan Application. The requested preliminary plat has been reviewed based on the bulk standards of the E-1 Employment District.

The proposed business park is proposed to be serviced by two new streets, Jackal Street NW and 147th Lane NW. Jackal Street is proposed to run north to south and connect Bunker Lake Blvd with the proposed 147th Lane NW running east to west through roughly parallel and about 450 feet south of Bunker Lake Road. All access for the two buildable lots will be gained from 147th Lane NW. The proposed streets are satisfactory to staff.

City utilities are proposed to be extended as part of this project to service the industrial lots. No drainage and utility easements are currently shown on the preliminary plat; however standards drainage and utility easements shall be dedicated on Lot 1 and Lot 2 of the proposed buildable lots and over the entirety of the stormwater pond being constructed on Outlot C.

The Natural Resource Inventory (NRI) indicates that the land included in this proposed development is not located in an area considered to be either an exceptional, high, moderate, or low are of natural quality.

Alternatives

Alternative 1: Recommend approval of the requested preliminary plat. The proposed project appears to comply with the bulk standards of the City Code and the proposed use would be an asset to the communities growing employment base. Staff is supportive of this alternative contingent upon compliance with the Staff Review Letter.

Alternative 2: Recommend denial of the preliminary plat as currently requested. If the Planning Commission desires to recommend denial it should clearly state its findings for the recommended denial and direct staff to prepare a resolution outlining those findings of fact. As previously noted, the proposed project appears consistent with the provisions of City Code. Staff does not support this alternative.

Funding Source:

The Applicant is responsible for all costs associated with this request.

Recommendation:

Staff recommends approval of Resolution #17-08-192 granting preliminary plat approval of Bunker Lake Industrial Park, contingent upon compliance with the Staff Review Letter dated July 27, 2017.

Action:

Motion to adopt Resolution #17-08-192 granting preliminary plat approval of Bunker Lake Industrial Park, contingent upon compliance with the Staff Review Letter dated July 27, 2017.

Attachments

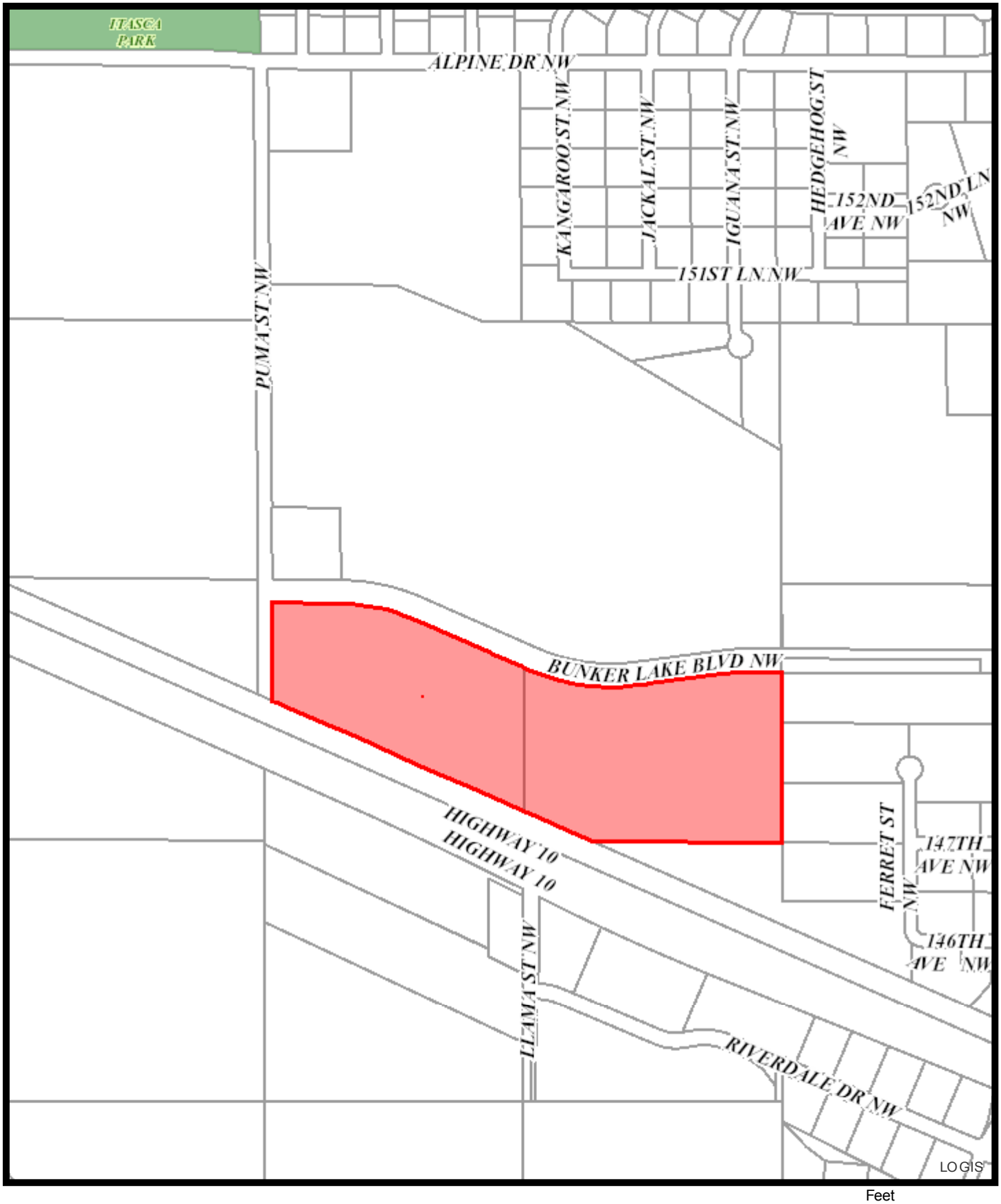
Site Location Map
Complete Plan Set
Preliminary Plat
Tech Memos
Resolution #17-08-192 Approving Preliminary Plat
Engineering Comments

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/28/2017 09:15 AM
Tim Gladhill	Tim Gladhill	08/03/2017 09:45 AM
Kurt Ulrich	Kurt Ulrich	08/03/2017 01:21 PM
Form Started By: Eric Maass		Started On: 07/25/2017 04:25 PM
Final Approval Date: 08/03/2017		

Site Location Map

Bunker Lake Industrial Park



Print Date: May 31, 2017

PSD, LLC

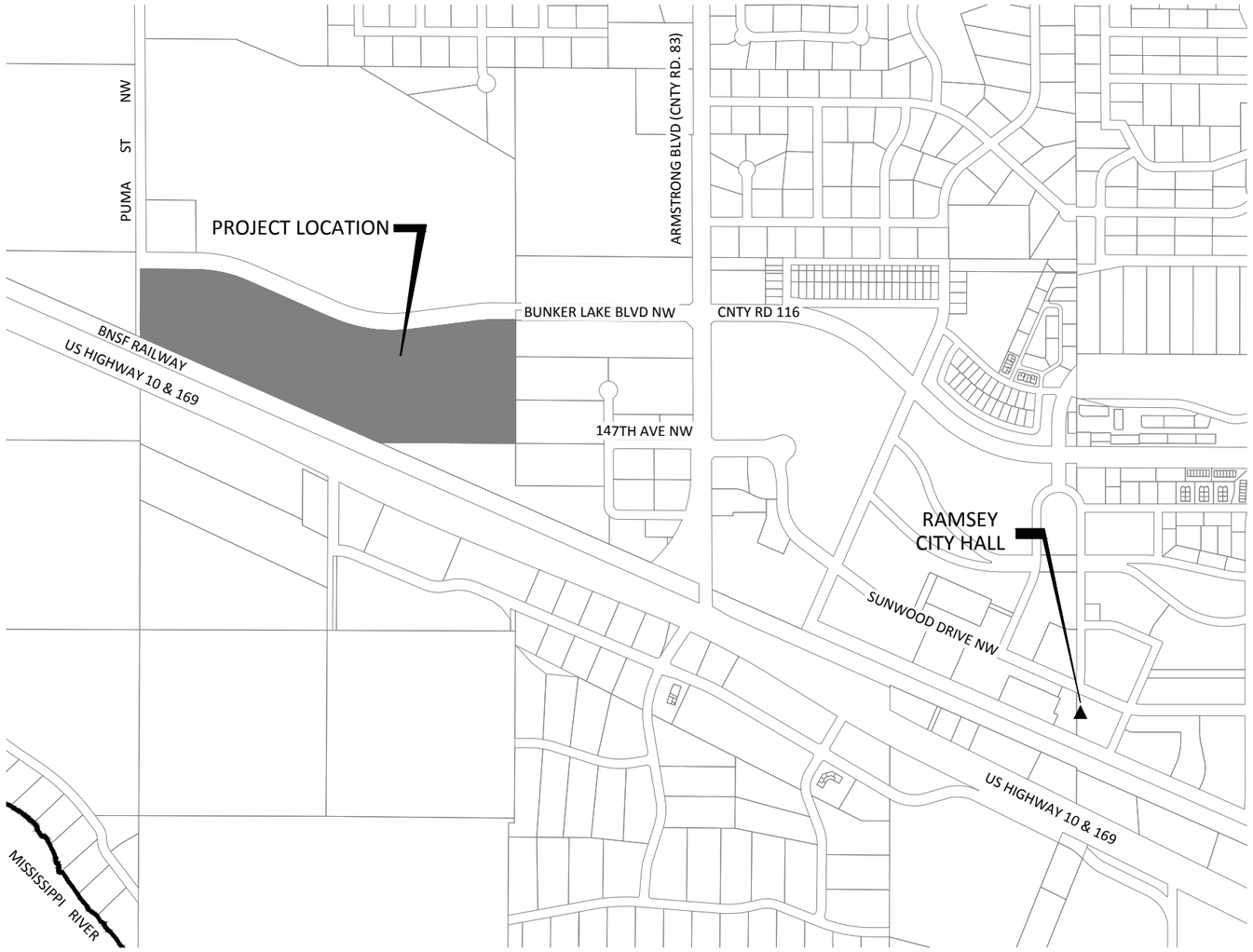
CIVIL CONSTRUCTION PLANS FOR

BUNKER LAKE BUSINESS PARK - SITE IMPROVEMENTS

RAMSEY, MINNESOTA

SITE PREPARATION MASS GRADING

JULY, 2017



1000 0 1000
SCALE FEET

MAP OF THE
CITY OF RAMSEY
ANOKA COUNTY, MN

SHEET INDEX

SHEET NO.	
	GENERAL
G0.01	TITLE
G0.02	LEGEND
	EXISTING CONDITIONS & REMOVALS
C0.01 - C0.02	EXISTING CONDITIONS
	DETAILS
C1.04	EROSION CONTROL DETAILS
	EROSION CONTROL
C2.01 - C2.03	STORMWATER POLLUTION PREVENTION PLAN
C2.04 - C2.08	EROSION CONTROL PLAN
	SITE PLAN
C2.09	OVERALL SITE IMPROVEMENTS
	GRADING
C3.01	MASS SITE GRADING PLAN - WEST
C3.02	MASS SITE GRADING PLAN - EAST
	UTILITY PLANS
C4.01	OVERALL UTILITY LAYOUT PLAN

THIS PLAN SET CONTAINS 17 SHEETS.

PRELIMINARY

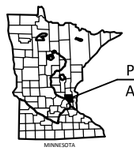
SCALES

PLAN 0' 20'

PROFILE 0' 20' HORIZ. 0' 5' VERT.

INDEX MAP 0' 500'

© Bolton & Menk, Inc. 2017, All Rights Reserved
H:\PSDLLC_PR\R16113129\CAD\113129G001.dwg 7/6/2017 3:42 PM



PROJECT LOCATION
ANOKA COUNTY, MN

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

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

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

PRELIMINARY

XXXX REG. NO. 21814 DATE: XX/XX/2017

PROJECT DATUM:

HORIZONTAL: Anoka County Coordinates (1996 Adjustment)

VERTICAL: NGVD 29

DESIGNED KFB
DRAWN KGA
CHECKED JP

BOLTON & MENK

7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV.	BY	DATE

RECORD DRAWING INFORMATION
OBSERVER:
DATE:

PSD, LLC. RAMSEY, MINNESOTA
BUNKER LAKE INDUSTRIAL PARK
TITLE SHEET

SHEET G0.01

EXISTING

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

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

PROPOSED

- ALIGNMENT/CENTERLINE (22+00)
- RIGHT-OF-WAY LINE
- TEMPORARY EASEMENT
- CONSTRUCTION LIMITS
- CURB & GUTTER
- CURB & GUTTER (OUT)
- BITUMINOUS EDGE
- CONCRETE EDGE
- GRAVEL EDGE
- SILT FENCE-PREASSEMBLED
- SILT FENCE-HEAVY DUTY
- EROSION PROTECTION AT INLET
- MANHOLE
- CATCH BASIN
- STORM INLET
- APRON
- STORM SEWER
- PERFORATED PIPE DRAIN
- STORM DRAIN TILE
- CULVERT W/APRON
- STORM MANHOLE NUMBER (1)
- SANITARY SEWER
- SANITARY FORCEMAIN
- SANITARY SEWER SERVICE
- SANITARY LIFT STATION
- SANITARY MANHOLE
- SANITARY MANHOLE NUMBER (A)
- WATERMAIN
- WATERMAIN SERVICE
- WATER SYSTEM MANHOLE
- HYDRANT
- HYDRANT W/ VALVE
- VALVE
- CURBSTOP
- BEND
- REDUCER
- CROSS
- TEE
- CAP
- SLEEVE
- SIGN
- LIGHT POLE
- GUARD RAIL
- SOIL BORING (B-?)
- WETLAND
- BUSH
- CONIFEROUS TREE
- DECIDUOUS TREE

© Bolton & Menk, Inc. 2017, All Rights Reserved
H:\PSDLLC_PR\R16113129\CAD\113129G002.dwg 6/21/2017 9:55 AM

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV	ISSUED FOR	DATE

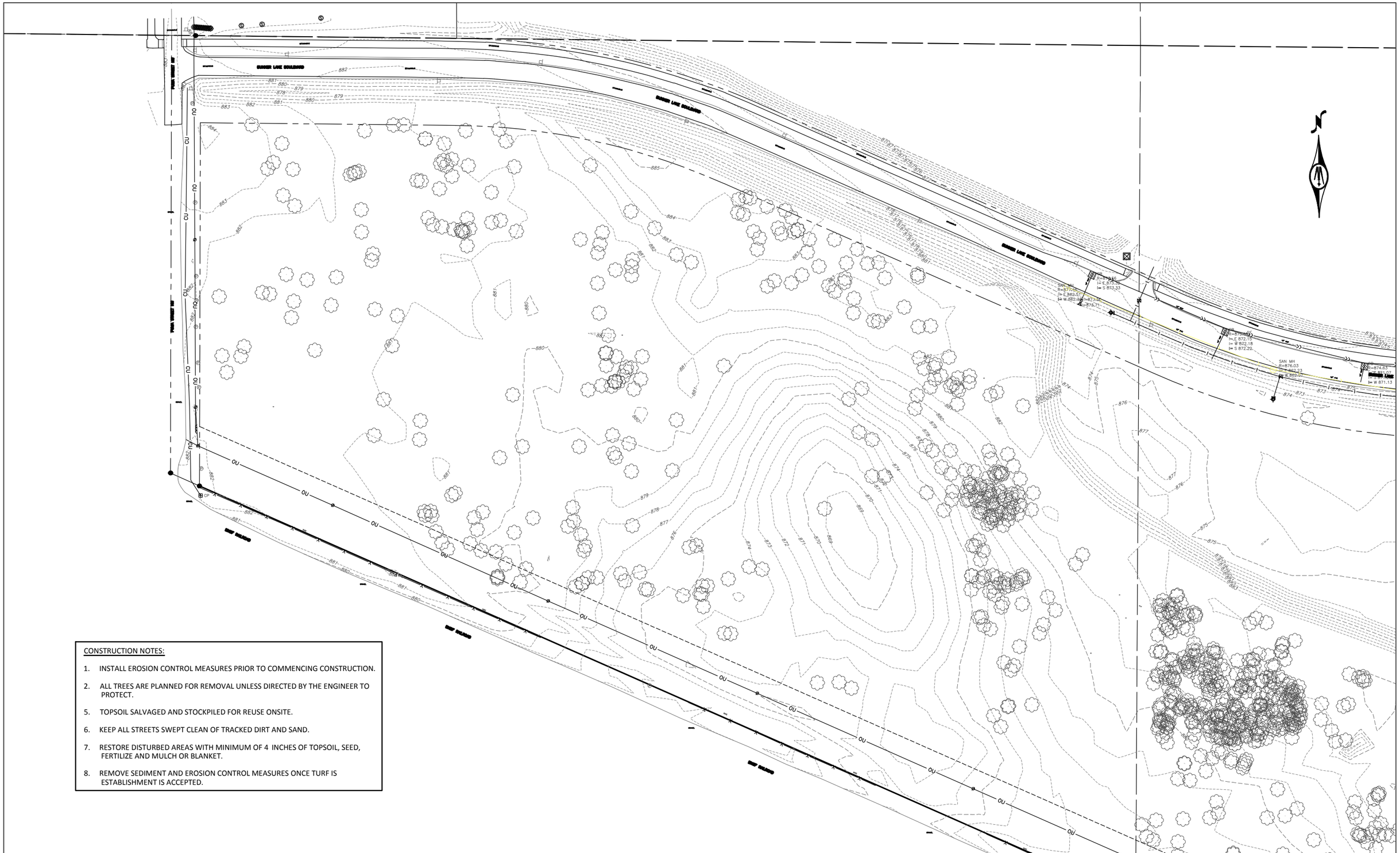
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kevin F. Bittner
LIC. NO. 21814 DATE XX/XX/2017

DESIGNED KFB
DRAWN KGA
CHECKED JP

PSD, LLC. RAMSEY, MINNESOTA
BUNKER LAKE INDUSTRIAL PARK
LEGEND

SHEET G0.02



CONSTRUCTION NOTES:

1. INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING CONSTRUCTION.
2. ALL TREES ARE PLANNED FOR REMOVAL UNLESS DIRECTED BY THE ENGINEER TO PROTECT.
5. TOPSOIL SALVAGED AND STOCKPILED FOR REUSE ONSITE.
6. KEEP ALL STREETS SWEPT CLEAN OF TRACKED DIRT AND SAND.
7. RESTORE DISTURBED AREAS WITH MINIMUM OF 4 INCHES OF TOPSOIL, SEED, FERTILIZE AND MULCH OR BLANKET.
8. REMOVE SEDIMENT AND EROSION CONTROL MEASURES ONCE TURF IS ESTABLISHMENT IS ACCEPTED.

0 60 120
SCALE FEET

© Bolton & Menk, Inc. 2017, All Rights Reserved
H:\PSDLLC_PR\R16113129\CAD\113129C001.dwg 7/6/2017 3:52 PM

BOLTON & MENK

7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV	ISSUED FOR	DATE

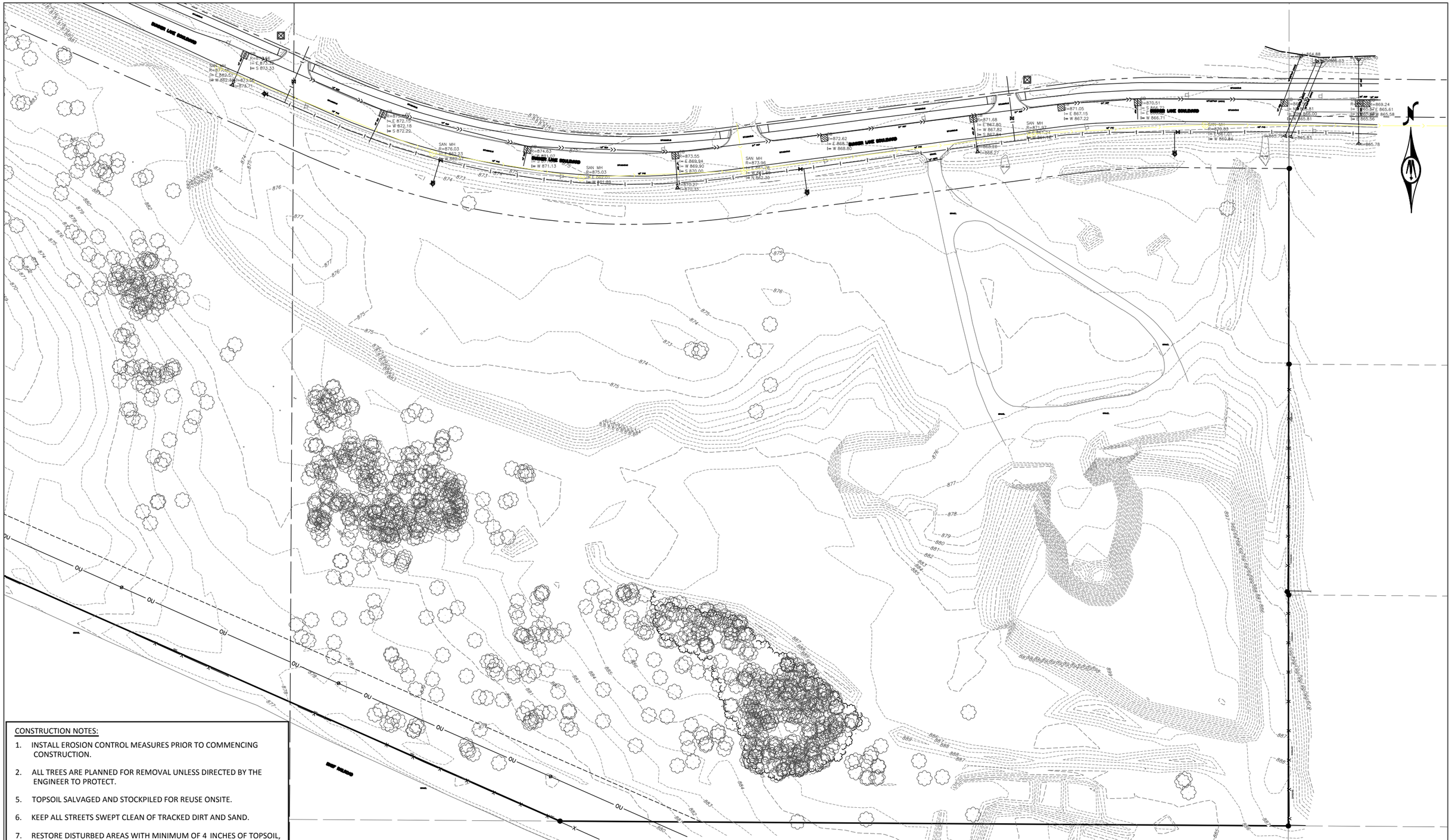
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kevin F. Bittner
LIC. NO. 21814 DATE XX/XX/2017

DESIGNED	KFB
DRAWN	KGA
CHECKED	JP

PSD, LLC. RAMSEY, MINNESOTA
BUNKER LAKE INDUSTRIAL PARK
EXISTING CONDITIONS & REMOVALS

SHEET C0.01



CONSTRUCTION NOTES:

1. INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING CONSTRUCTION.
2. ALL TREES ARE PLANNED FOR REMOVAL UNLESS DIRECTED BY THE ENGINEER TO PROTECT.
5. TOPSOIL SALVAGED AND STOCKPILED FOR REUSE ONSITE.
6. KEEP ALL STREETS SWEPT CLEAN OF TRACKED DIRT AND SAND.
7. RESTORE DISTURBED AREAS WITH MINIMUM OF 4 INCHES OF TOPSOIL, SEED, FERTILIZE AND MULCH OR BLANKET.
8. REMOVE SEDIMENT AND EROSION CONTROL MEASURES ONCE TURF IS ESTABLISHMENT IS ACCEPTED.

0 60 120
SCALE FEET

© Bolton & Menk, Inc. 2017, All Rights Reserved
H:\PSDLLC_PR\R16113129\CAD\113129C001.dwg 7/6/2017 3:52 PM

BOLTON & MENK

7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV.	ISSUED FOR	DATE

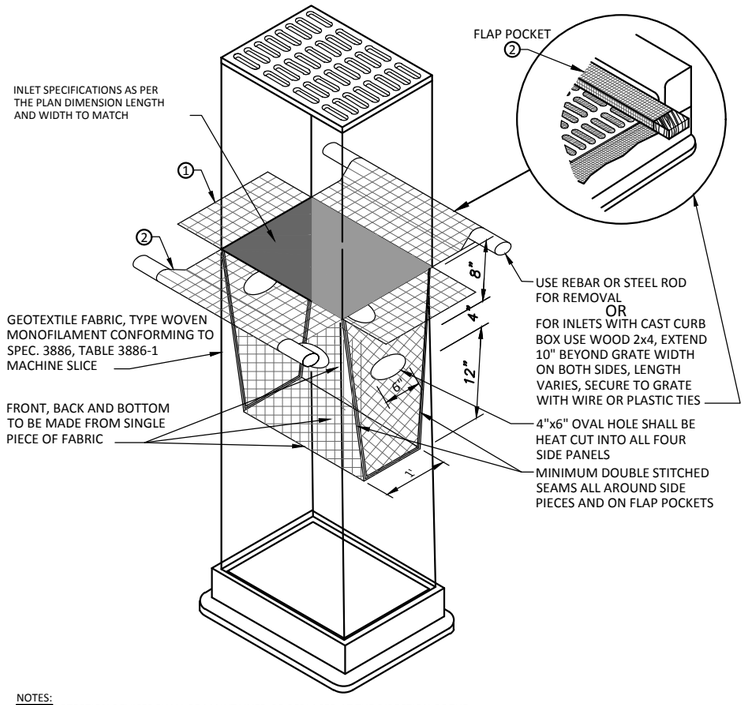
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kevin F. Bittner
LIC. NO. 21814 DATE XX/XX/2017

DESIGNED KFB
DRAWN KGA
CHECKED JP

PSD, LLC. RAMSEY, MINNESOTA
BUNKER LAKE INDUSTRIAL PARK
EXISTING CONDITIONS & REMOVALS

SHEET C0.02



NOTES:
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENTS EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL IN THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

1. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

INSTALLATION NOTES:

2. DO NOT INSTALL PROTECTION IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

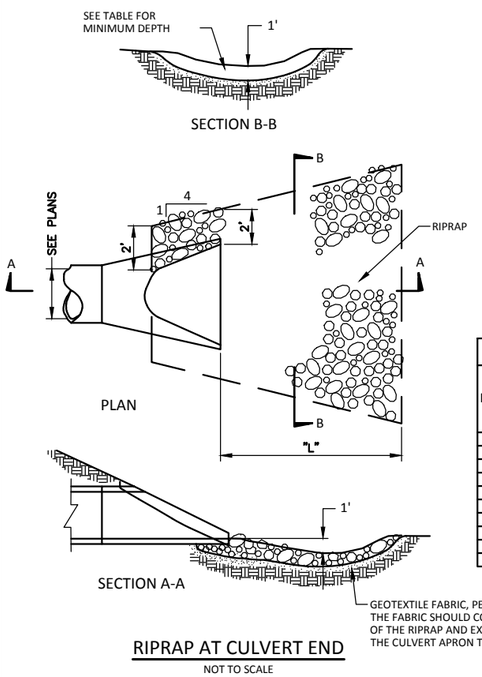
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION
GEOTEXTILE BAG

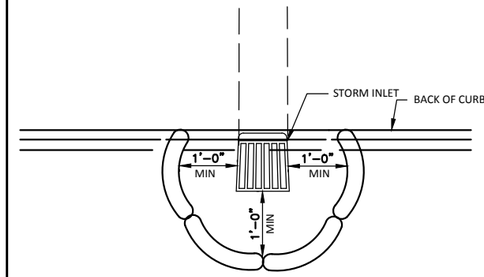
NOTES:

1. CITY OF RAMSEY ROADWAY STANDARDS SHALL BE FOLLOWED FOR CONSTRUCTION ACTIVITIES UNLESS OTHERWISE NOTED IN THE PLANS.
2. GRADE ALL AREAS TO 18" DEPTH BELOW FINISHED SURFACE ELEVATION FOR MASS SITE GRADING.
3. PLACE SALVAGED TOPSOIL ON DISTURBED AREAS TO 4" DEPTH FOR TURF ESTABLISHMENT AND SITE STABILIZATION.
4. SURFACING SLOPES AT INTERSECTION LOCATIONS MAY VARY FROM THOSE SHOWN ON THE TYPICAL SECTION

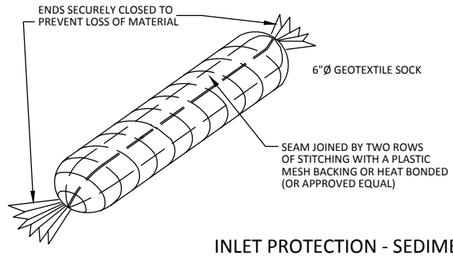


DIA OF ROUND PIPE (IN)	L (FT)	CLASS II d50=6" 12" DEPTH RIPRAP (CU YD)	CLASS III d50=9" 18" DEPTH RIPRAP (CU YD)	CLASS IV d50=12" 24" DEPTH RIPRAP (CU YD)
12	8	5	8	10
15	8	5	8	10
18	10	6	10	15
21	10	8	15	15
24	12	10	15	20
27	12	10	15	20
30	14	15	20	25
36	16	18	25	30
42	18	20	30	40
48	20	20	40	50

RIPRAP AT CULVERT END
NOT TO SCALE

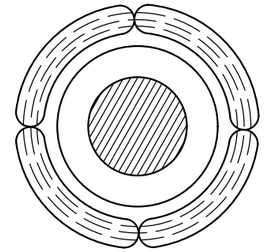


NOTE:
THIS INLET PROTECTION IS USED DURING ROUGH GRADING AND REMAIN UNTIL TURF ESTABLISHMENT

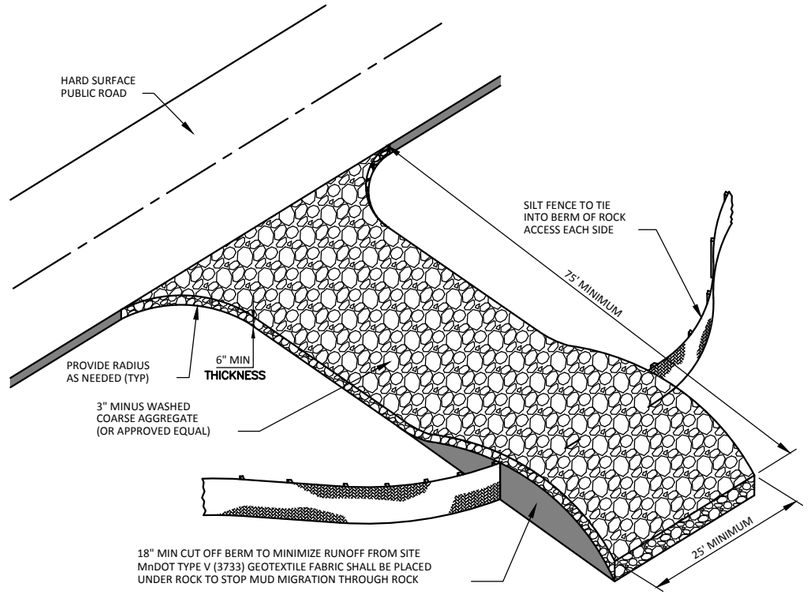


INLET PROTECTION - SEDIMENT CONTROL LOG
NOT TO SCALE

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

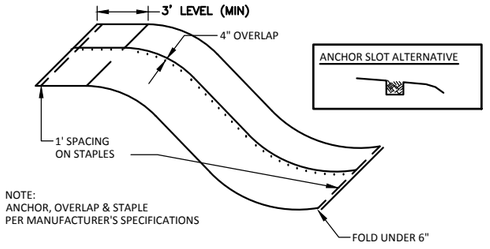


INLET PROTECTION

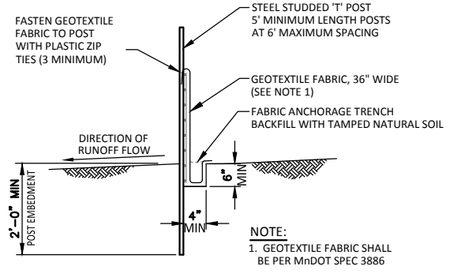


ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

* ALTERNATIVE TRACK OUT DEVICES ALLOWED WITH ENGINEER REVIEW



EROSION CONTROL BLANKET INSTALLATION
NOT TO SCALE



SILT FENCE - HEAVY DUTY
NOT TO SCALE

NOTE: DETAILS NOT TO SCALE

© Bolton & Menk, Inc. 2017, All Rights Reserved
H:\PSDLLC_PR\R16113129\CAD\113129C100.dwg 7/6/2017 10:55 AM

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV	ISSUED FOR	DATE

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.

Kevin F. Bittner
LIC. NO. 21814 DATE XX/XX/2017

DESIGNED KFB
DRAWN KGA
CHECKED JP

PSD, LLC. RAMSEY, MINNESOTA
BUNKER LAKE INDUSTRIAL PARK
DETAIL SHEET

SHEET C1.04

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

BUNKER LAKE INDUSTRIAL PARK

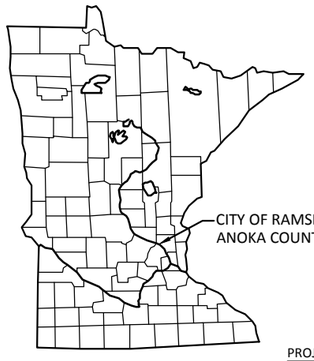
CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

ALAN MAXWELL, P.E.

UNIVERSITY OF MINNESOTA

Alan Maxwell

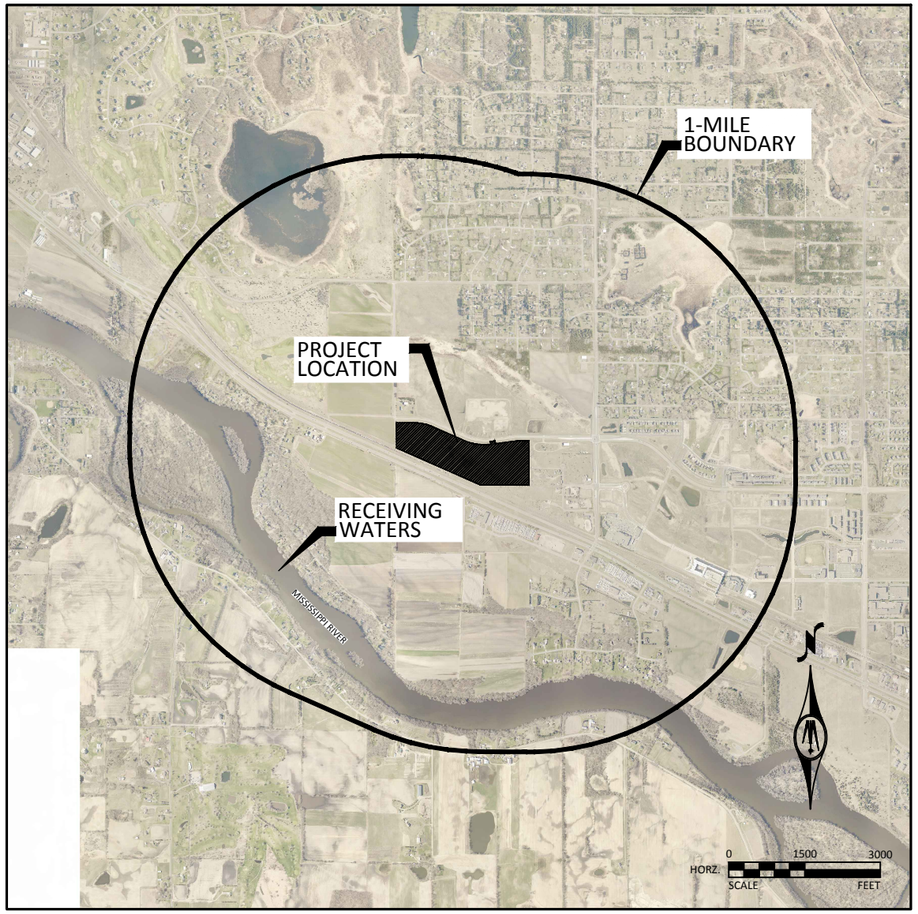
Construction Installer (May 31 2020)
Construction Site Management (May 31 2020)
Design of Construction SWPPP (May 31 2020)



CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

LEGEND

PROJECT BOUNDARY



PROJECT AREAS:

Total Project Size (disturbed area) =	45.2	ACRES
Existing area of impervious surface =	0.0	ACRES
Post construction area of impervious surface =	9.4	ACRES
Total new impervious surface area created =	9.4	ACRES

Planned Construction Start Date: 07/25/2017
Estimated Construction Completion Date: 08/31/2018

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

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

PROJECT LOCATION:

COUNTY	TOWNSHIP	RANGE	SECTION	LATITUDE	LONGITUDE
ANOKA	T32N	R25W	S29	45.2335620	-93.4804244

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

The Contractor shall provide one or more trained Construction SWPPP Manager(s) knowledgeable and experienced in the application of erosion prevention and sediment control BMPs that will oversee the implementation of the SWPPP, and the installation, inspection and maintenance of the erosion prevention and sediment control BMPs. A Construction SWPPP Manager must be available for an on-site inspection within 72 hours upon request by the MPCA.

The Contractor shall provide one or more trained BMP Installer(s). The BMP Installer will perform and/or supervise the installation, maintenance and repair of BMPS. At least one individual on project must be trained in these job duties.

	COMPANY	CONTACT PERSON	PHONE
OWNER:	PSD	Matt Kuker	763-427-5955
SWPPP DESIGNER:	Bolton & Menk, Inc.	Alan Maxwell, P.E.	763-433-2851
CONTRACTOR:	TBD		
CONSTRUCTION SWPPP MANAGER:	TBD		
PARTY RESPONSIBLE FOR LONG TERM O&M:	PSD	Matt Kuker	763-427-5955

The SWPPP Designer and Construction SWPPP Manager must have appropriate training. Documentation showing training commensurate with the job duties and responsibilities is required to be included in the SWPPP prior to any work beginning on the site. Training documentation for the SWPPP Designer is included on this sheet. The Contractor shall attach training documentation to this SWPPP for the Construction SWPPP Manager prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

ADDITIONAL COMPENSATION
Payment for all work associated with Erosion and Sediment Control shall be as described in the Project Manual. Unless otherwise authorized by the Owner no additional payment shall be made for any work required to administer and maintain the site erosion and sediment control in compliance with the Minnesota Pollution Control Agency (MPCA) - General Storm Water Permit for Construction Activity (MN R100001) including but not limited to inspection, maintenance, and removal of BMPs or addition of BMPs to accommodate Contractor phasing.

SPECIAL ENVIRONMENTAL CONSIDERATIONS:

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

GENERAL STORMWATER DISCHARGE REQUIREMENTS
All requirements listed in Part III of the Permit for the design of the permanent stormwater management system and discharge have been included in the preparation of this SWPPP. These include but are not limited to::

1. The expected amount, frequency, intensity, and duration of precipitation.
2. The nature of stormwater runoff and run-on at the site
3. Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
4. The range of soil particle sizes expected to be present on the site.

BMP SUMMARY	QUANTITY	UNIT
SILT FENCE, TYPE MS	2810	LIN FT
STORM DRAIN INLET PROTECTION	27	EACH
SEDIMENT CONTROL LOG	180	LF
STABILIZED CONSTRUCTION EXIT	1	LUMP SUM
EROSION CONTROL BLANKETS CATEGORY 3	7200	SQ YD

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
Construction activities include: Tree removal, Site grading, Constructing sanitary sewer, Constructing watermain, Constructing storm sewer, Constructing concrete curb & gutter, Constructing bituminous roadway, Constructing bituminous parking lot, Constructing a wet sedimentation basin and drainage ditch, Temporary erosion and sediment control, and Permanent stabilization.

The Bunker Lake Industrial Park project will include constructing new underground utilities, roadways, curb & gutter, and parking lots to facilitate future buildings. The existing drainage gathers within the site in various areas. Some of the existing drainage gathers in ditches, either along Bunker Lake Boulevard to the north or along the BNSF railroad to the south. Drainage and storm water treatment will be gathered from the roadways and parking lots into curb & gutter and drain to catch basins. The catch basins will gather via storm sewer and outlet to a wet sedimentation basin in the southwest corner of the site. After being gathered in the wet sedimentation basin, water will be allowed to overflow into a culvert and drain to a newly constructed ditch. The new ditch will allow water to infiltrate and drain across the western and northern edge of the site, where it will ultimately drain to two existing 29" X 45" arch pipes that cross Bunker Lake Boulevard and empty north of the site.

DOCUMENT RETENTION
The following documentation will be retained for a period of not less than 3-years from the date of submittal of the NOT in compliance with Part III.E of the Permit.

1. The final SWPPP
2. Copies of all stormwater related permits required for the project
3. Records of all inspection and maintenance conducted during construction
4. Copies of all permanent operation and maintenance agreements; including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance, and
5. All required calculations for design of the temporary and permanent BMPs.

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

NAME OF WATER BODY	TYPE (ditch, pond, wetland, lake, etc.)	Appendix A Special Water?	Flows to Impaired Water Within 1 Mile?	USEPA Approved TMDL?
MISSISSIPPI RIVER	RIVER	YES	YES, NOT FOR CONST	YES, NOT FOR CONST
Impairments: MERCURY				

IMPLEMENTATION SCHEDULE AND PHASING:

1) Submit SWPPP Updates to Engineer. Submittal shall include any requested changes to the SWPPP, including but not limited to: Trained Personnel, Locations for Stockpiles, Concrete Washout, Sanitation Facilities, Types and Locations of Erosion & Sediment Control. Failure to submit updates shall be considered acceptance of the SWPPP as designed with no changes.
2) Install perimeter sediment control, inlet protection, and construction exit.
3) Rough grade site.
4) Construct sedimentation basin and drainage ditch. Install sediment control to ensure sediment does not leave site via the newly constructed ditch.
5) Construct bituminous roadways, parking, and building areas.
6) Install inlet protection on newly constructed catch basins.
7) Stabilize site.
8) Add additional temporary BMPs as necessary during construction based on inspection reports.
9) Ensure final stabilization measures are complete.
10) Submit Notice of Termination (NOT) to MPCA within 30 days of final stabilization.

© Bolton & Menk, Inc. 2017, All Rights Reserved

H:\PSDLLC_PR\R16113129\CAD\113129C201-SWPPP.dwg 7/6/2017 2:50 PM

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV.	ISSUED FOR	DATE

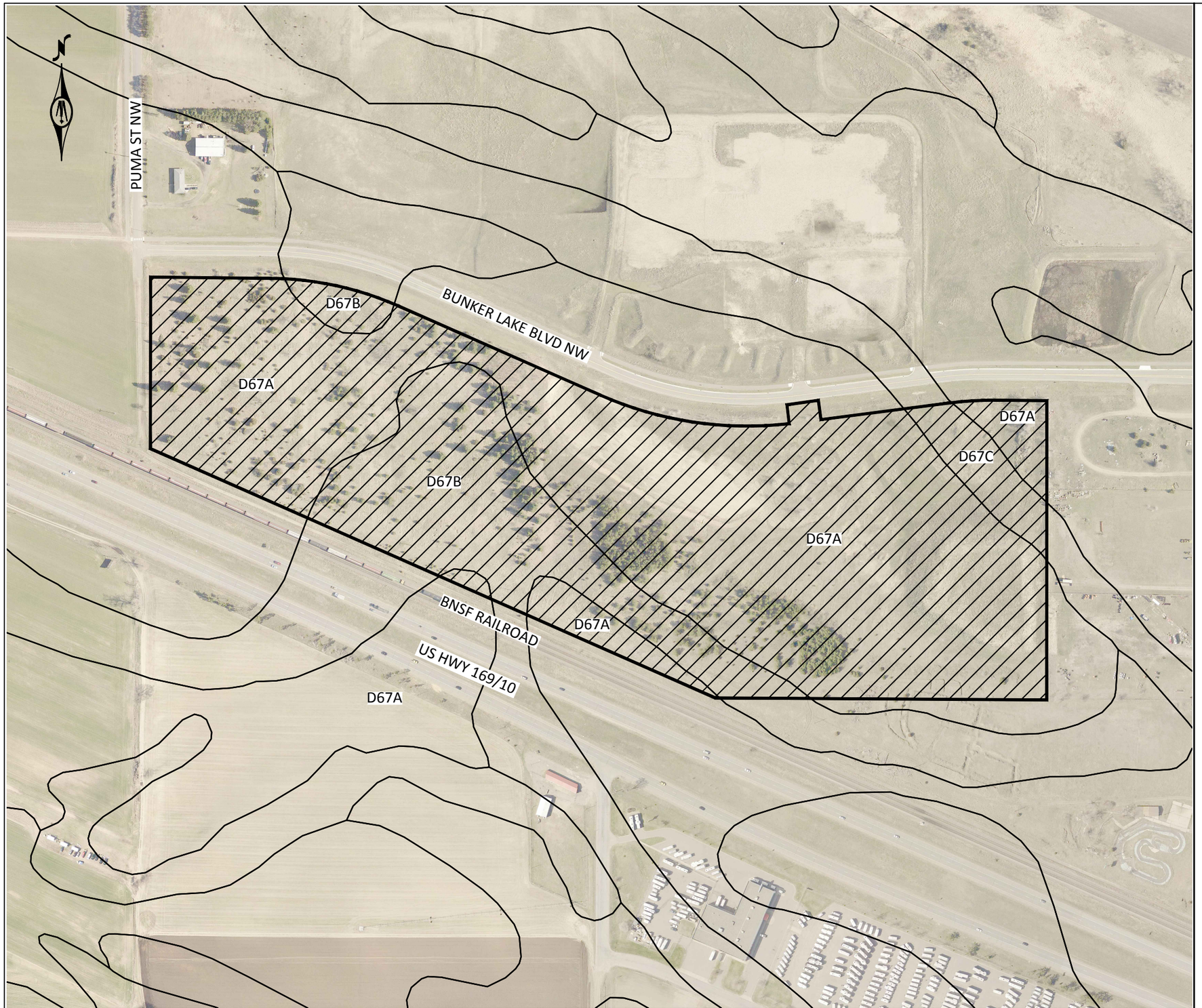
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kevin F. Bittner
LIC. NO. 21814 DATE XX/XX/2017

DESIGNED	KFB
DRAWN	KGA
CHECKED	JP

PSD, LLC. RAMSEY, MINNESOTA
BUNKER LAKE INDUSTRIAL PARK
STORM WATER POLLUTION PROTECTION PLAN

SHEET
C2.01



LEGEND

PROJECT BOUNDARY

SOIL TYPE

SOIL TYPE SUMMARY

Map Unit Symbol	Soil Name	Hyd. Soil Group
MUSYM	MUNAME	HYDGRP
D67A	HUBBARD LOAMY SAND, MISSISSIPPI RIVER VALLEY, 0 TO 2 PERCENT SLOPES	A
D67B	HUBBARD LOAMY SAND, MISSISSIPPI RIVER VALLEY, 2 TO 6 PERCENT SLOPES	A
D67C	HUBBARD LOAMY SAND, MISSISSIPPI RIVER VALLEY, 6 TO 12 PERCENT SLOPES	A

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

© Bolton & Menk, Inc. 2017, All Rights Reserved
H:\PSDLLC_PR\R16113129\CAD\113129C201-SWPPP.dwg 7/6/2017 2:50 PM

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV	ISSUED FOR	DATE

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.

Kevin F. Bittner
LIC. NO. 21814 DATE XX/XX/2017

DESIGNED	KFB
DRAWN	KGA
CHECKED	JP

PSD, LLC. RAMSEY, MINNESOTA
BUNKER LAKE INDUSTRIAL PARK
STORM WATER POLLUTION PROTECTION PLAN

SHEET C2.02

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

SWPPP AMENDMENTS

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

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

EROSION PREVENTION PRACTICES

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

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

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

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

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

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

Stabilization of the remaining portions of any temporary or permanent ditches or swales within 14 calendar days after connecting to a surface water or property edge and construction in that portion of the ditch has temporary or permanently ceased.

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

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

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

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

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

SEDIMENT CONTROL PRACTICES

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

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

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

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

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

A 50 foot natural buffer, or redundant BMPs (where a buffer is infeasible) must be maintained when a surface water is located within 50 feet of disturbance activities and site runoff flows to the surface water.

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

TEMPORARY SEDIMENTATION BASINS

The temporary sedimentation basin shall be constructed and made operational prior to disturbance of 10 or more acres draining to a common location.

Temporary sedimentation basins are required prior to runoff leaving the construction site or entering surface waters when 10 or more acres of disturbed soils drain to a common location. The basin must provide 3,600 cubic feet of "storage below the outlet per acre drained. If hydraulic calculations are available, the temporary sedimentation basin must provide a storage volume equivalent to the 2-year, 24-hour storm, but in no case less than 1800 cubic feet per acre drained. The temporary sedimentation basin must be constructed and made operational concurrent with the start of soil disturbance up gradient of the pond. The temporary sedimentation basin shall be designed to prevent short circuiting. The outfall shall be designed to remove floatable debris, allow for complete drawdown of the pond for maintenance activities, and have energy dissipation. The emergency spillway shall be stabilized.

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

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

DEWATERING AND BASIN DRAINING

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

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

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

POLLUTION PREVENTION

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

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

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

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

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

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

Exterior vehicle or equipment washing on the project site shall be limited to a defined area of the site. Runoff from the washing area shall be contained in a sediment basin or other similarly effective controls and waste from the washing activity must be properly disposed of. No engine degreasing is allowed on site. Effective containment for all liquid and solid wastes generated by concrete and other washout operations related to construction activity shall be effectively contained. Liquid and solid washout waste shall not contact the ground, and containment must be designed so that it does not result in runoff from the washout operations or areas. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

INFESTED WATERS:

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

INSPECTION & MAINTENANCE

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

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

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

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

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

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

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

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

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

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

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

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

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

FINAL STABILIZATION

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

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

© Bolton & Menk, Inc. 2017, All Rights Reserved
H:\PSDLLC_PR\R16113129\CAD\113129C201-SWPPP.dwg 7/6/2017 2:50 PM

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV.	ISSUED FOR	DATE

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.

Kevin F. Bittner
LIC. NO. 21814 DATE XX/XX/2017

DESIGNED KFB
DRAWN KGA
CHECKED JP

PSD, LLC. RAMSEY, MINNESOTA
BUNKER LAKE INDUSTRIAL PARK
STORM WATER POLLUTION PROTECTION PLAN

SHEET C2.03

EXCESS COMMON EXCAVATION MATERIAL STOCKPILE AREA

12 CY CL. III RANDOM RIPRAP

BOP 10+00.00

10+00 11+00 12+00 13+00 14+00

24 CY CL. III RANDOM RIPRAP

12 CY CL. IN RANDOM RIPRAP

12 CY CL. III RANDOM RIPRAP

B–3 B–7 B–7 B–8 B–17 B–18 B–19 B–22

-4.8:1 -4.3:1 -4.0:1 -4.2:1 -4.4:1

31 15

OU WIRE GRAVEL BNSF RAILROAD

NOTES:

1. INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING CONSTRUCTION.
2. A STREET SWEEPER MUST BE AVAILABLE WITHIN 3 HOURS UPON NOTICE FROM THE CITY THAT THE STREETS NEED TO BE SWEPT
3. ALL SILT FENCE TO BE REMOVED ONCE SEED IS ESTABLISHED.
4. ROCK CONSTRUCTION ENTRANCE SHALL INCLUDE A ROCK FILTER BERM AT A MINIMUM TWO FEET IN HEIGHT AND SIDE SLOPES OF 4:1 AT THE SITE ENTRY.
5. ALL SEDIMENT TRACKED ON CITY STREETS SHALL BE SWEPT IMMEDIATELY UPON DISCOVERY.

LEGEND

- STABILIZED CONSTRUCTION EXIT
- FIBER BLANKET FERTILIZER, SEED
- MULCH, SEED MIX 25-121, FERTILIZER TYPE 3
- RIPRAP
- SEDIMENT CONTROL LOG
- SILT FENCE
- INLET PROTECTION
- 4:1 SURFACE SLOPE
- SURFACE FLOW ARROW
- X 950.5 SPOT ELEVATION

0 60 120
SCALE FEET

© Bolton & Menk, Inc. 2017, All Rights Reserved
H:\PSDLLC_PR\R16113129\CAD\113129C201.dwg 7/6/2017 12:46 PM

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV	ISSUED FOR	DATE

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.

Kevin F. Bittner
LIC. NO. 21814 DATE XX/XX/2017

DESIGNED KFB
DRAWN KGA
CHECKED JP

PSD, LLC. RAMSEY, MINNESOTA
BUNKER LAKE INDUSTRIAL PARK
EROSION CONTROL PLAN

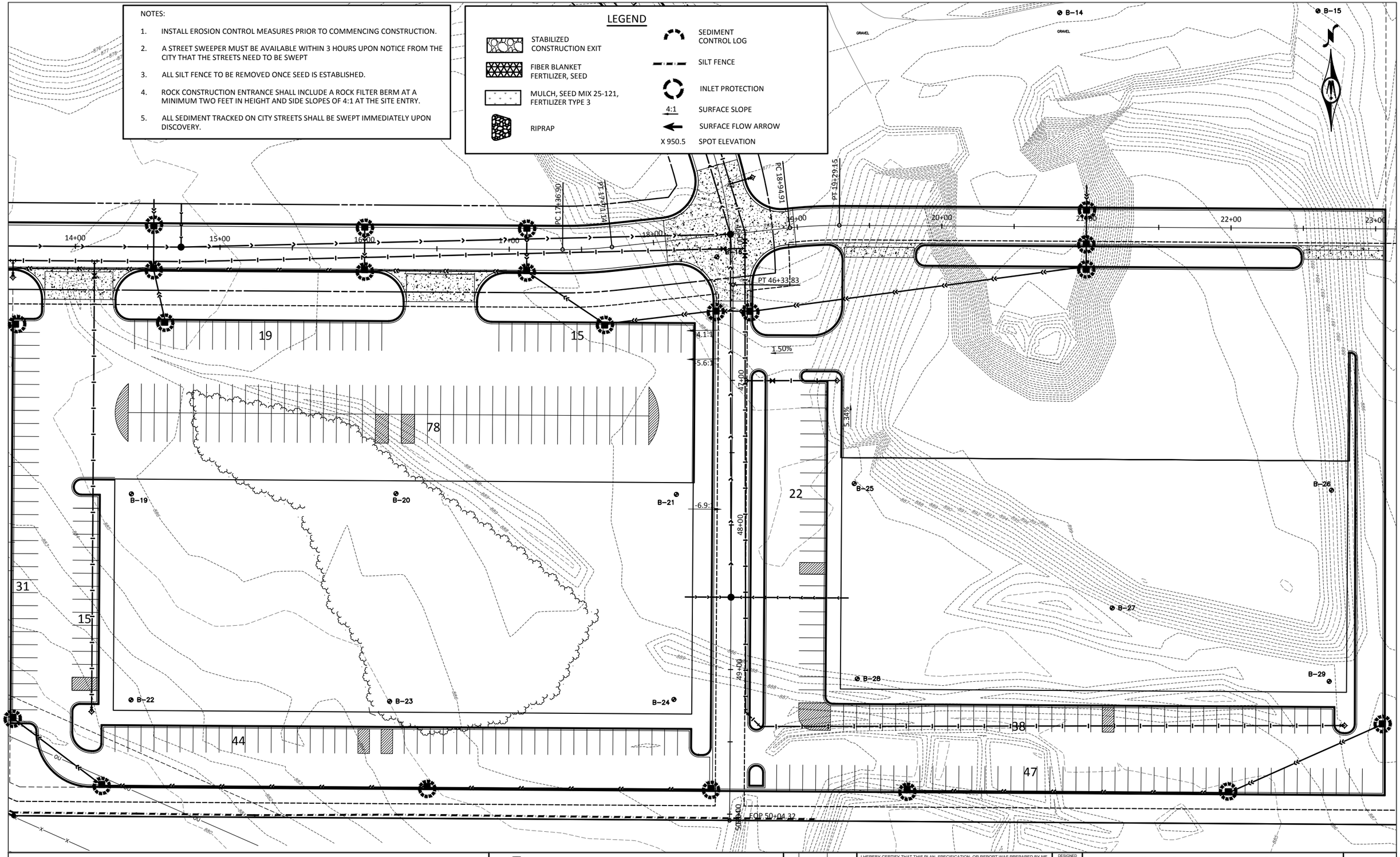
SHEET C2.05

NOTES:

1. INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING CONSTRUCTION.
2. A STREET SWEEPER MUST BE AVAILABLE WITHIN 3 HOURS UPON NOTICE FROM THE CITY THAT THE STREETS NEED TO BE SWEPT
3. ALL SILT FENCE TO BE REMOVED ONCE SEED IS ESTABLISHED.
4. ROCK CONSTRUCTION ENTRANCE SHALL INCLUDE A ROCK FILTER BERM AT A MINIMUM TWO FEET IN HEIGHT AND SIDE SLOPES OF 4:1 AT THE SITE ENTRY.
5. ALL SEDIMENT TRACKED ON CITY STREETS SHALL BE SWEPT IMMEDIATELY UPON DISCOVERY.

LEGEND

- STABILIZED CONSTRUCTION EXIT
- FIBER BLANKET FERTILIZER, SEED
- MULCH, SEED MIX 25-121, FERTILIZER TYPE 3
- RIPRAP
- SEDIMENT CONTROL LOG
- SILT FENCE
- INLET PROTECTION
- 4:1 SURFACE SLOPE
- SURFACE FLOW ARROW
- X 950.5 SPOT ELEVATION



0 30 60
SCALE FEET

© Bolton & Menk, Inc. 2017, All Rights Reserved
H:\PSDLLC_PR\R16113129\CAD\113129C201.dwg 7/6/2017 12:46 PM

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV	ISSUED FOR	DATE

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.

Kevin F. Bittner
LIC. NO. 21814 DATE XX/XX/2017

DESIGNED	KFB
DRAWN	KGA
CHECKED	JP

PSD, LLC. RAMSEY, MINNESOTA
BUNKER LAKE INDUSTRIAL PARK
EROSION CONTROL PLAN

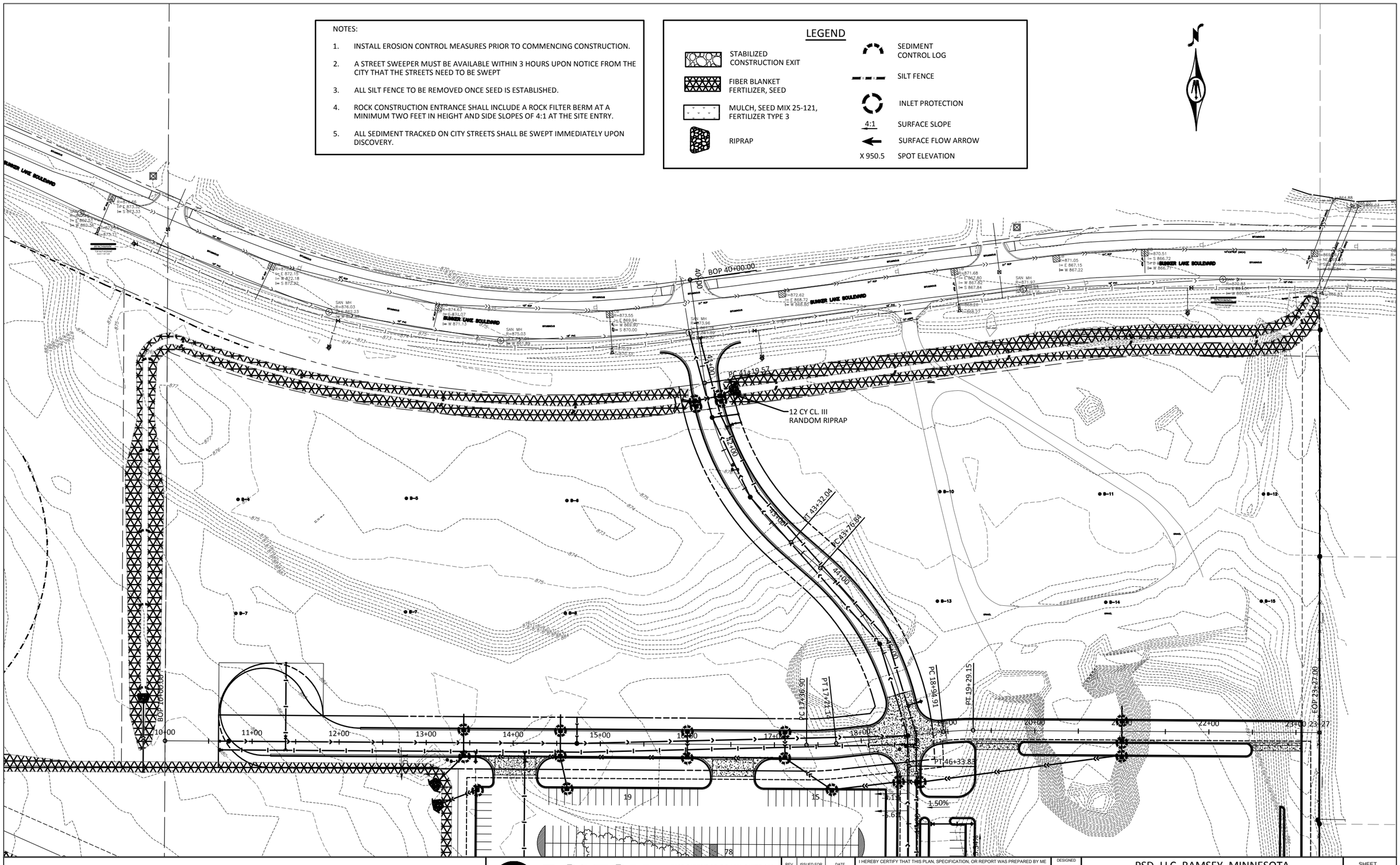
SHEET C2.05

NOTES:

1. INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING CONSTRUCTION.
2. A STREET SWEEPER MUST BE AVAILABLE WITHIN 3 HOURS UPON NOTICE FROM THE CITY THAT THE STREETS NEED TO BE SWEPT
3. ALL SILT FENCE TO BE REMOVED ONCE SEED IS ESTABLISHED.
4. ROCK CONSTRUCTION ENTRANCE SHALL INCLUDE A ROCK FILTER BERM AT A MINIMUM TWO FEET IN HEIGHT AND SIDE SLOPES OF 4:1 AT THE SITE ENTRY.
5. ALL SEDIMENT TRACKED ON CITY STREETS SHALL BE SWEPT IMMEDIATELY UPON DISCOVERY.

LEGEND

- STABILIZED CONSTRUCTION EXIT
- FIBER BLANKET FERTILIZER, SEED
- MULCH, SEED MIX 25-121, FERTILIZER TYPE 3
- RIPRAP
- SEDIMENT CONTROL LOG
- SILT FENCE
- INLET PROTECTION
- 4:1 SURFACE SLOPE
- SURFACE FLOW ARROW
- X 950.5 SPOT ELEVATION



0 25 50
SCALE FEET

© Bolton & Menk, Inc. 2017, All Rights Reserved
H:\PSDLLC_PR\R16113129\CAD\113129C201.dwg 7/6/2017 12:46 PM

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV	ISSUED FOR	DATE

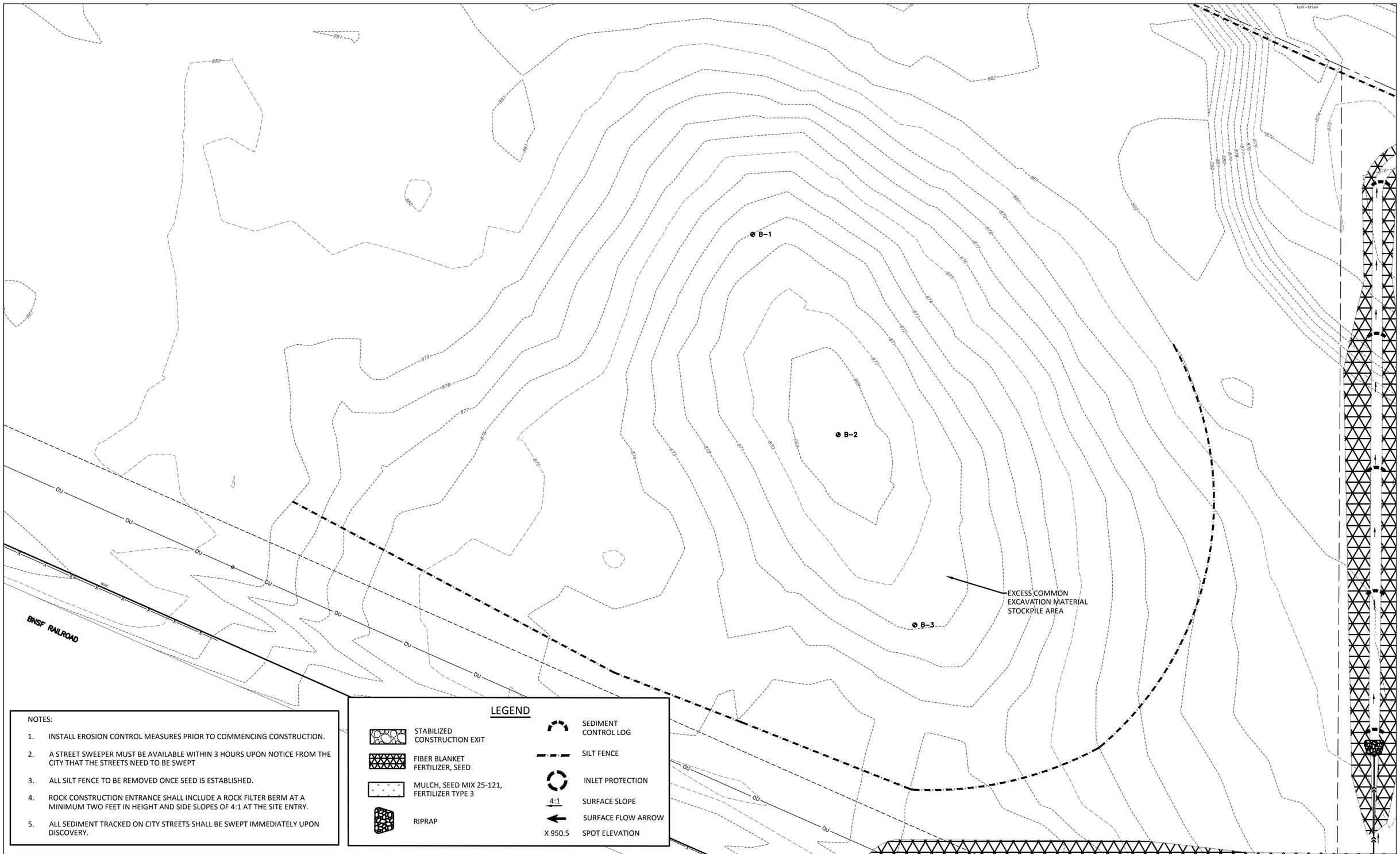
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kevin F. Bittner
LIC. NO. 21814 DATE XX/XX/2017

DESIGNED	KFB
DRAWN	KGA
CHECKED	JP

PSD, LLC. RAMSEY, MINNESOTA
BUNKER LAKE INDUSTRIAL PARK
EROSION CONTROL PLAN

SHEET C2.06



NOTES:

1. INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING CONSTRUCTION.
2. A STREET SWEEPER MUST BE AVAILABLE WITHIN 3 HOURS UPON NOTICE FROM THE CITY THAT THE STREETS NEED TO BE SWEPT
3. ALL SILT FENCE TO BE REMOVED ONCE SEED IS ESTABLISHED.
4. ROCK CONSTRUCTION ENTRANCE SHALL INCLUDE A ROCK FILTER BERM AT A MINIMUM TWO FEET IN HEIGHT AND SIDE SLOPES OF 4:1 AT THE SITE ENTRY.
5. ALL SEDIMENT TRACKED ON CITY STREETS SHALL BE SWEPT IMMEDIATELY UPON DISCOVERY.

LEGEND

- STABILIZED CONSTRUCTION EXIT
- FIBER BLANKET FERTILIZER, SEED
- MULCH, SEED MIX 25-121, FERTILIZER TYPE 3
- RIPRAP
- SEDIMENT CONTROL LOG
- SILT FENCE
- INLET PROTECTION
- 4:1 SURFACE SLOPE
- SURFACE FLOW ARROW
- X 950.5 SPOT ELEVATION

© Bolton & Menk, Inc. 2017, All Rights Reserved
H:\PSDLLC_PR\R16113129\CAD\113129C201.dwg 7/6/2017 12:46 PM

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV	ISSUED FOR	DATE

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.

Kevin F. Bittner
LIC. NO. 21814 DATE XX/XX/2017

DESIGNED	KFB
DRAWN	KGA
CHECKED	JP

PSD, LLC. RAMSEY, MINNESOTA
BUNKER LAKE INDUSTRIAL PARK
EROSION CONTROL PLAN

SHEET C2.07

PUNA STREET NW

GRAVEL

BITUMINOUS

B–1

EXCESS COMMON EXCAVATION MATERIAL STOCKPILE AREA

NOTES:

1. INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING CONSTRUCTION.
2. A STREET SWEEPER MUST BE AVAILABLE WITHIN 3 HOURS UPON NOTICE FROM THE CITY THAT THE STREETS NEED TO BE SWEPT
3. ALL SILT FENCE TO BE REMOVED ONCE SEED IS ESTABLISHED.
4. ROCK CONSTRUCTION ENTRANCE SHALL INCLUDE A ROCK FILTER BERM AT A MINIMUM TWO FEET IN HEIGHT AND SIDE SLOPES OF 4:1 AT THE SITE ENTRY.
5. ALL SEDIMENT TRACKED ON CITY STREETS SHALL BE SWEPT IMMEDIATELY UPON DISCOVERY.

LEGEND

- STABILIZED CONSTRUCTION EXIT
- FIBER BLANKET FERTILIZER, SEED
- MULCH, SEED MIX 25-121, FERTILIZER TYPE 3
- RIPRAP
- SEDIMENT CONTROL LOG
- SILT FENCE
- INLET PROTECTION
- 4:1 SURFACE SLOPE
- SURFACE FLOW ARROW
- X 950.5 SPOT ELEVATION

© Bolton & Menk, Inc. 2017, All Rights Reserved
H:\PSDLLC_PR\R16113129\CAD\113129C201.dwg 7/6/2017 12:46 PM

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV	ISSUED FOR	DATE

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.

Kevin F. Bittner
LIC. NO. 21814 DATE XX/XX/2017

DESIGNED	KFB
DRAWN	KGA
CHECKED	JP

PSD, LLC. RAMSEY, MINNESOTA
BUNKER LAKE INDUSTRIAL PARK
EROSION CONTROL PLAN

SHEET C2.08

BUNKER LAKE BOULEVARD

POND 1

LOT 2

LOT 1

19
15
78
22
31
15
44
98
47

0 50 100
SCALE FEET

© Bolton & Menk, Inc. 2017, All Rights Reserved
H:\PSDLLC_PR\R16113129\CAD\113129C202.dwg 7/6/2017 12:08 PM

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV	ISSUED FOR	DATE

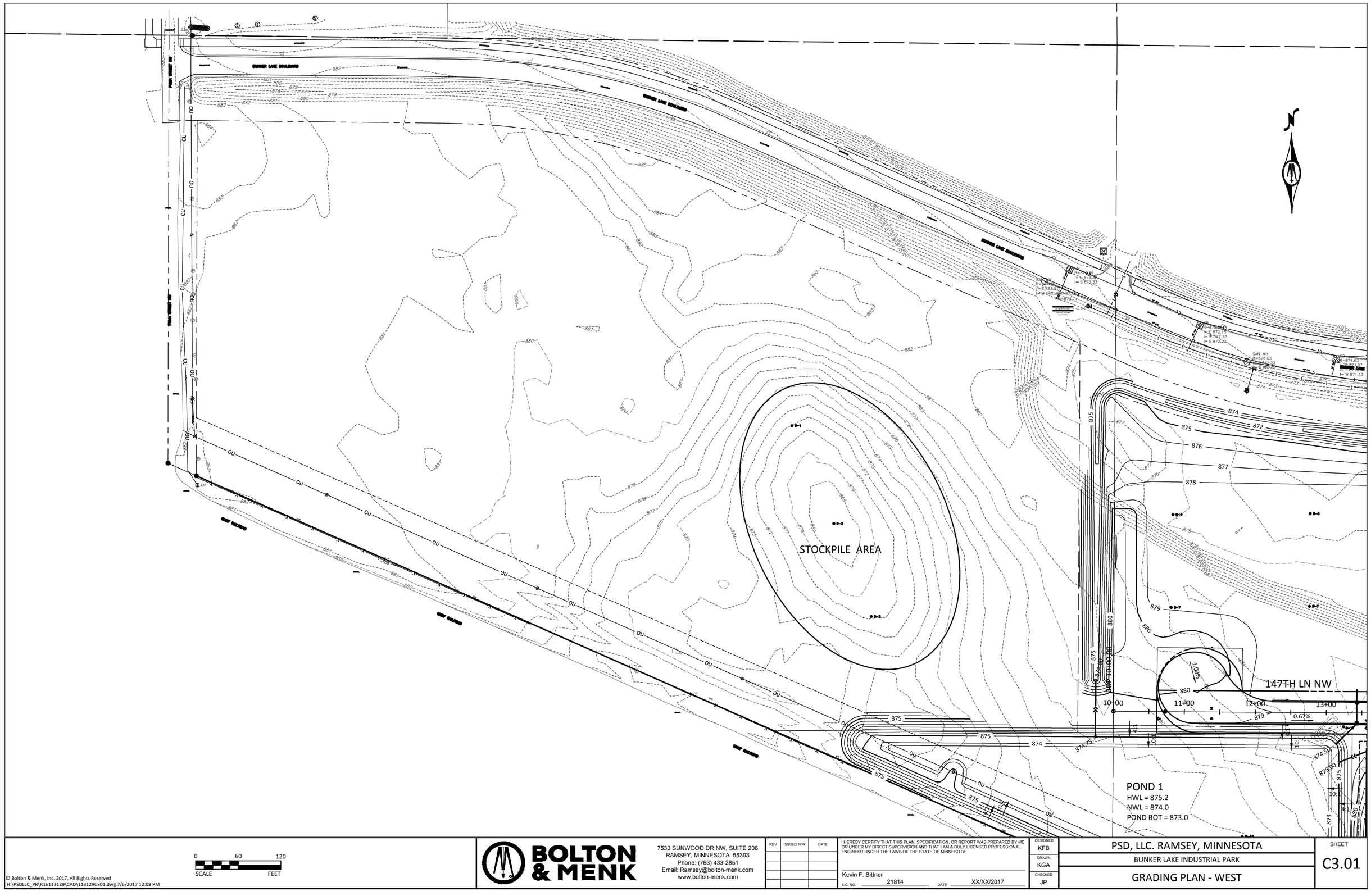
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kevin F. Bittner
LIC. NO. 21814 DATE XX/XX/2017

DESIGNED	KFB
DRAWN	KGA
CHECKED	JP

PSD, LLC. RAMSEY, MINNESOTA
BUNKER LAKE INDUSTRIAL PARK
OVERALL SITE PLAN

SHEET C2.09



0 60 120
SCALE FEET

© Bolton & Menk, Inc. 2017, All Rights Reserved
H:\PSDLLC_PR\R16113129\CAD\113129C301.dwg 7/6/2017 12:08 PM

BOLTON & MENK

7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV	ISSUED FOR	DATE

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.

Kevin F. Bittner
LIC. NO. 21814 DATE XX/XX/2017

DESIGNED	KFB
DRAWN	KGA
CHECKED	JP

PSD, LLC. RAMSEY, MINNESOTA
BUNKER LAKE INDUSTRIAL PARK
GRADING PLAN - WEST

SHEET
C3.01

STOCKPILE AREA

POND 1
HWL = 875.2
NWL = 874.0
POND BOT = 873.0

LOT 1

LOT 2

BOP 40+00.00

PC 41+19.57

PT 43+32.04

PC 43+76.94

PT 47+36.90

PC 47+74.74

PC 18+94.91

PT 19+29.15

PT 46+33.83

EOP 23+27.00

EOP 50+04.32

0 60 120
SCALE FEET

© Bolton & Menk, Inc. 2017, All Rights Reserved
H:\PSDLLC_PR\R16113129\CAD\113129C301.dwg 7/6/2017 12:08 PM

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV	ISSUED FOR	DATE

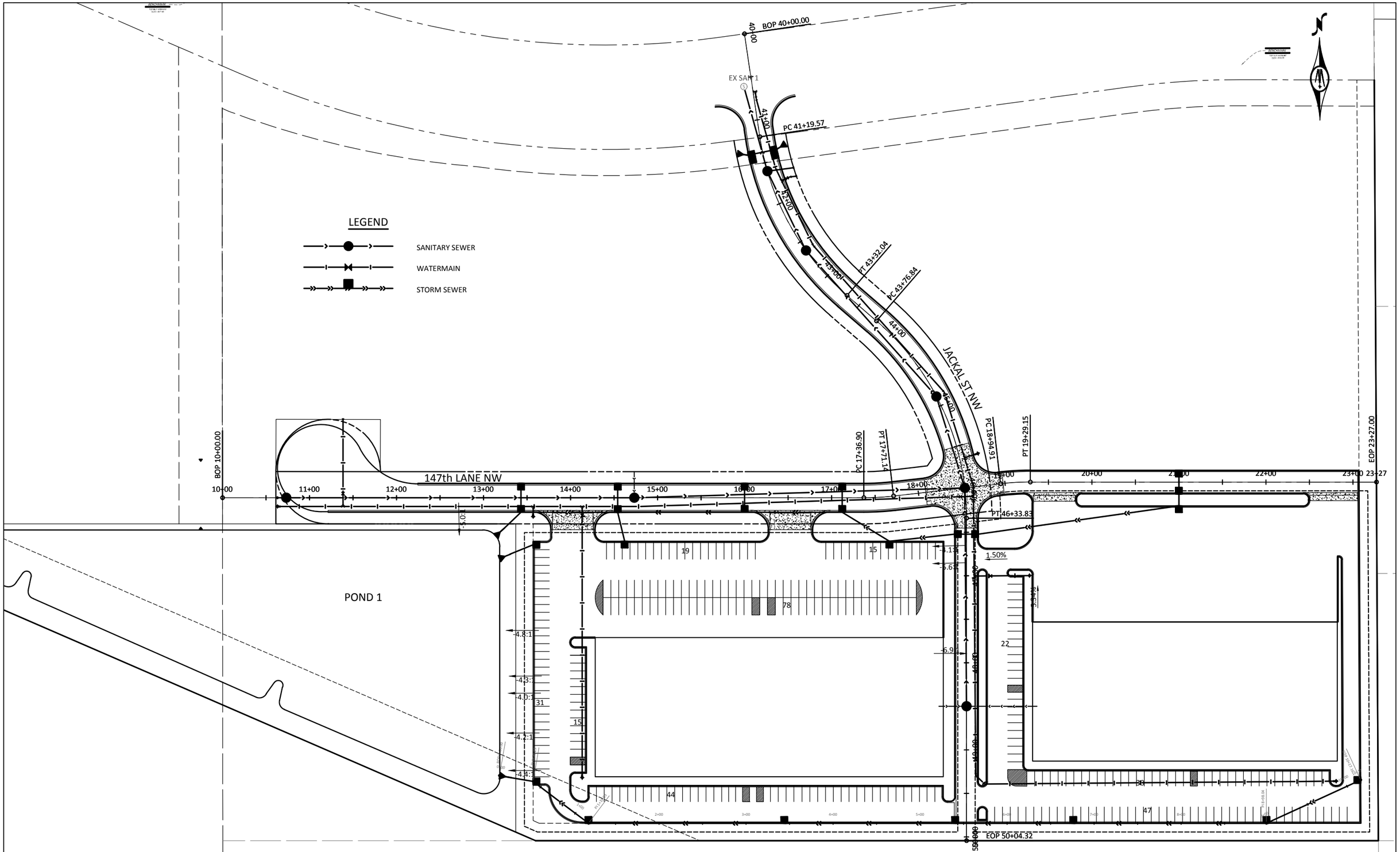
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kevin F. Bittner
LIC. NO. 21814 DATE XX/XX/2017

DESIGNED	KFB
DRAWN	KGA
CHECKED	JP

PSD, LLC. RAMSEY, MINNESOTA
BUNKER LAKE INDUSTRIAL PARK
GRADING PLAN - EAST

SHEET C3.02



© Bolton & Menk, Inc. 2017, All Rights Reserved
H:\PSD\LC_PR\R16113129\CAD\113129C501.dwg 7/6/2017 2:11 PM

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV	ISSUED FOR	DATE

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.

Kevin F. Bittner
LIC. NO. 21814 DATE XX/XX/2017

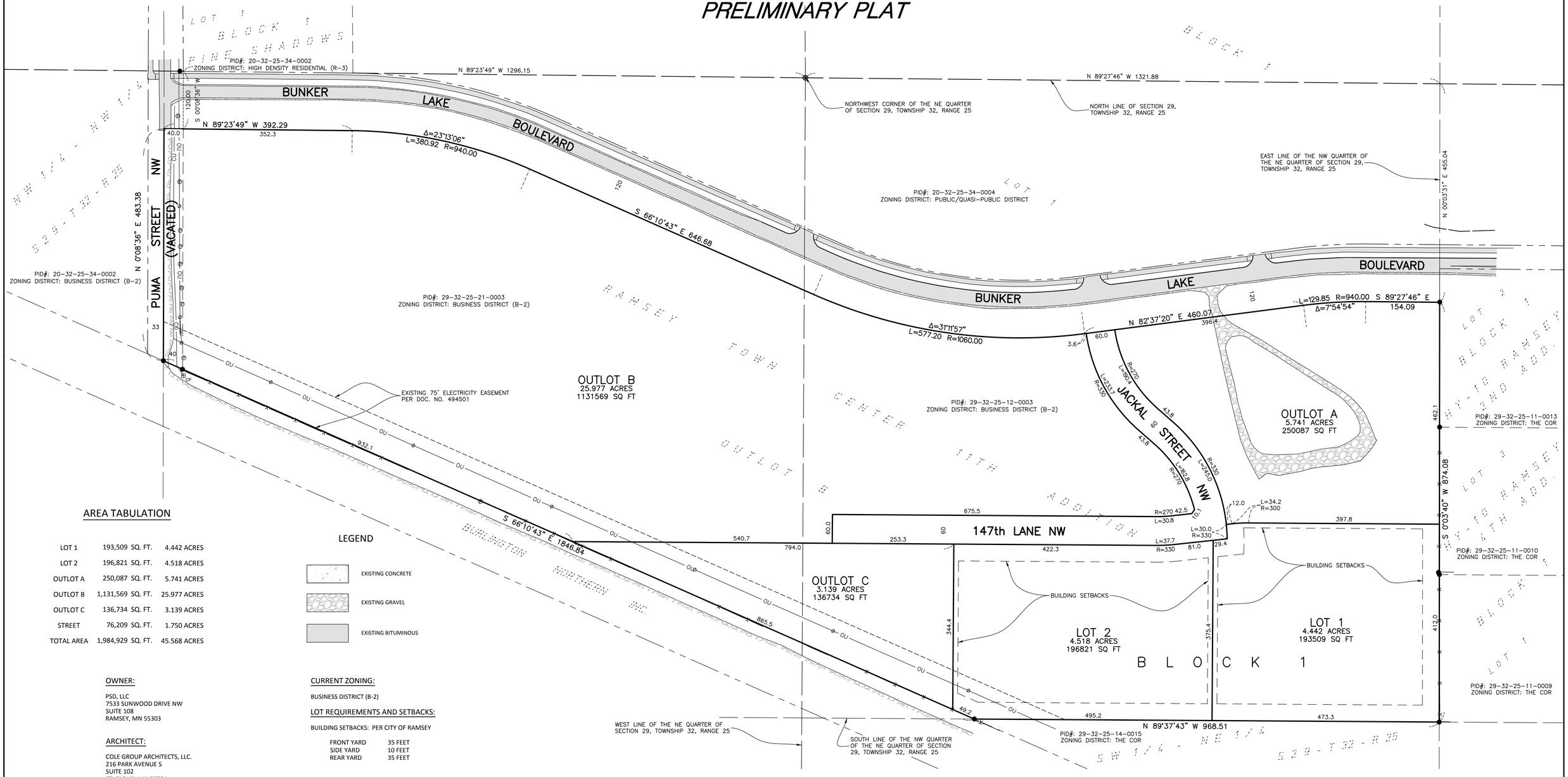
DESIGNED	KFB
DRAWN	KGA
CHECKED	JP

PSD, LLC. RAMSEY, MINNESOTA
BUNKER LAKE INDUSTRIAL PARK
OVERALL UTILITY PLAN

SHEET
C4.01

BUNKER LAKE INDUSTRIAL PARK ADDITION

PRELIMINARY PLAT



AREA TABULATION

LOT 1	193,509	SQ. FT.	4.442 ACRES
LOT 2	196,821	SQ. FT.	4.518 ACRES
OUTLOT A	250,087	SQ. FT.	5.741 ACRES
OUTLOT B	1,131,569	SQ. FT.	25.977 ACRES
OUTLOT C	136,734	SQ. FT.	3.139 ACRES
STREET	76,209	SQ. FT.	1.750 ACRES
TOTAL AREA	1,984,929	SQ. FT.	45.568 ACRES

LEGEND

EXISTING CONCRETE

EXISTING GRAVEL

EXISTING BITUMINOUS

OWNER:

PSD, LLC
7533 SUNWOOD DRIVE NW
SUITE 108
RAMSEY, MN 55303

ARCHITECT:

COLE GROUP ARCHITECTS, LLC.
216 PARK AVENUE S
SUITE 102
ST. CLOUD, MN 56301

SURVEYOR:

BOLTON & MENK, INC.
7533 SUNWOOD DRIVE NW
SUITE 206
RAMSEY, MN 55303

FIELD TOPOGRAPHY PROVIDED BY:

BOLTON & MENK, INC.
7533 SUNWOOD DRIVE NW
SUITE 206
RAMSEY, MN 55303

CURRENT ZONING:

BUSINESS DISTRICT (B-2)

LOT REQUIREMENTS AND SETBACKS:

BUILDING SETBACKS: PER CITY OF RAMSEY

FRONT YARD	35 FEET
SIDE YARD	10 FEET
REAR YARD	35 FEET

LEGAL DESCRIPTION:

Outlot B, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of Puma Street NW, as dedicated and delineated on ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota lying south of the westerly extension of the southerly right of way of Bunker Lake Boulevard as dedicated and delineated on said plat of ALPHA DEVELOPMENT.

SURVEYOR'S CERTIFICATION

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.

Russell O. Halverson
License Number 41813

07/06/2017
Date

0 100 200 300 400
SCALE IN FEET

Adjacent landowners address and parcel identification number are shown hereon based on Anoka County GIS parcel records.

PRELIMINARY PLAT
BUNKER LAKE INDUSTRIAL PARK, RAMSEY, MINNESOTA

OUTLOT B, ALPHA DEVELOPMENT
ANOKA COUNTY, MINNESOTA

FOR: PSD, LLC

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
(763) 433-2851

JOB NUMBER: R16.113129 FIELD BOOK: DRAWN BY: ALH

©Bolton & Menk, Inc. 2017, All Rights Reserved

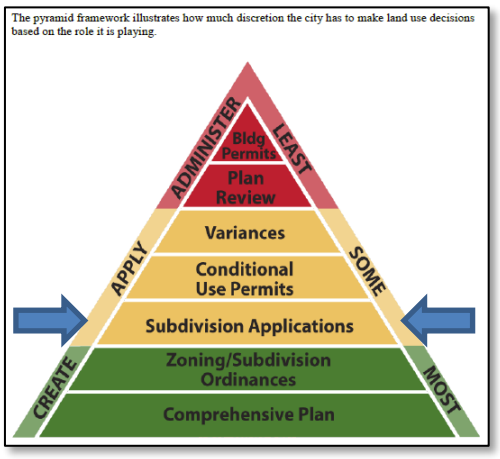
H:\PSDLLC_PR\R16113129\CAD\C3D\113129PR01.dwg 7/6/2017 9:32 AM

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	7/27/2017	**PROJECT ADDRESS**	SE CORNER OF 143RD AND JASPAR
PROJECT. TITLE	17-127: BUNKER LAKE INDUSTRIAL PARK ADDITION PRELIMINARY PLAT		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Comprehensive Plan and Zoning Code)		
TECHNICAL REVIEWER:	Name: Eric Zweber, Planning Consultant Phone: (763)762-2837 Email: ezweber@wsbeng.com		

General: The purpose of this file is to review a Preliminary Plat for Bunker Lake Industrial Park Addition located on the southeast corner of Puma Street NW and Bunker Lake Blvd and east of the HWY-10 Ramsey industrial park. The Developer, PSD, LLC, has proposed a five lot subdivision with two buildable lots for the proposed buildings and three outlots. The Property has been formerly used as a gravel mine/borrow pit.

This case is being reviewed per and Chapter 117, Article III entitled Subdivisions.



Comprehensive Plan/Zoning: On February 14, the City Council approved a Comprehensive Plan amendment (CPA) to guide the Property for Business Park. The Property is currently zoned for B-2: Business District and its anticipated that the developer will request a rezoning to E-1: Employment with the Final Plat and Site Plan application. For purposes of this technical review, the Property is assumed to receive the rezoning approval to E-1: Employment. Both districts call for industrial development such as warehousing, offices, showrooms, manufacturing, and light or heavy industrial that provides good paying jobs, high quality development, and opportunities for the growth of existing businesses. The proposed subdivision is consistent with the Business Park Comprehensive Plan guidance and the E-2: Employment zoning district.

Dimensional Standards for the E-1 Employment District: The following standards apply to subdivisions in the E-2 Employment District. Lot 1 has a lot size of 4.442 acres and a lot wide of 463.4 feet. Lot 2 has a lot size of 4.512 acres and a lot width of 503.3 feet. It appears that the subdivision meets all applicable dimensional standards. The setback, height, and lot coverage requirements will be evaluated with the Site Plan review.

Standard	Requirement
Minimum Lot Size	1 Acre
Minimum Lot Width	200 feet
Minimum Lot Depth	NA
Minimum Front Yard Setback	35 feet
Minimum Rear Yard Setback	35 feet
Minimum Side Yard Setback	20 feet
Building Height	65 feet
Maximum Lot Coverage	45 percent

Streets/Access. Two new streets are proposed as part of the subdivision: Jackal Street NW and 147th Lane NW. Jackal Street will running roughly north to south and will connect the existing Bunker Lake Blvd with the proposed 147th Lane NW. 147th Lane will run roughly in a east to west direction and run roughly parallel and about 450 feet south of Bunker Lake Road. All access for the two buildable lots will be gained from 147th Lane NW. The proposed streets are satisfactory to staff.

The Preliminary Plat is requesting a vacation of Puma Street NW. The Comprehensive Plan does not illustrate the extension of Puma Street beyond the existing railroad track and does not show an intersection with MN Highway 10. Therefore, staff supports the requested vacation. The vacation of Puma Avenue will require a public hearing at the City Council meeting approving the Final Plat.

Utilities/Wells. All new lots created by this subdivision will be served by city sewer and water, and plans have been submitted indicating the extensions. No well locations are shown as the property is proposed to be connected to city utilities. Building setbacks are shown on the Preliminary Plat, but no drainage and utility easements are shown on Preliminary Plat. Standard drainage and utility shall be dedicated on Lot 1 and Lot 2 of Bunker Lake Industrial Park and over the entirety of the stormwater pond being constructed on Outlot C.

The grading plan shows a ditch being constructed to the west of the cul-de-sac for 147th Lane, then running north to Bunker Lake Blvd and the turning east and running through a culvert under the new Jackal Street (end of Outlot B) and onto the northeast corner of Outlot A and into the culverts under Bunker Lake Blvd. A drainage and utility should be dedicated over this drainage ditch. All other easements for the Outlots will be taken prior to building on the lots, at the time of re-subdivision.

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

Fee	Amount	# of Acres	Total
Park Dedication	$3,966/acre	12.10	$47,988.60
Trail Development	$1,090/acre	12.10	$13,189.00
Water Trunk	$6,131/acre	12.10	$74,185.10
Water Lateral	$6,454/acre	12.10	$78,093.40
Sanitary Sewer Trunk	$3,391/acre	12.10	$41,031.10
Sanitary Sewer Lateral	$3,411/acre	12.10	$41,273.10
Stormwater Management	$4,577/acre	12.10	$55,381.70

Sidewalks/Trail. No sidewalk or trail is proposed along Jackal Street or 147rd Lane as part of this subdivision. There is a sidewalk located on the north side of Bunker Lake Blvd. No other sidewalks and/or trail or trails are planned for this area.

Natural Resource Inventory (NRI). The NRI indicates that the land included in this proposed development is not located in an area considered to be either an exceptional, high, moderate, or low area of natural quality. In addition, the area is not a part of the Anoka County Greenway Corridor or indicated by the National Wetland Inventory (NWI) to contain any wetlands.

Tree Preservation Plan. There has been a tree preservation plan submitted as part of the review of this preliminary plat. There are 1,145 trees (6,741 inches) of trees that will be removed as a part of this development. The trees are predominately pine, with a number of spruce, juniper, and cottonwood, along a few cherry and oak trees. This removal will require the replacement by installing about 1,011 trees (2,528 inches) of trees. The two buildable lots are about 30% of the total site, so the expectation of installing about 30% of the replacement trees (304 trees/760 inches) would be a reasonable expectation. The provided landscape plan includes 173 trees, which will need to meet the landscaping requirement as well. An deficiency in tree replacement should be addressed through a payment to the Community Forestry Fund.

Landscaping. The city code requires that a minimum of 120 trees and 400 shrubs be provided on the two buildable lots of the site being developed. It appears that the landscaping plan has met the requirements for landscaping on the site to be developed, leaving 53 tree available to be used for tree replacement. The landscaping plan is showing trees in abundance along the perimeter of the parking areas and is adequately providing shade and visual relief to the parking areas.

Trees shall be installed with the first set of primary roots at finished grade level, shall include a two (2) to four (4) inch layer of mulch to the dripline of the tree (and not be piled against the tree trunk), and shall have the upper 1/3 of the burlap and twine/wire removed if using balled and burlap stock. Minimum planting sizes must be 2.5 inches in diameter for deciduous trees and 6 feet in height for coniferous trees.

Topsoil. Each individual lot shall have four (4) inches of topsoil meeting the City's topsoil specification applied to all disturbed areas not improved with impervious surfacing. It is strongly encouraged to limit land disturbance on each lot to limit the quantity of topsoil required. A topsoil inspection is required ***prior*** to landscaping being installed and copies of the load tickets are required as well. This is reviewed at time of Building Permit Application and request for Certificate of Occupancy for each individual lot.

Lighting. Currently, the Preliminary Plat does not propose any new streetlighting. Cobra-style street lighting shall be include in the Site Plan and Final Plat.

Building Elevations. Building elevations shall be submitted with Site Plan review.

Parking/loading areas. Per the city code, one parking stall is required for every 300 square feet office space or one parking stall per 1,000 square feet of industrial space. The preliminary site plan shows a 56,000 square foot building with 105 parking stalls on Lot 1 and a 64,000 square foot building with 204 parking stalls. Both site have more parking than is required for industrial uses but less parking than would be required with if the entire building were offices. Lot 1 indicates that there will be loading areas on the north side of the building and Lot 2 shows no loading areas. Final parking and loading calculations will be reviewed during the formal Site Plan review.

Septic/Drainfield. The current plan proposes connection to city utility services as such, no septic systems or drainfields are proposed.

Other comments. None.

Recommendation. City Staff is recommending that the Planning Commission approve the Preliminary Plat for the Bunker Lake Industrial Park Addition and direct the Developer to proceed to the preparation of a Final Plat, with the considerations listed in this staff report, contingent upon review and approval of the civil engineering plan by the City Engineer prior to review by the City Council.

Next Steps. A key decision will occur at Preliminary Plat, in which the layout and number of lots will be approved, subject to approving the Site Plan, Final Plat, Right-of-Way Vacation, and final construction plans/building permits. The City will review items including, but not limited to, Site Plan, Building Elevations, Grading Plan, Utility Plan, Landscape Plan, and Street Light Plan. The developer will be required to enter into a Development Agreement with the City to ensure the timely construction of required improvements. The Development Agreement will also require a financial surety in the amount of 125% of the cost of required improvements. The financial surety shall be in the form of a Letter of Credit or cash escrow only. The Development Agreement will also require an Engineering Inspection Fee of 5% of the cost of required improvements. The escrow must be in the form of a cash escrow. The City will prepare a draft Development Agreement for your review. This will occur as part of approval of the Final Plat.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JULY 14, 2017	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	JASPER INDUSTRIAL PARK		
ESCROW #	115818		
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 Lampert Architects and dated July 3, 2017 and civil engineering plans prepared by Hakanson Anderson and dated July 5, 2017:

The City's Natural Resources Inventory (NRI) does not identify any significant natural areas within the project area. However, there is a moderate quality natural area directly adjacent to the Subject Property, within Foster Cemetery. While not within the project area, there is significant grading proposed directly adjacent to this stand of mixed oaks, which could impact their health. Additional information outlining what steps will be implemented to protect those root systems is needed. City Staff is concerned about the impacts to these potentially historic trees as this cemetery has been in existence (and presumably mostly untouched) since the mid-1800s.

While there is some information about existing trees and removals, the submittal appears to be deficient of an actual Tree Inventory and Preservation Plan. An inventory of all significant trees, defined as any oak or evergreen with a Diameter at Breast Height (DBH) of four (4) inches or more and any other deciduous tree with a DBH of eight (8) inches or greater, must be completed and submitted. The inventory must specify the species (scientific and common name), diameter, condition, status (preserved/removed) and reason for removal and shall also include a tally of all significant tree inches on site and a tally of inches to be preserved.

At least thirty percent (30%) of the significant tree inches shall be retained on site or reforestation will be required. Until this information is received, it cannot be determined whether the project complies with the Tree Preservation standards or if reforestation will be required. The Inventory will also clarify what types of trees will be impacted. This may have a bearing on potential activities regarding disease management (e.g. preventing spread of oak wilt to adjacent mixed oak area in cemetery).

Based on the lineal footage of the site (Lot 1) and the building square footage and parking stalls, sixty-three (63) trees and 173 shrubs are required. The proposed Landscape Plan provides 173 shrubs and fifty-two (52) trees. Species and size are generally acceptable; however, note that shrubs shall be at least twenty-four inches (24") in height or width, depending on plant

characteristics, at the time of planting. Additional trees must be incorporated into the Landscape Plan to meet the minimum planting standards.

Access to the cemetery must be retained. It cannot be across Outlot B as all that area needs to be unencumbered for the future build-out of the Public Works Campus.

The use of seed rather than sod does require City Council approval. Furthermore, landscape will not be considered complete until seed has germinated and is ready to be mowed. Staff does not oppose the proposed use of seed as it is not directly adjacent to a public street.

Required Sheet Revisions

Sheet 3
- Add City's standard detail for topsoil.

Sheet 4
- Revise to eliminate any activity on Outlot B as that is not part of the land transaction.
- Revise to show tree preservation fence.
- Provide more detail on the 'clearing and grubbing' of trees adjacent to the cemetery. As previously noted, there are concerns with the potential impacts to the adjacent mixed oak woods.

Sheet 5
- Revise to eliminate any activity on Outlot B as that is not part of the land transaction.
- Revise to show tree preservation fence.
- More information must be supplied regarding the grading activity adjacent to the cemetery so that the potential impacts to the adjacent trees can be further assessed.

Sheet 7
- Provide more detail about each proposed seed mix.
- There is not a symbol in the legend for the cross hatched areas along the east and west boundaries of Lot 1.
- Under General Notes #2, topsoil must meet the City's specification and shall be required over all disturbed areas not improved with impervious surfacing, excluding the proposed ponding basins.

Sheet L1
- Incorporate at least eleven (11) additional trees into Planting Schedule based on the proposed number of parking stalls (one [1] tree per every ten [10] parking stalls is required).
- Revised Planting Schedule to indicate shrub size shall be at least twenty-four (24) inches in height or width, based on plant characteristics.

Tree Inventory and Preservation Plan
- There is no tree inventory or preservation plan. This must be submitted for review as discussed above.

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

RESOLUTION # 17-08-192

RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL OF BUNKER LAKE INDUSTRIAL PARK

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

That part of Outlot B Alpha Development lying within the Northeast Quarter of the Northwest Quarter of Section 29,Township 32, Range 25, Anoka County, Minnesota

-and-

That part of the Outlot B Alpha Development lying within the Northwest Quarter of the Northeast Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the City of Ramsey received a sketch plan application for Bunker Lake Industrial Park from PSD, LLC on May 30, 2017; and

WHEREAS, the Planning Commission reviewed the sketch plan on June 1, 2017 and July 6, 2017; and;

WHEREAS, the City of Ramsey received a preliminary plat application for Bunker Lake Industrial Park from PSD, LLC on July 6, 2017; and

WHEREAS, the City Council reviewed and approved resolution #17-07-173 for a comprehensive plan amendment for Bunker Lake Industrial Park on July 11, 2017; and

WHEREAS, the Ramsey Environmental Policy Board (EPB) considered tree preservation and the proposed landscape plan pertaining to the preliminary plat on July 17, 2017; and

WHEREAS, on August 3, 2017, the Ramsey Planning Commission conducted a public hearing regarding the proposed preliminary plat; and

WHEREAS, the City Council reviewed the preliminary plat of Bunker Lake Industrial Park on August 22, 2017.

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 Bunker Lake Industrial Park in accordance with relevant City Codes, subject to the following conditions:

a) Compliance with the Staff Review Letter dated July 27, 2017.
b) Approval of the Comprehensive Plan Amendment to Business Park by the Metropolitan Council.
c) Rezoning of the property to E-1 Employment District.
d) Approval by the City Engineer.
e) The Developer entering into a Development Agreement with the City.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 22nd day of August, 2017

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JULY 27, 2017	**PROJECT ADDRESS**	SOUTH OF BUNKER LAKE BLVD, EAST OF PUMA STREET
PROJECT. TITLE	BUNKER LAKE BOULEVARD INDUSTRIAL PARK		
ESCROW #			
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding the Civil Construction Plans submittal for Bunker Lake Boulevard Industrial Park. The submittal consists of 20 sheets prepared by Bolton & Menk. The plans are not dated. The plans were received on July 5, 2017.

This report also covers the Phase 1 grading plans for this project received July 7, 2017. This submittal consists of 12 sheets. The comments are listed separately at the end of this report.

We offer the following comments on the sheets:

Civil Construction Plans

General comments:

1. A legend is must be shown on all sheets. All symbols used on that sheet must be added to the legend for the sheet. Symbols not used must not be in the legend. The patterns in the legend must match size and scale of patterns on the plans.
2. Ramsey City Details are included in the set. Some details can be removed from the set as noted below.
3. All sidewalks in public right-of-way must be shown as 6 feet wide and 6 inches thick.
4. Class 5 shall meet the Ramsey modified gradation. This gradation must be included in the details.
5. Plan readability – Proposed sanitary sewer lines and symbols, and watermain lines and symbols must be the most prominent items on the sewer and water sheets. Proposed storm sewer lines and symbols must be the most prominent on the storm sewer sheets. Proposed curb lines, sidewalks and pedestrian ramps must be the most prominent lines on the street sheets. All other lines on the sheet must be screened so the lines and symbols for proposed features standout. This includes the symbols in the legends which must match the plan view in size, pattern, weight, and color.

6. Graphic scale **must** match viewport scale.
7. Underlying lines must be broken where they are under text boxes to enhance readability. This project will require a stormwater permit from the Lower Rum River Watershed Management Organization (LRRWMO).

G0.01:

1. A date must be shown on **each** page of the set.

C0.01 – C0.02:

8. A sheet specific legend must be added to **each** sheet.
9. Make all text legible.
10. Add note: "All erosion control must be installed and inspected by the City prior to any work commencing on site."

C2.03:

1. Change "14 days" to "7 days". This site is within 1 mile of the Mississippi River.

C2.04- C2.08:

1. The intent of the Erosion Control Plan sheets is not clear. The same areas of the site are shown on multiple pages. Notes must be added to clarify intent of pages.
2. Add note "Silt fence must be placed around base of stockpile and stabilization installed within 7 days on slopes."
3. The cul-de-sac does not match the sketch.
4. Utility lines should be screened on the erosion control plan. Match lines are required on all sheets.
5. Show screened grading with drainage patterns on Erosion Control Sheets.
6. Remove Mulch , Seed mix entry from legend if it is not used on sheet.
7. Add "See Page XX" label where features continue off the page.
8. Add text mask to hide lines under labels.
9. All items curb, striping, storm sewer, etc., must be in lighter shades on the erosion control plan. See general comment 5.
10. Legend must show all items pertinent to each sheet. Fiber blanket in legend does not match plan view.
11. Stabilized construction exit is in legend, not on plans.
12. Silt fence must be placed downslope of all disturbed areas.

C2.09:

1. A legend is required on each sheet.
2. Why is a concrete intersection proposed?
3. Are curb cuts proposed for the north side of the east-west street?

C3.01:

1. A legend is required on each sheet.
2. Label the side slopes on the ditch.
3. Additional contour elevations and spot elevations are required around the pond.
4. Identify the solid line extending west from the pond and the dashed line that intersects the edge of pavement? in the cul-de-sac.
5. The normal water level of the pond seems higher than existing groundwater levels in this area. Will an impermeable liner be installed in the pond?
6. Label the street with and curb radii.
7. The existing tree line symbol must be lighter to match the existing contours.
8. The proposed contours west of the main access road do not match the access road in all places.
9. The proposed contours on the swale north of the pond must tie into existing contours.
10. All text on the sheet must be legible (Bunker Lake Blvd features in particular)

C4.01:

1. A legend is required on each sheet.
2. Drainage and utility easements are required over all sanitary sewer or storm sewer that serve more than one site.
3. Drainage and utility easements are required over all watermain.

A Lower Rum River Watershed Management Organization permit will be required.

Phase 1 Grading

C0.01- C0.02:

1. Make all text legible.
2. A legend is required on each sheet.
3. Add and label match lines.

C2.03:

1. Change "14 days" to "7 days". This site is within 1 mile of the Mississippi River.

C2.04- C2.08:

1. The intent of the Erosion Control Plan sheets is not clear. The same areas of the site are shown on multiple pages. Notes must be added to clarify intent of pages.
2. Add note "Silt fence must be placed around base of stockpile and stabilization installed within 7 days on slopes."
3. The cul-de-sac does not match the sketch.
4. Utility lines should be screened on the erosion control plan. Match lines are required on all sheets.
5. Show screened grading with drainage patterns on Erosion Control Sheets.
6. Remove "Mulch, Seed Mix 25-121…" entry from legend if it is not used on sheet.

7. Add "See Page XX" label where features continue off the page.
8. Add text mask to hide lines under labels.
9. All items curb, striping, storm sewer, etc., must be in lighter shades on the erosion control plan. See general comment 5.
10. Legend must show all items pertinent to each sheet. Fiber blanket in legend does not match plan view.
11. Stabilized construction exit is in legend, not on plans.
12. Silt fence must be placed downslope of all disturbed areas.
13. Proposed rip-rap must be shown.
14. Add and label match lines on all sheets.

C3.01:

1. A legend is required on each sheet.
2. Label the side slopes on the ditch.
3. Additional contour elevations and spot elevations are required around the pond.
4. Identify the solid line extending west from the pond and the dashed line that intersects the edge of pavement? in the cul-de-sac.
5. The normal water level of the pond seems higher than existing groundwater levels in this area. Will an impermeable liner be installed in the pond?
6. Label the street with and curb radii.
7. The existing tree line symbol must be lighter to match the existing contours.
8. The proposed contours west of the main access road do not match the access road in all places.
9. The proposed contours on the swale north of the pond must tie into existing contours.
10. All text on the sheet must be legible (Bunker Lake Blvd features in particular)
11. Remove extra labels.
12. Soil borings are shown on the plans. The geotechnical report must be submitted.

Stormwater Summary

The project is providing volume control (infiltration) and rate control for all storms. Please copy the existing conditions table to the end of the report adjacent to the Final Proposed condition summary so that an easy comparison can be made of existing and proposed conditions.

CC Regular Session **7. 2.**

Meeting Date: 08/08/2017

By: Tim Gladhill, Community Development

Information

Title:

Approve Final Home Designs for Vistas at North Commons; Case of Morning Sun Homes

Purpose/Background:

The purpose of this case is to approve final model home designs for Vistas at North Commons.

Architectural review and approval was a contingency of plat approval to finalize architectural design. No homes have yet been constructed within this plat. This is a step in plat approval, versus Building Permit Review. With that in mind, this is not an appeal process as was the case with recent requests. This step is crucial to provide clarity for Staff to be able to approve Building Permit in a timely fashion in a manner consistent with Planning Commission and City Council approval.

The Planning Commission is reviewing this case at their August 3, 2017 Regular Meeting. Minutes are not available at time of publishing this agenda. Staff will give a verbal update at the meeting.

Notification:

Observations/Alternatives:

The Design Framework for The COR calls for '4-sided architecture' and equal treatment of all facades facing a public roadway. During review of this Plat, it was discussed that the rear facade should look less like a rear facade, and more like a front facade, due to its orientation and close proximity to Bunker Lake Boulevard.

It should be noted that the original development plan for this parcel has changed significantly (originally planned for row-style townhomes). With a change to a more traditional single-family model, it should be expected that the rear facade may not have as much equal treatment as the front facade. Staff recommends that the Planning Commission authorize some degree of flexibility for this development. The same played out with COR Three North Commons by Purmort homes immediately west of this project.

While Staff believes additional architectural elements could be added to enhance the degree of equal treatment and improve the facade facing Bunker Lake Boulevard, the Design Framework may not give as much leverage as needed to push this design further.

Funding Source:

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

Recommendation:

Staff recommends authorizing the attached models.

Action:

Motion to authorize the attached model homes for Vistas at North Commons.

Attachments

Site Location Map

Slab on Grade Model

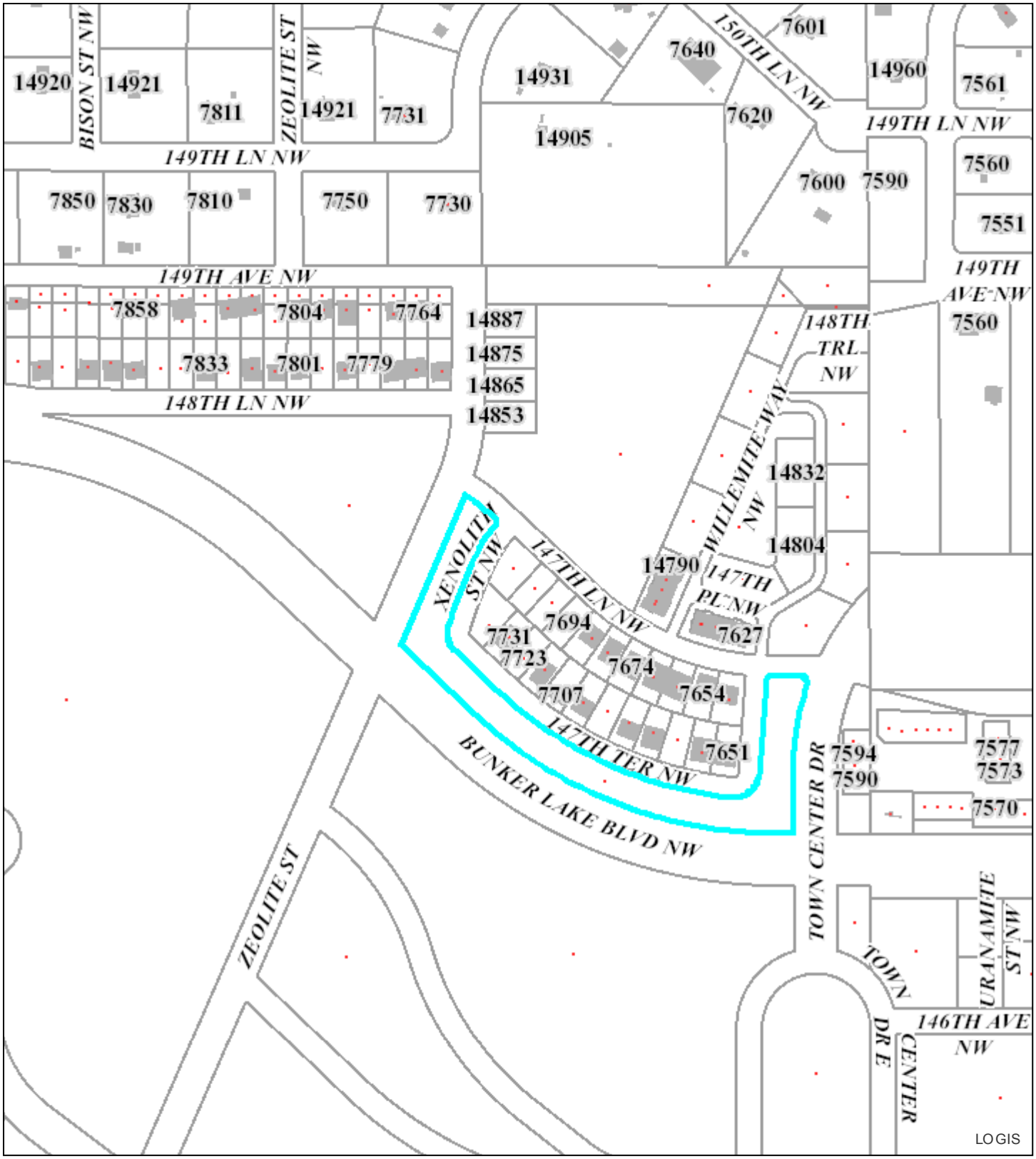
Look Out Model

Walk Out Model

The COR Design Framework

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	07/28/2017 09:26 AM
Tim Gladhill (Originator)	Tim Gladhill	08/03/2017 09:40 AM
Kurt Ulrich	Kurt Ulrich	08/03/2017 01:17 PM
Form Started By: Tim Gladhill		Started On: 07/28/2017 09:15 AM
Final Approval Date: 08/03/2017		



City of RAMSEY

Site Location Map

Vistas of North Commons

28-32-25-21-0030

Legend

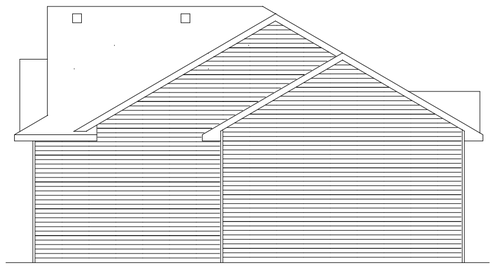
Site

Parcels

N

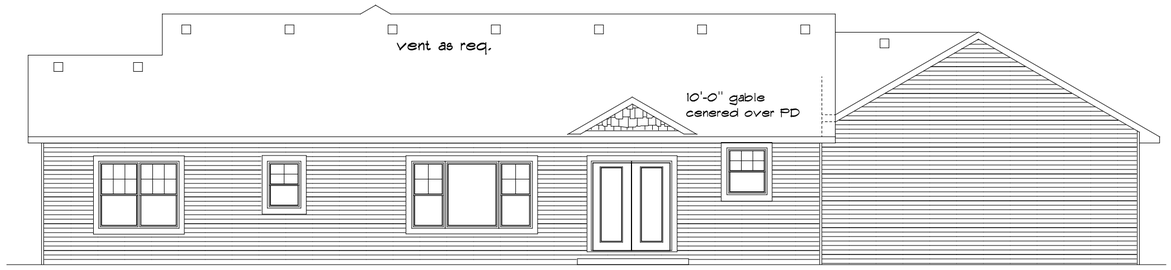
Print Date: December 21, 2016

0 550 1,100 Feet



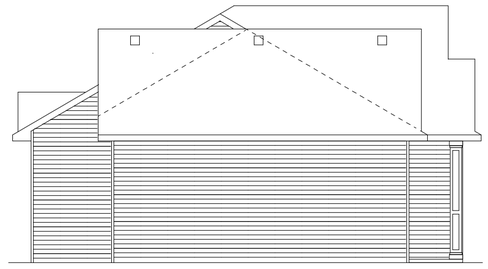
RIGHT ELEVATION

scale 1/8" = 1'-0"



REAR ELEVATION

scale 1/8" = 1'-0"



LEFT ELEVATION

scale 1/8" = 1'-0"

ELEVATION NOTES:
all roofs 7:12 pitch W/
1'-6" soffits
1'-0" O.H.
gable ends vinyl lap siding as shown
wrap front windows W/ 4" sides
6" top
6" stool & apron
stone front as shown
16x32 vent front gable
vinyl shakes front upper gable over porch/garage
board & batten gable over porch
4" frieze board front gables
wrap rear elevation openings W/ 4"

NOTE:
All openings to exterior must be caulked & flashed, Flashing is req. where all roof & vertical surfaces meet or where siding material changes.



FRONT ELEVATION

scale 1/4" = 1'-0" page 1 of 4

Due to various site conditions of individual lots, the grade lines represented by this print are for illustrative purposes only. They do not reflect actual finished grade

NOTE:
contractor to verify all notes, conditions, and dimensions, and be responsible for the same.

MORNING SUN HOMES inc.

NOTE:
simplified braced wall
continuous sheathing
R602.10.4.2

NOTE:
All headers 2-2x10's unless noted otherwise

NOTE:
truss & joist mfg to verify size & spacing of all trusses/ joist.

NOTE:
min. 3" bearing @ ea. end of all micro - lam beams, and headers w/ spans of 7'-0" or greater. (unless noted)

NOTE:
all main floor openings 84" top of floor to top of opening, unless noted otherwise.

NOTE:
provide solid bearing under all beams, headers, girders down to foundation.

23'-8" | 58'-0"

9'-0" | 25'-0" | 24'-0"

8'-0" | 1'-2" | 3'-6" | 5'-2" | 6'-0" | 8'-0" | 10'-0" | 14'-0" | 4'-0" | 7'-2"

concrete patio

hold window to top

tempered

2-1 3/4"x9 1/2" lvl

6'-0" | 6'-2" | 4'-6" | 3'-10" | 5'-6" | 2'-0" | 22'-0" | 16'-8" | 18'-0"

KITCHEN | DINING | LIVING ROOM | BEDROOM | BATH | SITTING | FOYER | LINEN | POCKET OFFICE | LAUNDRY | PANTRY | GARAGE | BATH | BEDROOM

d/w | range | 3'-8" | 24x54 island 12"OH | 4'-0" | 4'-10" | 4 slfs | ref. | 3'-4" | 2'-8" | 2'-0"

4" shadow-box above F/P | gas F/P | 36x60 shower | 2x6 wall | r/s | CL 8'-2" | 2'-8" | 4'-11 1/2" | 5'-4 1/2" | 60" enclosure

8"Wx 6"D column ea.side of F/P

shown w/ opt. barn door style hardware 2'-8"

trusses @ 24" o.c.

Note:
garage walls 2x4's @ 16" o.c.
wall height 109.125"
insulate, ploy, & sheetrock entire garage.

pull down ladder

sheetrock gable in attic area above wall

4" concrete floor

trusses @ 24" o.c.

7'-0" | 10'-0" storage above

2-1 3/4"x11 7/8" lvl

16x8 OHD

window above centered on gable

air ex above W/H | FURN. | flr drain | W/H ELEC | opt. W/S | W/M | r/s | 4'-0" | 5'-8" | 3'-8" | 2'-8"

2x6 wall | W | D

22x30 attic acc.

1'-6" | 2'-8" | 7'-0" | 5'-0" | 2'-0" | 14'-0" | 12'-0"

3'-8" | 2'-0" | 4'-0" | 3'-0" | 6'-6" | 6'-0" | gable

cant roof trusses 2'-0"

1'-5" | 2'-2" | 2'-11" | 3'-5" | 1'-8"

4'-1" | 5'-0"

2-1 3/4"x7 1/4" lvl

concrete porch

decorative corner post/ column

6x6 treated post
12x12 custom columns

2'-5" | 3'-7" | 6" | 11" | 9'-1" | 6'-0" | 2'-9" | 11'-3" | 7'-0"

24'-0" | 6'-0" | 6'-4" | 6'-3" | 15'-1" | 14'-0" | 10'-0"

81'-8"

NOTE:
contractor to verify all notes, conditions, and dimensions, and be responsible for the same.

MAIN FLOOR PLAN 1512 sq.ft.

scale 1/4" = 1'-0" page 3 of 4

NOTE:
provide solid bearing under
all beams, headers, girders
down to foundation.

23'-8"

58'-0"

6'-0"

18'-0"

22'-0"

20'-0"

1 cor 6" block
4 cor 8" block
20"x 8" footing

UNEXCAVATED

1/2" anchor bolts @ 72" o.c.
sill plate sections req, min, 2 anchors
one within 4" to 12" of ea, end.

UNEXCAVATED

1/2" anchor bolts @ 72" o.c.
sill plate sections req, min, 2 anchors
one within 4" to 12" of ea, end.

1 cor 6" block
4 cor 8" block
20"x 8" footing

1 cor 6" block
4 cor 12" block
20"x 8" footing

14'-0"

2'-0"

4"

16'-2 1/2" M.O. centered

5 cor 8" block
16"x 8" footing

6'-0"

1 cor 6" block
4 cor 12" block
20"x 8" footing

17'-8"

16'-0"

24'-0"

33'-8"

14'-0"

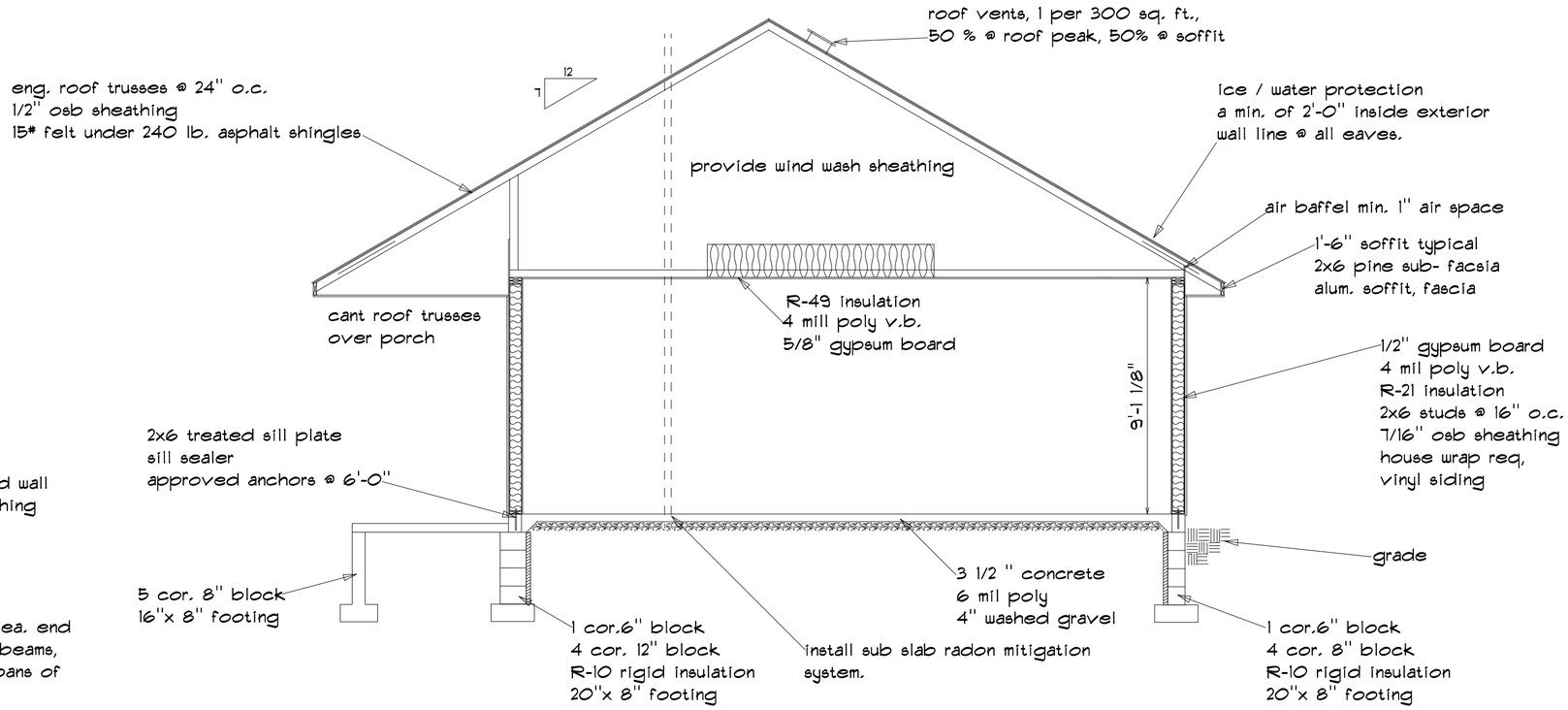
10'-0"

81'-8"

NOTE:
contractor to verify all notes,
conditions, and dimensions, and
be responsible for the same.

FOUNDATION PLAN

scale 1/4" = 1'-0" page 2 of 4



NOTE:
simplified braced wall
continuous sheathing
R602.10.4.2

NOTE:
min. 3" bearing @ ea. end
of all micro - lam beams,
and headers w/ spans of
7'-0" or greater.
(unless noted)

NOTE:
provide solid bearing under
all beams, headers, girders
down to foundation.

NOTE:
truss & joist mfg to verify
size & spacing of all trusses/
joist.

SECTION

scale 1/4" = 1'-0" page 4 of 4

NOTE:
contractor to verify all notes,
conditions, and dimensions, and
be responsible for the same.

PASSIVE RADON SYSTEM:

3"min. abs or pvc gastight pipe
from subslab to min. 12" above roof
must be run thru conditioned space

pipe can be connected to sump system
or have T fittings (10'-0" ea. way)
in gravel under slab

end of pipe must be min. 10' from any
window or other opening that is less
than 2' below end of pipe

sufficient space must be left
around pipe in a attic space to
add fan, space must be
min. 24" centered on axis of pipe W/
min. 3'-0" vertical space

a single pipe can be used if all
soil gases in dwelling can flow freely
between all levelsof foundation.
this includes interior footings & other
barrriers if airflow has been
established.

label the vent pipe at least once
per floor and in accessible attics
with "radon reduction system"

one electrical receptical is req.
in the attic near the vent pipe
for opt. fan.

ENERGY NOTES :
*Continuous air barrier at all
plumbing and heating penetrations.

*Fire stops must be installed to block air
movement.

*Wind wash barrier required at the
exterior edge of attic insulation.

* Wind wash barrier required at
cantilevered floors and bay windows.

* Window and door frames and
utility penetrations must be sealed

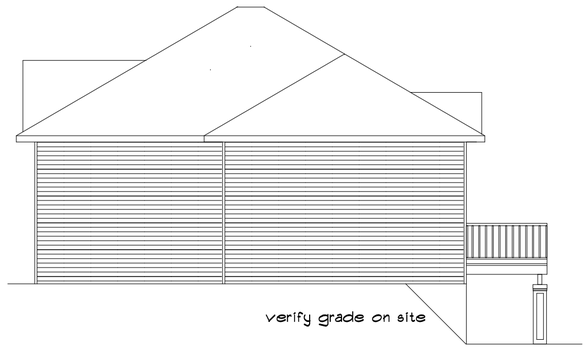
* Electrical boxes and fan housing
must be sealed to prevent air leakage.

* The top of interior partition walls must
be sealed to prevent air leakage.

* Rim joist must be sealed to prevent air leakage.

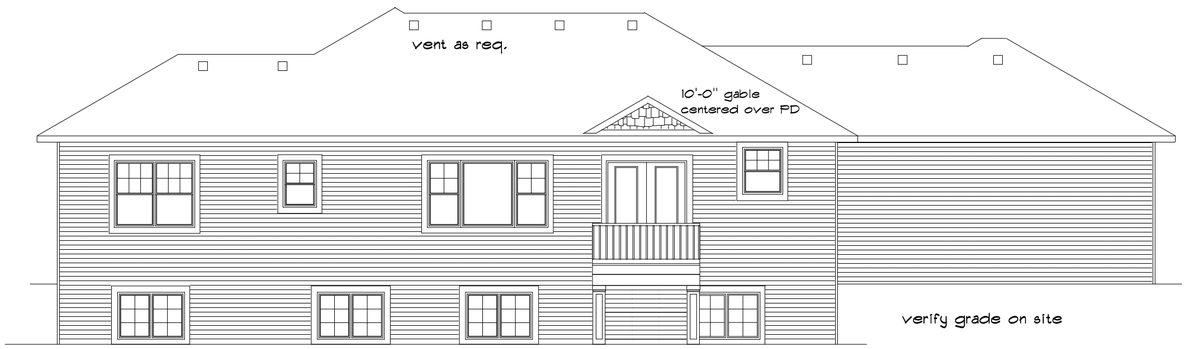
* All exterior joints that may be sources
of air intrusion must be sealed.

* Between wall assemblies , rim joist
and foundations must be sealed to prevent
air leakage.



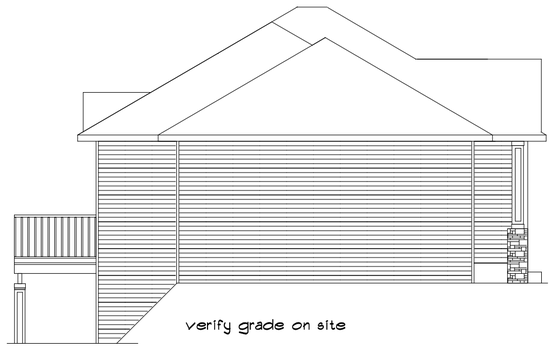
RIGHT ELEVATION

scale 1/8" = 1'-0"



REAR ELEVATION

scale 1/8" = 1'-0"



LEFT ELEVATION

scale 1/8" = 1'-0"

ELEVATION NOTES:
all roofs 7:12 pitch W/
1'-6" soffits
1'-0" O.H. gable ends
vinyl lap siding as shown
stone as shown to porch edge
3 panel shutters front windows
18" wide on double windows
12" wide on single windows
built-out vent 24"H front facing gable
6" frieze board front gables
wrap rear elevation openings W/ 4"

NOTE:
All openings to exterior must be caulked & flashed, Flashing is req. where all roof & vertical surfaces meet or where siding material changes.



FRONT ELEVATION

scale 1/4" = 1'-0" page 1 of 4

Due to various site conditions of individual lots, the grade lines represented by this print are for illustrative purposes only. They do not reflect actual finished grade

NOTE:
contractor to verify all notes, conditions, and dimensions, and be responsible for the same.

MORNING SUN HOMES inc.

NOTE:
simplified braced wall
continuous sheathing
R602.10.4.2

NOTE:
All headers 2-2x10's unless noted otherwise

NOTE:
truss & joist mfg to verify size & spacing of all trusses/ joist.

NOTE:
min. 3" bearing @ ea. end of all micro - lam beams, and headers w/ spans of 7'-0" or greater. (unless noted)

NOTE:
all main floor openings 84" top of floor to top of opening, unless noted otherwise.

NOTE:
provide solid bearing under all beams, headers, girders down to foundation.

Note:
garage walls 2x4's @ 12" o.c.
wall height 129.375" (field verify)
insulate, ploy, & sheetrock
entire garage.

GARAGE
4" concrete floor

2-1 3/4"x16" lvl
16x8 OHD

KITCHEN
DINING
LIVING ROOM
DECK (see detail)
hold window to top
d/w
range
24x54 island 12"OH
PANTRY 4 slfs
ref.
steps
bench
coat hooks
CL
LAUNDRY
DOWN 15R
3-2x10's
44"H wall W/ wood top
railing
wall to ceiling
2-1 3/4"x9 1/2" lvl
trusses @ 24" o.c.
4" shadow-box above F/P
gas F/P
8"Wx 6"D column ea.side of F/P
36x60 shower
BATH
r/s
CL
8'-2"
BEDROOM
BATH
60" enclosure
SITTING
FOYER
LINEN
22x30 attic acc.
BEDROOM
tempered
cant roof trusses over porch
2-1 3/4"x7 1/4" lvl
concrete porch
decorative base & post
6x6 treated post cant header over post
18x18x48 stone base stone top 12x12 custom column

23'-8"
58'-0"
9'-0"
25'-0"
24'-0"
8'-0"
1'-2"
3'-6"
5'-2"
6'-0"
8'-0"
10'-0"
14'-0"
4'-0"
7'-2"
6'-0"
6'-2"
4'-6"
9'-4"
2'-0"
22'-0"
16'-8"
4'-0"
2'-0"
4'-10"
3'-4"
2'-8"
3'-8"
5'-8"
2'-8"
3'-10"
2'-2"
2'-11"
3'-5"
1'-8"
4'-1"
4'-0"
3'-0"
6'-0"
4'-11 1/2"
5'-4 1/2"
3'-8"
2'-0"
1'-6"
7'-0"
5'-0"
12'-0"
14'-0"
18'-0"
6"
9"
11"
8'-1"
1'-6"
5'-6"
7'-0"
2'-9"
11'-3"
24'-0"
6'-0"
6'-4"
6'-3"
15'-1"
14'-0"
10'-0"
81'-8"

NOTE:
contractor to verify all notes, conditions, and dimensions, and be responsible for the same.

MAIN FLOOR PLAN 1512 sq.ft.

scale 1/4" = 1'-0" page 3 of 4

NOTE:
All headers 2-2x10's unless noted otherwise

NOTE:
provide solid bearing under all beams, headers, girders down to foundation.

NOTE:
min. 3" bearing @ ea. end of all micro - lam beams, and headers w/ spans of 7'-0" or greater. (unless noted)

NOTE:
truss & joist mfg to verify size & spacing of all trusses/ joist.

NOTE:
basement foundation walls moved in 2" for rigid insulation applied to exterior. see detail

NOTE:
basement foundation walls moved in 2" for rigid insulation applied to exterior. see detail

81'-6"

23'-10" | 57'-8"

29'-10" | 12'-0" | 2'-6" | 13'-4"

10'-2" | 8'-0"

6" | 6"

6x6 treated post
12"x42" footing
W/ flair @ bottom to 14"

2-2x10's treated deck above see detail 16'-6"

6'-0" | 5'-6"

8'-4" | 5'-0" | 6'-0" | 6'-0" | 2'-6" | 6'-4" | 7'-0"

6'-0"

2"

2-1 3/4"x7 1/4" lvl | 2-1 3/4"x7 1/4" lvl | 2-1 3/4"x7 1/4" lvl | 2-1 3/4"x7 1/4" lvl

2x6 stud wall knee wall
8"x42" poured wall
top 4"@ 6" wide
20"x 8" footing
provide floor support

8"x42" poured walls
top 8" @ 6" wide
20"x 8" footing

23'-8"

UNEXCAVATED

1/2" anchor bolts @ 72" o.c.
sill plate sections req, min, 2 anchors one within 4" to 12" of ea, end.

20'-0"

22'-0"

10"x42" poured walls
top 8" @ 6" wide
20"x 8" footing

2'-0" | 4"

16'-2 1/2" M.O. centered

FUT. FAMILY RM.

3 1/2" concrete floor

remove walls if finished

19'-0" | 4'-1" | 3'-11"

8"x96" poured walls
top 8"@ 6" wide
foundation sealant
20"x 8" footing

2x4 stud wall W/ mid span blocking
1 cor.4" curb block
16"x 8" footing

18" floor trusses @ 24" o.c.

2'-8"

3'-2"

flush header

UP 15R

STORAGE

8"x96" poured walls
top 8"@ 6" wide
foundation sealant
20"x 8" footing

SUMP

4'-2"

2x2 furring landing wall

6"x42" poured wall
16"x8" footing

6'-0"

6x6 treated post above, provide foundation support

FUT. BEDROOM

13'-0"

5'-0" | 8'-0"

FUT. BEDROOM

8"x96" poured walls
foundation sealant
20"x 8" footing

2'-8" | 3'-8" | 5'-0"

R/I BATH

32x48

MECHANICAL

W/H

flr drain

AIR EX.

FURN.

8"x96" poured walls
top 8"@ 6" wide
foundation sealant
20"x 8" footing

14'-0"

14'-8" | 18'-0" | 3'-4"

17'-8" | 16'-0"

24'-0" | 33'-8" | 14'-0" | 9'-10"

81'-6"

NOTE:
contractor to verify all notes, conditions, and dimensions, and be responsible for the same.

FOUNDATION PLAN

scale 1/4" = 1'-0" page 2 of 4

FOUNDATION INSULATION NOTES

min. R-15 foundation insulation total W/ R-10 exterior, min R-5 interior max. R-11 interior

2" rigid insulation exterior, above grade protection req. extend 6" below grade

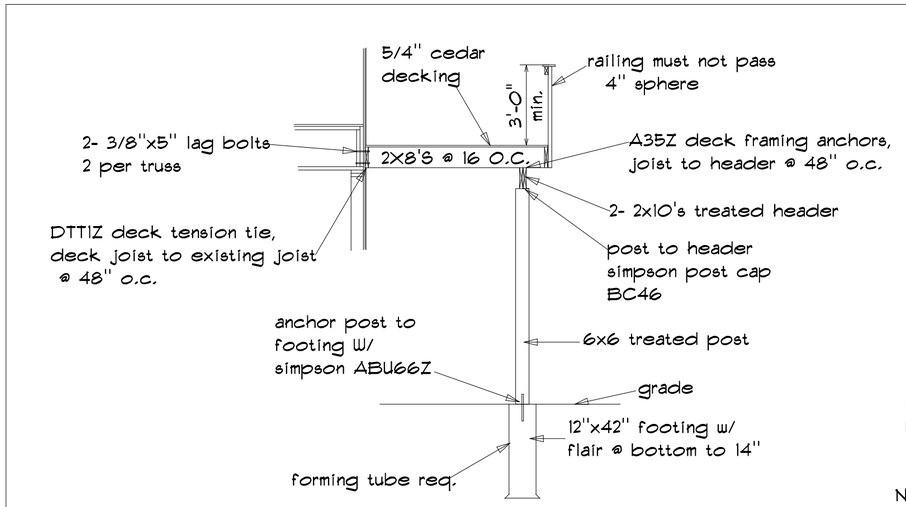
3/4" rigid insulation, R-5 interior of foundation

exterior waterproofing to top edge of interior wall egde

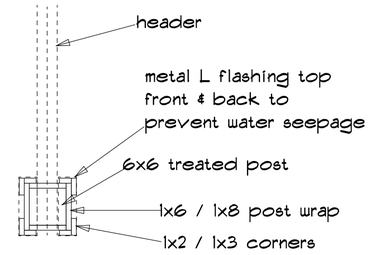
continuous acoustic sealant between basement slab & insulation edge

seal joint between foundation wall & slab

seal all interior joints, edges and penetrations



DECK DETAIL



POST DETAL

top view

all fasteners shall be corrosion resistance.

NOTE:
all lumber shall be of natural resistance to decay or of treated wood, fastners shall be corrosion resistant.

PASSIVE RADON SYSTEM:

3"min. abs or pvc gastight pipe from subslab to min. 12" above roof must be run thru conditioned space

pipe can be connected to sump system or have T fittings (10'-0" ea. way) in gravel under slab

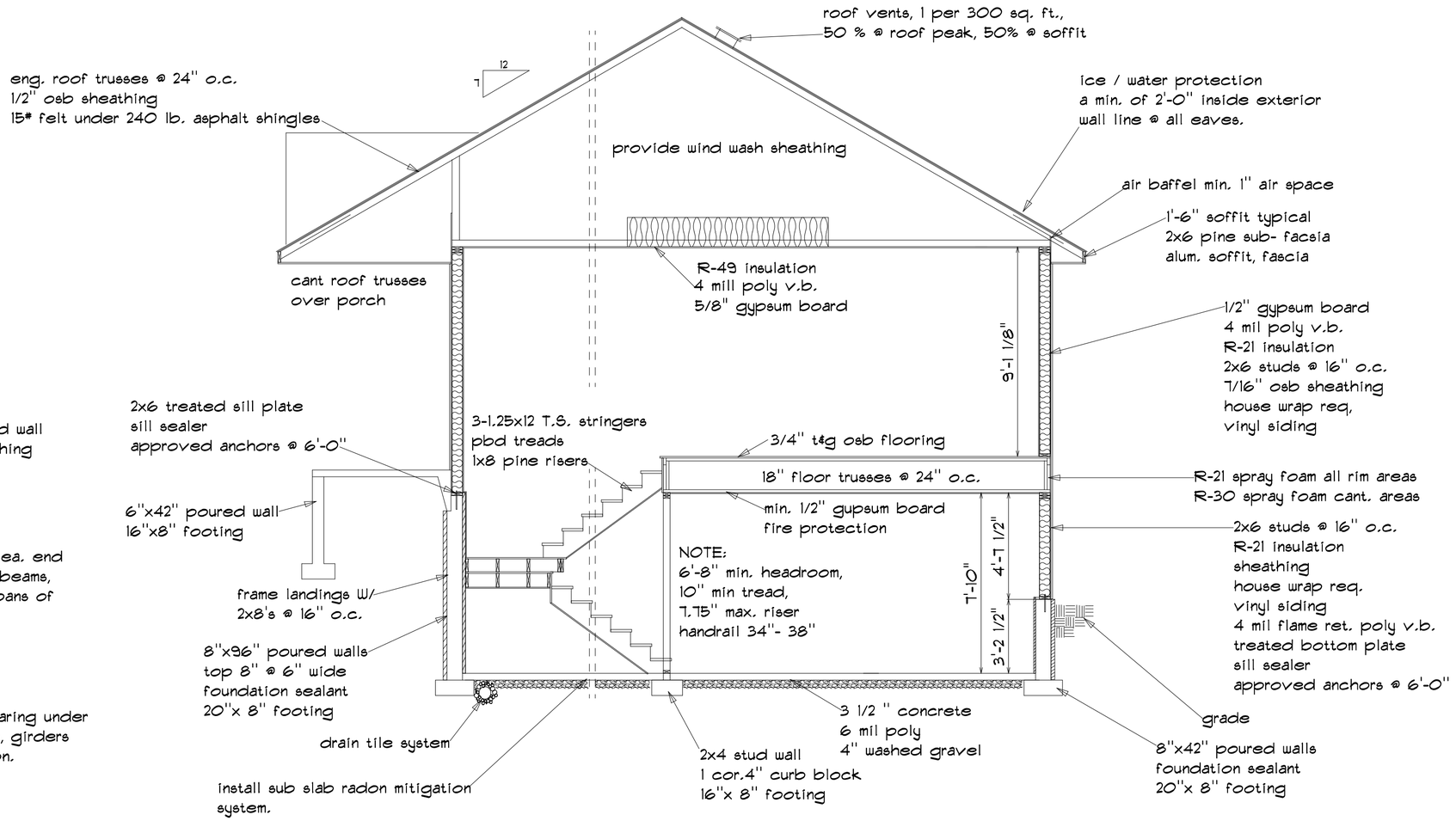
end of pipe must be min. 10' from any window or other opening that is less than 2' below end of pipe

sufficient space must be left around pipe in a attic space to add fan, space must be min. 24" centered on axis of pipe W/ min. 3'-0" vertical space

a single pipe can be used if all soil gases in dwelling can flow freely between all levelsof foundation. this includes interior footings & other barrriers if airflow has been established.

label the vent pipe at least once per floor and in accessible attics with "radon reduction system"

one electrical receptical is req. in the attic near the vent pipe for opt. fan.



SECTION

scale 1/4" = 1'-0" page 4 of 4

NOTE:
simplified braced wall continuous sheathing R602.10.4.2

NOTE:
min. 3" bearing @ ea. end of all micro - lam beams, and headers w/ spans of 7'-0" or greater. (unless noted)

NOTE:
provide solid bearing under all beams, headers, girders down to foundation.

NOTE:
truss & joist mfg to verify size & spacing of all trusses/ joist.

NOTE:
contractor to verify all notes, conditions, and dimensions, and be responsible for the same.

ENERGY NOTES :

*Continuous air barrier at all plumbing and heating penetrations.

*Fire stops must be installed to block air movement.

*Wind wash barrier required at the exterior edge of attic insulation.

* Wind wash barrier required at cantilevered floors and bay windows.

* Window and door frames and utility penetrations must be sealed

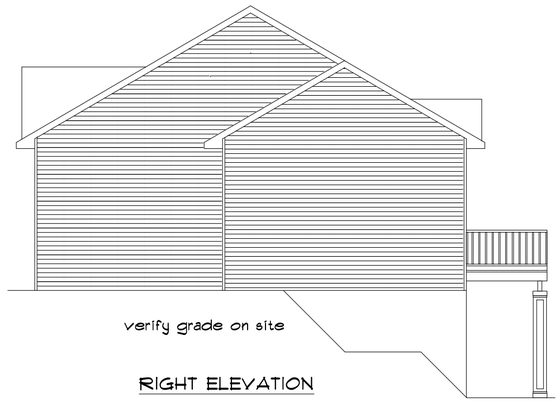
* Electrical boxes and fan housing must be sealed to prevent air leakage.

* The top of interior partition walls must be sealed to prevent air leakage.

* Rim joist must be sealed to prevent air leakage.

* All exterior joints that may be sources of air intrusion must be sealed.

* Between wall assemblies , rim joist and foundations must be sealed to prevent air leakage.



verify grade on site

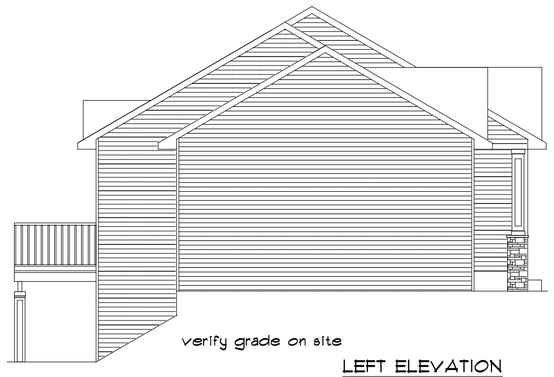
RIGHT ELEVATION

scale 1/8" = 1'-0"



REAR ELEVATION

scale 1/8" = 1'-0"



verify grade on site

LEFT ELEVATION

scale 1/8" = 1'-0"

ELEVATION NOTES:
all roofs 7:12 pitch W/
1'-6" soffits
1'-0" O.H. gable ends
vinyl lap siding as shown
stone as shown to porch edge
3 panel shutters front windows
18" wide on double wide windows
12" wide on single wide windows
built-out vent 24"H front facing gables
6" frieze board front gables
wrap rear elevation openings W/ 4"

NOTE:
All openings to exterior must be caulked & flashed, Flashing is req. where all roof & vertical surfaces meet or where siding material changes.



FRONT ELEVATION

scale 1/4" = 1'-0" page 1 of 4

Due to various site conditions of individual lots, the grade lines represented by this print are for illustrative purposes only. They do not reflect actual finished grade

NOTE:
contractor to verify all notes, conditions, and dimensions, and be responsible for the same.

MORNING SUN HOMES inc.

NOTE:
simplified braced wall
continuous sheathing
R602.10.4.2

NOTE:
All headers 2-2x10's unless noted otherwise

NOTE:
min. 3" bearing @ ea. end of all micro - lam beams, and headers w/ spans of 7'-0" or greater. (unless noted)

NOTE:
provide solid bearing under all beams, headers, girders down to foundation.

NOTE:
truss & joist mfg to verify size & spacing of all trusses/ joist.

NOTE:
all main floor openings 84" top of floor to top of opening, unless noted otherwise.

23'-8" | 58'-0"

9'-0" | 25'-0" | 24'-0"

8'-0" | 1'-2" | 3'-6" | 5'-2" | hold window to top | 6'-0"

DECK (see detail)

8'-0" | 10'-0" | 14'-0" | 4'-0" | 7'-2" | tempered

2-1 3/4"x9 1/2" lvl

6'-0" | 6'-2" | 4'-6" | 9'-4" | 2'-0" | 22'-0" | 18'-0"

Note:
garage walls 2x4's @ 12" o.c.
wall height 129.375" (field verify)
insulate, ploy, & sheetrock
entire garage.

GARAGE
4" concrete floor

trusses @ 24" o.c.

center 18'-0" gable
over garage door & over porch
2-1 3/4"x14" lvl

16x8 OHD

KITCHEN | d/w | range | 3'-8" | 24x54 island 12"OH | 4'-0" | 2'-0" | 4'-10" PANTRY 4 slfs | ref. | 3'-4" | 2'-8"

DINING | 16'-8"

trusses @ 24" o.c.

LIVING ROOM

4" shadow-box above F/P

gas F/P

8"Wx 6"D column ea.side of F/P

44"H wall W/ wood top

steps | 2'-8" | 3'-8" | bench | 5'-8" | coat hooks | r/s | CL | 2'-8" | r/s | LAUNDRY | W | D | 2x6 wall | railing | DOWN | 5'-8" | railing | wall to ceiling | 3-2x10's

2'-0" cant roof trusses

3'-10" | 2'-2" | 2'-11" | 3'-5" | 1'-8"

4'-1" | 4'-0" | concrete porch

18x18x48 stone base
stone top
12x12 custom column

cant roof trusses over porch

decorative base & post

3'-0" | 6'-0" | 6'-6" | r/s | 4'-0" | 3-2x10's

36x60 shower | BATH | 2'-8" | 2x6 wall | r/s | CL | 8'-2" | 2'-8" | 4'-11 1/2" | 2x6 wall | BATH | 60" enclosure | 5'-4 1/2"

BEDROOM

SITTING

FOYER | 3'-8" | 2'-0" | 4'-0" | 22x30 attic acc. | 2'-8" | 1'-6" | LINEN | 2'-8" | r/s | 7'-0" | 5'-0" | 2'-0" | 12'-0" | 14'-0"

BEDROOM

1'-6" | 5'-6" | 7'-0" | 11" | 8'-1" | 7'-0" | 2'-9" | 11'-3"

24'-0" | 6'-0" | 6'-4" | 6'-3" | 15'-1" | 14'-0" | 10'-0"

81'-8"

NOTE:
contractor to verify all notes, conditions, and dimensions, and be responsible for the same.

MAIN FLOOR PLAN

1512 sq.ft.

scale 1/4" = 1'-0" page 3 of 4

FOUNDATION INSULATION NOTES

min. R-15 foundation insulation total W/ R-10 exterior, min R-5 interior max. R-11 interior

2" rigid insulation exterior, above grade protection req. extend 6" below grade

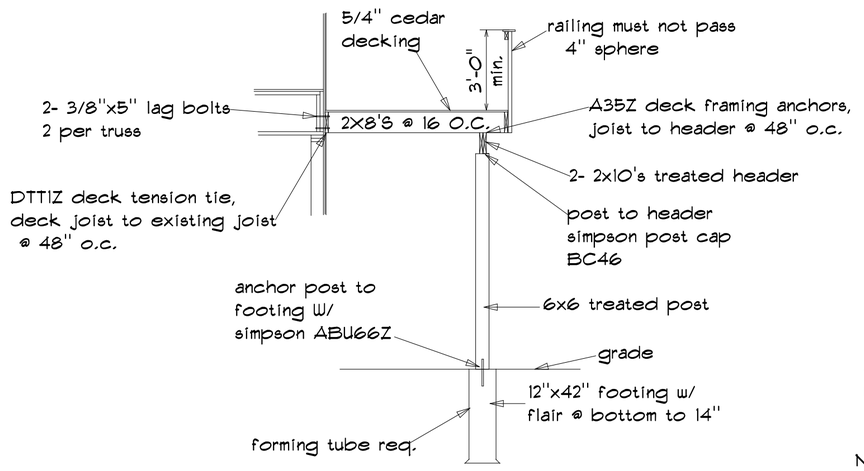
3/4" rigid insulation, R-5 interior of foundation

exterior waterproofing to top edge of interior wall egde

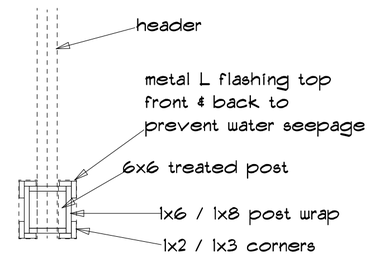
continuous acoustic sealant between basement slab & insulation edge

seal joint between foundation wall & slab

seal all interior joints, edges and penetrations



DECK DETAIL



POST DETAL

top view

all fasteners shall be corrosion resistance.

NOTE:
all lumber shall be of natural resistance to decay or of treated wood, fastners shall be corrosion resistant.

PASSIVE RADON SYSTEM:

3"min. abs or pvc gastight pipe from subslab to min. 12" above roof must be run thru conditioned space

pipe can be connected to sump system or have T fittings (10'-0" ea. way) in gravel under slab

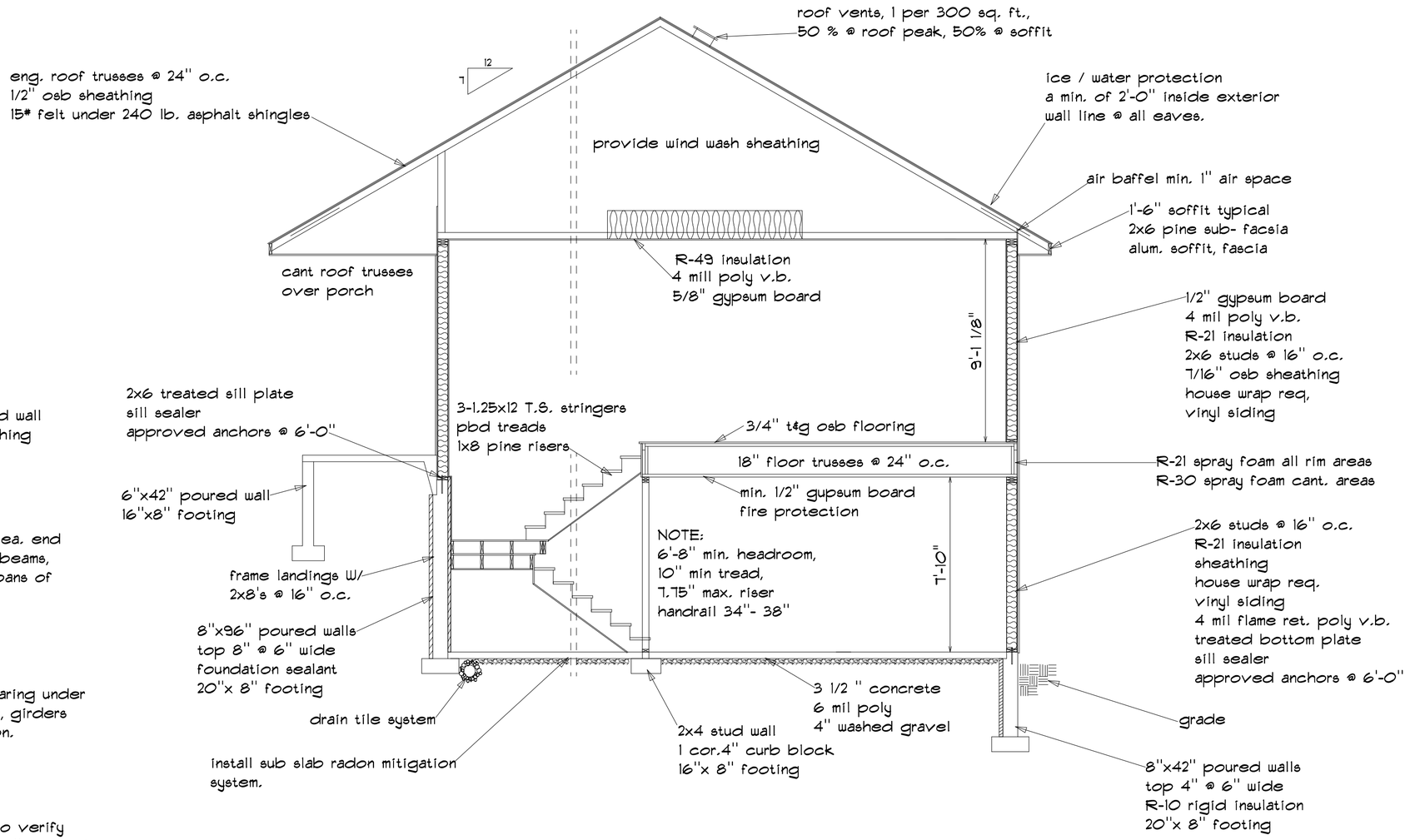
end of pipe must be min. 10' from any window or other opening that is less than 2' below end of pipe

sufficient space must be left around pipe in a attic space to add fan, space must be min. 24" centered on axis of pipe W/ min. 3'-0" vertical space

a single pipe can be used if all soil gases in dwelling can flow freely between all levelsof foundation. this includes interior footings & other barrriers if airflow has been established.

label the vent pipe at least once per floor and in accessible attics with "radon reduction system"

one electrical receptical is req. in the attic near the vent pipe for opt. fan.



SECTION

scale 1/4" = 1'-0" page 4 of 4

NOTE:
simplified braced wall continuous sheathing R602.10.4.2

NOTE:
min. 3" bearing @ ea. end of all micro - lam beams, and headers w/ spans of 7'-0" or greater. (unless noted)

NOTE:
provide solid bearing under all beams, headers, girders down to foundation.

NOTE:
truss & joist mfg to verify size & spacing of all trusses/ joist.

NOTE:
contractor to verify all notes, conditions, and dimensions, and be responsible for the same.

ENERGY NOTES :

*Continuous air barrier at all plumbing and heating penetrations.

*Fire stops must be installed to block air movement.

*Wind wash barrier required at the exterior edge of attic insulation.

* Wind wash barrier required at cantilevered floors and bay windows.

* Window and door frames and utility penetrations must be sealed

* Electrical boxes and fan housing must be sealed to prevent air leakage.

* The top of interior partition walls must be sealed to prevent air leakage.

* Rim joist must be sealed to prevent air leakage.

* All exterior joints that may be sources of air intrusion must be sealed.

* Between wall assemblies , rim joist and foundations must be sealed to prevent air leakage.

NOTE:
All headers 2-2x10's unless noted otherwise

NOTE:
provide solid bearing under all beams, headers, girders down to foundation.

NOTE:
min. 3" bearing @ ea. end of all micro - lam beams, and headers w/ spans of 7'-0" or greater. (unless noted)

NOTE:
truss & joist mfg to verify size & spacing of all trusses/ joist.

6x6 treated post
12"x42" footing
W/ flair @ bottom to 14"

2-2x10's treated deck above see detail 16'-6"

NOTE:
basement foundation walls moved in 2" for rigid insulation applied to exterior. see detail

NOTE:
basement foundation walls moved in 2" for rigid insulation applied to exterior. see detail

2x6 stud wall w/o
8"x42" poured wall
top 4"@ 6" wide
20"x 8" footing
provide floor support

8"x42" poured walls
top 8" @ 6" wide
20"x 8" footing

UNEXCAVATED

1/2" anchor bolts @ 72" o.c.
sill plate sections req, min, 2 anchors one within 4" to 12" of ea, end.

10"x42" poured walls
top 8" @ 6" wide
20"x 8" footing

16'-2 1/2" M.O. centered

FUT. FAMILY RM.

3 1/2" concrete floor

remove walls if finished

8"x96" poured walls
top 8"@ 6" wide
foundation sealant
20"x 8" footing

2x4 stud wall W/
mid span blocking
1 cor.4" curb block
16"x 8" footing

flush header

UP 15R

STORAGE

8"x96" poured walls
top 8"@ 6" wide
foundation sealant
20"x 8" footing

SUMP

2x2 furring landing wall

6"x42" poured wall
16"x8" footing

18" floor trusses @ 24" o.c.

FUT. BEDROOM

FUT. BEDROOM

8"x96" poured walls
foundation sealant
20"x 8" footing

R/I BATH

32x48

MECHANICAL

W/H

flr drain

AIR EX.

FURN.

8"x96" poured walls
top 8"@ 6" wide
foundation sealant
20"x 8" footing

NOTE:
contractor to verify all notes, conditions, and dimensions, and be responsible for the same.

FOUNDATION PLAN

scale 1/4" = 1'-0" page 2 of 4

Design Framework

THE COR

AT RAMSEY

February 28, 2012

Contents

Design Framework – The COR 1

Purpose 1

Application 1

Implied Responsibility 1

Part One: Overall Framework 2

Overall Framework - Context 3

Overview 3

Guideline Recommendations 3

Objectives 3

Overall Framework – Street Hierarchy 5

Overview 5

Guideline Recommendations 5

Objectives 5

Transit Overview 8

Transit Guideline Recommendations 8

Transit Objectives 9

Overall Framework - Streetscape 10

Overview 10

Guideline Recommendations 12

Objectives 12

Street Trees and Plantings 12

Street Furniture 14

Sidewalks and Boulevard 14

Street Lights 15

Standards for Outdoor Dining. 15

Overall Framework - Parking 16

Overview 16

Guideline Recommendations 16

Objectives 17

Minimum Standards 20
Private Streets 24
Loading Areas 24
Overall Framework – Building Design 25
Overview 26
Guideline Recommendations 26
Objectives 26
Architectural Overview 27
Architecture Recommendations 27
Overall Framework - Signage 30
Overview 30
Guideline Recommendations 30
Objectives 30
Definitions 30
Standards 33
Overall Framework – Stormwater Management 44
Overview 45
Objectives 45
Guideline Recommendations 45
Overall Framework – Parks/Public Spaces 47
Overview 47
Guideline Recommendations 47
Objectives 47
Part Two: Sub-district Framework 49
Overview 49
Public Realm/Streetscape 49
Plazas 49
Architecture 50
Minimum Standards 50
Sub-District Framework - COR1 Mixed Use Core 54
Public Realm / Streetscape 55
Site Development 55

Architecture 55
Sub-District Framework - COR2 Commercial 57
Public Realm / Streetscape 57
Site Development 57
Architecture 57
Sub-District Framework - COR3 Workplace 60
Public Realm/Streetscape 60
Site Development 60
Architecture 60
Sub-District Framework - COR4 Neighborhood 62
Public Realm/Streetscape 62
Site Development 62
Architecture 62
Sub-District Framework - COR5 Parks & Open Space 64
Public Realm/Streetscape 64
Site Development 64
Architecture 64
Implementation 66
Introduction 67
Design Review 67

Appendix A: Specifications and Details

Design Framework – The COR

Purpose

The primary purpose of Design Framework is to set basic parameters, describe preferences and illustrate design intent. These framework standards serve as a framework within which creative design can and should occur – there is no one solution, but many options that meet the basic requirements of this document.

Application

The format and content of this framework are specifically tailored for use as a supplement to the Zoning Ordinance. This document is organized into two sections. The first section outlines issues and recommendations that apply to the entire COR. The second section highlights specific framework that apply to each sub-district within The COR. The City of Ramsey has adopted Development Plan 5.03 as the Master Plan for The COR. This master plan provides illustrative guidance for building locations and orientation. Any changes to this approved master plan must be reviewed and approved by the City Council as part of the development application. This Development Plan will be updated by the City as changes are approved.

Implied Responsibility

All participants in the development of The COR recognize the local and regional impacts of this project and the various systems that play an important role. Each parcel and each building must fit within the context of the entire plan. Individual projects must complement, not compete with, adjacent development in terms of public green space, walk and trail connections, stormwater management solutions, street layout, parking strategies, land use mix and building design.

Part One: Overall Framework

There are a number of framework standards that apply to the entire COR, including recommendations for stormwater management, parks, streets, land use, parking, transit and other development components. Many of these overall COR framework standards overlap, or are integrated with one another. For ease of discussion they are categorized according to the same list of 'layers' that formed the basic structure for the Master Framework:

- Context – local, city, regional
- Street Hierarchy--access, circulation, arrangement
- Streetscape—preferred design, location
- Parking -- quantity, location, type
- Building Design-- preferred uses, horizontal/vertical mixed use, built form, character of development
- Signage—design, location, quantity, type
- Stormwater Management-- surface water features, stormwater management
- Parks/Public Spaces – parks, trails and open space

It is essential that proposed design solutions for development projects and other improvements within The COR demonstrate an understanding of the interplay between these layers.

Overall Framework - Context

Overview

The COR is a unique area within the City; but it is a part of, and connected with, a variety of local, city-wide and regional systems Each development project, whether a single building, one lot, or a series of blocks, must provide reasonable links to these systems as a primary design objective.

Guideline Recommendations

To ensure that The COR takes full advantage of local and regional systems, development should:

- Provide safe, easily recognized connections to city, county and state trail corridors
- Make provisions for city and regional transit service and amenities (including the Northstar Line) and encourage their use
- Tie into, and improve, the Ramsey utility network
- Integrate with and complement the existing (and future) street framework
- Become an integral part of the city and county drainage/stormwater management plan

Objectives

- Overall COR design (and all new private development within The COR) will accommodate stormwater from new projects and from off-site, and highlight stormwater features as an amenity
- Bikeways and pedestrian routes into The COR from adjacent neighborhoods must be designed for safety and ease of access, suggesting that a person on a bicycle has an equally accessible route to downtown.
- Parks and open space will be easily accessible to all COR residents, visitors, people who work here and also for the citizens of Ramsey and the surrounding area. This connected green system is reminiscent of the world renowned 'Grand Rounds' of Minneapolis.

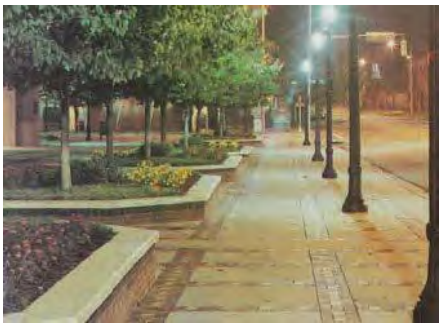
THE COR
RAMSEY, MINNESOTA
DEVELOPMENT STATUS
EXISTING DEVELOPMENT
PROPOSED DEVELOPMENT
ACTIVE DEALS
UNDER CONTRACT
COMPLETED
ACCESS
EXISTING SIGNALIZED INTERSECTION
FUTURE SIGNALIZED INTERSECTION
FULL INTERSECTION
NO LEFT OUTBOUND MOVEMENTS
PARKING RAMP
TRAFFIC INFORMATION
ADT INFORMATION TAKEN FROM 2009 ACTUAL COUNTS AND 2030 PROJECTED VOLUMES
NORTH
0
300
600
LANDFORM
From Site to Finish
DEVELOPMENT PLAN 6.1
09.06.2012
RAMSEY BOULEVARD
BUNKER LAKE BLVD.
ARMSTRONG BLVD
US HIGHWAY 10
NORTHSTAR COMMUTER RAIL
LAKE RAMSEY COMMONS
RHINESTONE COMMONS
BUSINESS PARK
CITY HALL
REGIONAL PARK
FUTURE PEDESTRIAN OVERPASS
LEGACY CHRISTIAN ACADEMY
SUNWOOD DR.
RHINESTONE ST.
ADT 7,004 (27,800 - 2030)
ADT 11,900 22,500 - 2030)
ADT 3,000 (20,500 - 2030)
ADT 2,763 (11,200 - 2030)
ADT 35,000 (38,500 - 2030)
PAGE No. 1 of 1

Overall Framework – Street Hierarchy

Overview

The Development Master Plan defines a specific strategy for the layout of streets and blocks within, and around The COR. The size, type and configuration of this street hierarchy (See Figure 1: Street Hierarchy) is based on a combination of projected traffic volume, level of service at intersections, proposed adjacent land use (destination commercial, residential, civic, recreation, etc.) and desired aesthetic character.

Great streets are essential components of an attractive and inviting public realm. These guidelines promote a street system that balances pedestrian and vehicular use. Providing streets that support traffic flow is important, but also creating ample space for street-side activities, strolling promenades, pockets of green and other amenities is critical to the success of The COR. Streets will promote convenient access by car – to storefronts, to parking lots and ramps, to entertainment attractions – but will also encourage foot traffic as a primary way to move about and conduct business in the core area.



Guideline Recommendations

The proposed street and block pattern reflects a compact urban character, not allowing dead end streets or cul-de-sacs, in favor of a traditional grid pattern and connected streets including the following:

- Provide a street network that distributes pedestrian and vehicular traffic throughout the various districts in The COR and encourages a more dispersed and less congested traffic flow (many choices or travel paths).
- Provide a clear hierarchy of streets resulting in a simple and understandable system for movement – easy access and convenient circulation throughout The COR.
- Work with Anoka County to convert primary perimeter streets (arterials such as Ramsey, Armstrong and Bunker Lake Boulevards) to urban street sections, providing sidewalks and street trees to replace roadside ditches.
- Promote improvements that invite pedestrian and bicycle use including wide sidewalks, streetscape amenities and designated bicycle trails (both on and off-street).

Objectives

Creative design solutions for public realm improvements should reflect these basic street classifications (street hierarchy) including:



- Arterial street – these streets provide the boundary of The COR and all access into The COR will be from one of these three streets:
  - Bunker Lake Boulevard
  - Armstrong Boulevard
  - Ramsey Boulevard
- Destination street – signature addresses for shopping, entertainment, services, work place and other primary amenities
  - Sunwood Drive

- Parkway – premier 'green streets' adjacent to primary public park / green space, with more landscaping than other streets in The COR
  - Ramsey Parkway
  - Center Street (north of the roundabout)
- Connector street – primary routes that link various districts within The COR, usually providing the most direct means of getting from point A to point B
  - Rhinestone Street
  - Zeolite Street
  - Veterans Drive
- Downtown street – the most urban of street sections where high pedestrian traffic is intended and traffic calming measures such as on street parking, bump outs and other methods will be employed
  - Center Street (south of the roundabout)
  - Sapphire Street (north of Sunwood)
  - Other streets as shown on the Street Hierarchy Map
- Local street – neither destination nor primary connector routes, these streets provide much of the rest of the street grid throughout The COR.





These street hierarchy classifications are intended to provide guidance regarding the streetscape, but it should be noted that within a street classification, there may be construction or design distinctions, based on the sub-district classification. For example, Sunwood Drive is defined as a destination street throughout The COR, but the design may be different between the COR1 and COR2 sub-districts. The Master Streetscape Map will provide design direction.



Figure 1: Street Hierarchy Map

Transit Overview

The COR is designed to be a Transit Oriented Development (TOD) in a variety of ways that go beyond providing a walkable public realm and connected street grid. The Master Plan also includes a multimodal transit station, with dedicated commuter parking, integrated with other uses at the heart of the retail, restaurant and entertainment district. This station functions as a hub where local circulator transit comes together with regional transit service and the Northstar Corridor. The COR is the Twin Cities' first and only transit-oriented development along the new Northstar Commuter Rail Line. Ramsey Station at The COR will open for riders boarding the train in November 2012. As Northstar's most visible station, The COR will immediately bolster the ridership on the line and continue to build recognition for this regional service.

Transit components include the following:

- Ramsey Star Express service provides peak period, peak direction bus service between downtown Minneapolis and Ramsey until the Northstar Commuter Rail station stop is complete
- Northstar Commuter Rail provides train service between Big Lake and downtown Minneapolis
- 350 park and ride parking spaces are provided for commuters adjacent to the transit station
- Pedestrian and bicycle connections are emphasized in the Master Plan as major links between the transit station, various districts within The COR and into the surrounding neighborhoods
- The COR can accommodate Metro Mobility, citywide circulator bus or town trolley connections as part of local and regional service to the transit station



The COR also encourages developers to participate in a Travel Demand Management (TDM) program to both assist and encourage residents and visitors to take advantage of the various modes available for their commuting and travel needs. The TDM program draws from incentives and services available through Anoka County and Metro Commuter Services that match riders with carpools and vanpools, provide discounted transit passes and manage work hours among other functions.

- Developers shall submit a TDM plan with their site plan application for new development and work with the City to implement their plans.

Transit Guideline Recommendations

Transit is an important component of the overall plan, with expectations for more ridership, using a greater range of transit options as they become available. More people, together with the mix of activities and amenities in The COR, encourages better designed, better connected transit service. It is a shared responsibility between city, county and developer to promote transit use, with both policy and bricks-and-mortar attention to the following framework:

- Understand and take advantage of opportunities to use existing and proposed transit components

- Provide transit related facilities specifically linked to uses and character within each COR district, including signage and lighting for way-finding and bicycle amenities
- Building future Northstar Commuter Rail riders through the Ramsey Star Express bus service

Transit Objectives

The primary objective is to provide a balance of transit service, bicycle and pedestrian connections and lanes to move traffic. The framework for The COR promotes public transportation as part of the solution and suggests a variety of street improvements and other amenities to invite increased use. Photographs throughout the framework suggest some of the many possibilities.

Overall Framework - Streetscape

Overview

The Master Plan defines a specific strategy for the layout of streets and blocks within and around The COR. The amenities within the public right-of-way -and immediately adjacent -play an important role in the aesthetics of The COR. Great streets are essential components of an attractive and inviting public realm. Developing a streetscape that is comfortable and inviting to pedestrians is important to realizing the vision for The COR. The framework will encourage interesting and inviting places for the public.

The Streetscape framework defines the visual character and physical improvements for all public spaces within The COR. The document also provides the general framework and examples for design of proposed quasi-public and private space located within each development parcel.



Public realm/streetscape framework focus on the following elements:

- Parks, plazas and other public gathering spaces
- Street/sidewalk character and streetscape elements
- Bicycle/pedestrian connections (on-street and off-street)
- Residential courts, pocket parks and other private green space

The goal is to foster a safe and interesting public realm that will invite pedestrian activity, promote traffic calming, increase transit use and encourage community gathering. Street trees, lighting and decorative fencing provide the backbone for streetscape improvements. Added detail, such as special pavements, street furniture, public art and layered plantings will highlight specific nodes or uses. The City has developed a series of street cross -sections to illustrate these design expectations. Typical street sections are provided in Appendix A as a reference.

Destination and Connector streets must balance a high level of service for the automobile with attractive and inviting amenities for the pedestrian including:

- Provide gracious sidewalk width to support intensity of pedestrian traffic in the core
- Install street trees to frame the street and provide shade
- Provide street lighting that meets all safety standards and design criteria, while creating a signature character for this district
- Explore a range of options for streetscape improvements including special pavements, interesting concrete tinting or scoring patterns, additional plantings, ornamental fencing and other features (note, however, that simpler is better and too much clutter is a negative)



The COR includes a network of bicycle/pedestrian trails and walkways (both on and off-street) that connect adjacent sub-districts to the Mixed Use Core. As you approach the core, these connections tend to become part of the shared right of way along the major streets, or become part of the urban park spaces. Bicycle riders may choose to share the street with vehicular traffic, or dismount and walk their bicycles along with the other pedestrians using the sidewalks. Providing and maintaining these bicycle and pedestrian connections should be a key component for all development projects in the core.

Figure 2: Master Lighting Plan

Guideline Recommendations



The proposed street and block pattern reflects a compact urban character, including the following:

- Bike racks interspersed throughout The COR to encourage cycling as an alternative mode of transportation.
- Benches on the public sidewalks to encourage people to linger in The COR
- Trees and planters along the streets to create an inviting space
- Wide sidewalks and both on- and off-street bicycle trails
- Kiosks and other way finding tools for visitors and residents in The COR
- Outdoor dining is encouraged on the street side of buildings within all districts.
- Public plaza space is strongly encouraged to be located adjacent to the streets

Objectives

Creative design solutions for streetscape improvements should include:

- Streetscape improvements that provide traffic calming, particularly along Destination and Downtown streets
- Inviting streets that draw you into and through The COR
- A marriage of building design and streetscape design that encourages active spaces near the streets



Street Trees and Plantings

Street trees and planter boxes are a critical element in the unique character of The COR and will be used to help distinguish between different street types and sub-districts within The COR. However, there may be variety within the same street when the street crosses into sub-districts.

- Street trees will be chosen to ensure that the species allow for clear pedestrian access along the streets and require minimal maintenance.
- Along Destination, Downtown, Parkway and Local streets, where regularly spaced blocks exists, one (1) tree species shall be provided per block. In order to provide variety and protect against disease, adjacent blocks shall not be allowed the same street tree. Initial development along a block shall establish the tree species for that block, subject to City review and approval.
- Along streets without regular block space or longer blocks, such as Connector and Arterial streets, the City may approve groupings of 3-6 trees of one (1) species in lieu of the regular block spacing.
- Alternatives to the above mentioned planting plan shall be subject to review and approval by the City Council.

Destination Street Trees:

- Autumn Blaze Maple (*Acer x freemanii* 'Jeffersed')
- Bicolor Oak (*Quercus bicolor*)
- Sienna Glenn Maple (*Acer x freemanii* 'Sienna')
- Skyline Honeylocust (*Gleditsia triacanthos var. inermis* 'Skyline')
- Ginko (*Gingko biloba)*
- Accolade Elm (*Ulmus x '*Accolade')

Parkway Street Trees:

- Valley Forge Elm (*Ulmus americana* 'Valley Forge')
- Bitternut Hickory (*Carya cordiformis)*
- Siouxland Poplar (*Populus deltoides* 'Siouxland')
- Sienna Glen Maple (*Acer x freemanii* 'Sienna')
- Boulevard Linden (*Tilia americana* 'Boulevard')
- Northern Catalpa (*Catalpa speciosa)*
- Spring Snow Crabapple (*Malus* 'Spring Snow')
- Kelsey Crabapple (*Malus* 'Kelsey')
- Korean Mountain Ash (*Sorbus alnifolia)*
- Ohio Buckeye (*Aesculus glabra)*
- Ginkgo (*Gingko biloba)*

Connector Street Trees:

- Bicolor Oak (*Quercus bicolor*)
- Northern Red Oak (*Quercus rubra)*
- Princeton Elm (*Ulmus americana* 'Princeton')
- Accolade Elm (*Ulmus x* 'Accolade')
- Autumn Blaze Maple (*Acer x freemanii* 'Jeffersed')
- Skyline Honeylocust (*Gleditsia triacanthos var. inermis* 'Skyline')
- Kentucky Coffeytree (male) (*Gymnocladus dioicus)*
- River Birch (single stem) (*Betula nigra)*
- Black Alder (*Alnus glutinosa)*
- Black Cherry (*Prunus serotina)*
- Spring Snow Crabapple (*Malus* 'Spring Snow')
- Kelsey Crabapple (*Malus* 'Kelsey')
- Japanese Tree Lilac (*Syringa reticulate)*
- Thornless Cockspur Hawthorne (*Crataegus crus-galli* var. inermis)

Downtown Street Trees:

- Princeton Elm (*Ulmus americana* 'Princeton')
- Accolade Elm (*Ulmus x* 'Accolade')
- Autumn Blaze Maple (*Acer x freemanii* 'Jeffersed')
- Skyline Honeylocust (*Gleditsia triacanthos var. inermis* 'Skyline')
- Kentucky Coffeytree (male) (*Gymnocladus dioicus)*
- River Birch (single stem) (*Betula nigra)*
- Black Alder (*Alnus glutinosa)*
- Black Cherry (*Prunus serotina)*
- Spring Snow Crabapple (*Malus* 'Spring Snow')
- Kelsey Crabapple (*Malus* 'Kelsey')
- Japanese Tree Lilac(*Syringa reticulate)*
- Thornless Cockspur Hawthorne (*Crataegus crus-galli* var. inermis)

Local and Arterial Street Trees:

Local and Arterial Street trees may be chosen from any species on the above lists.

Planter Beds/Boxes/Tree Grates

- Planter beds, tree grates and planters shall be as shown on the Streetscape Master Plan. Details and specification shall be added to Appendix A as developed and approved by the City. Appendix A shall be amended as needed.
- Irrigation shall be provided to ensure survival of plant materials. The City shall provide irrigation systems along the Parkway and Destination streets. Unless otherwise approved, all other irrigation shall be the responsibility of the landowner.

Street Furniture

Bike racks, trash enclosures and benches are encouraged on all streets, but will be required on Destination, Connector and Parkways and other streets as shown conceptually on the Streetscape Master Plan.

Bike racks shall be the standard bike rack (see Appendix A for specifications).

Trash enclosures shall be the standard trash enclosures (see Appendix A for specifications).

Benches shall be the standard bench (See Appendix A for specifications). Benches shall be grouped in twos that face each other and provide an opportunity for an outdoor conversation space.



Alternative bike rack, trash enclosures and bench designs will be considered on a case-by-case basis. The City will review alternative designs as part of the site plan review and will evaluate these alternatives based on the following:



- Does the design maintain the character of the district?
- Does the alternative design maintain the quality of the standard feature?
- Does the design provide a relationship between the public elements of the streetscape and the building that would not otherwise be possible?

Sidewalks and Boulevard

In the design framework, the term “boulevard” is defined as “the space between the sidewalk and the curb.” The boulevard area provides the required space for public features such as street lights, benches, fire hydrants, street signs, etc. The boulevard will have different characteristics based on the street hierarchy.

The street width and layout within different zones may affect the ability of a particular development to provide the minimum boulevard width and the minimum sidewalk width within the existing public right-of-way. In those cases, the landowner shall provide a permanent public easement over the portion of the sidewalk that is located on private property.

Street Lights

Street lights are owned and installed by Connexus Energy. The streetlight design was developed in conjunction with the City of Ramsey and Connexus (See Figure 2: Master Lighting Plan). The standard street lights are designed to accommodate banner arms should banner signage be desired. The banner arms should be the manufacturer's standard break-away banner arms to ensure safety and minimize maintenance costs. Connexus provides street light maintenance for the City. Connexus bills the City of Ramsey for the cost of installation and maintenance.

The choice of street light was intended to emphasis the pedestrian scale of The COR. Light poles within the public right-of-way should be planned to accommodate banners, flowers, hanging artwork and electrical outlets.

There are three (3) different streetlight types within The COR:

- 24-foot high poles at intersections
- 14-foot high poles at mid-block
- 12-foot high poles at The Draw



The City will ensure that the appropriate streetlights are installed on all public streets as described by the Design Framework. Private developers shall provide parking lot or other project lighting that retains these design objectives. All lighting shall comply with City Code performance standards for lighting. All lighting shall be reviewed by City staff to ensure compliance with the Design Framework and City Code standards described above.

Standards for Outdoor Dining.

Outdoor dining is encouraged as an attractive addition to a pedestrian- and retail-friendly, vital COR. Such dining is encouraged subject to the standards in Section 117-118 of the Zoning Ordinance.

Overall Framework - Parking

Overview

Balancing the realities of car-related necessities (streets, parking and so on) with future transit service and the desired character of The COR is a significant challenge. The goal is to provide adequate parking; both quantity and location, while promoting new strategies that support the overall needs of The COR. Parking will be provided through a combination of on street spaces, off-street surface lots, underground lots and structured ramps to support the mix of uses at the core.

Parking structures should contribute to the overall character and image of The COR. Ramp design should include elements, colors and materials that reflect, or complement surrounding buildings. Liner stores or other street level uses should be integrated into ramp design along important street frontages. The City also encourages developers to wrap the ramp with multi-story uses that will provide commercial and residential opportunities and help to define the street edge.

Guideline Recommendations

Parking guidelines encourage the following:

- Locate surface parking lots away from the major streets, either behind or to the side of primary buildings; surface parking lots along major street frontage are not allowed in the core area
- Minimize surface parking lots in favor of other solutions including underground parking to serve residential buildings, on-street parking to serve retail shops and parking ramps
- Provide a combination of fencing, landscaping and landform to screen parking areas from major streets and important views, soften parking area edges, provide shade, integrate native plantings, offset islands and reduce to 'sea of parking' image
- Create strategies for shared parking between adjacent uses, taking advantage of peak and off-peak cycles, business hours, nighttime activities, special events and other needs
- Provide alternative surfaces for secondary (less frequently used) parking areas including porous pavements, green pavements and so on
- Provide facilities or services that respond to and connect with future transit to reduce required parking, including shuttle/circulator bus, bicycle lockers
- Provide flexibility including hours for on-street parking, security and enforcement practices, permit or metering
- Provide parallel parking on both public and private streets throughout The COR, to add parking and create a traffic calming, pedestrian buffer; Bumpouts are encouraged as a traffic calming measure on all streets within the COR.
- Explore options to integrate stormwater management requirements into parking area design
- Provide parking spaces for typical daily use, satisfying both quantity and location needs through a mix of on street, small surface lot, underground and ramped parking solutions
- Provide options for additional/overflow parking to support holiday traffic and special events including porous pavements, turf parking areas (Netlon and other soil amendments) or shuttle service from nearby parking areas
- Encourage shared parking solutions that target around the clock shifts in destination, audience or take advantage of peak/off-peak hours of operation for various uses within the core area

- Promote municipal parking ramps as the primary facility to meet public parking needs within the core area
- Discourage driveway access to parking facilities along Arterial, Destination and Parkway streets, in favor of side streets.

Objectives



The primary objective is to provide a balance of surface lots, on-street and structured parking, with ample quantities and close proximity to serve the mix of uses in The COR. The Design Framework anticipates the construction of a total of 3 parking structures in COR1 to serve the needs of the area by providing structured parking that can be shared among users, allow developers to maximize the development on each individual lot. As discussed later in this section, sizing and timing of the structured parking will be finalized as the area develops and parking demand grows. In addition to providing adequate space, excellent design is a major factor as well. The framework for The COR encourages creativity, innovation, quality and attention to detail in every aspect of project development, including parking solutions. Photographs throughout the Design Framework suggest some of the many possibilities.

Figure 3: Streetscape Master Plan

Figure 4: Parking District Map

Minimum Standards

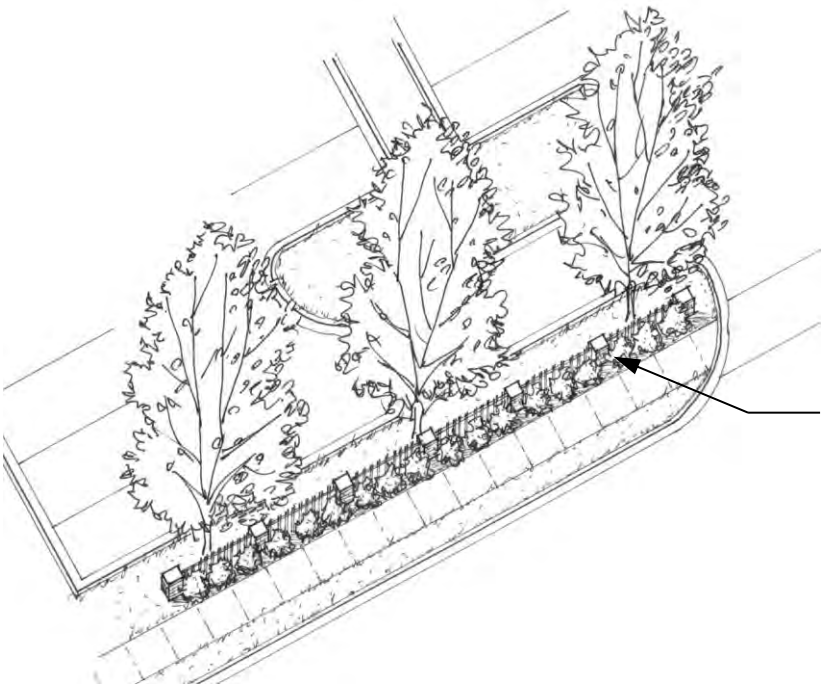
Parking in The COR is intended to be shared to the greatest extent practicable in all mixed-use areas. The parking standards are intended to provide a practical basis for providing adequate parking within the COR District through a careful analysis of uses, shared parking arrangements, use of public street parking and reduction allowances for the proximity to the transit station. A parking plan has been prepared to identify the planned number, location, sharing arrangements and public use (see Figure 3: Streetscape Master Plan and Figure 4: Parking District Map). The parking plan provides information that can be used to help address longer term parking arrangements where the possibility of use conversion or building expansion exists. Parking shall be provided under any of the following arrangements:

A. No parking shall be located between the front of the principal structure and the street on parcels abutting Destination and Downtown streets in COR1.

B. Not more than fifty (50%) percent of the parking shall be located in front of the principal structure and the street on parcels abutting Arterial, Parkway, Connector and Local streets.

    1. In the COR2 district, developments may be allowed more than fifty (50%) percent parking in the front yard, provided all other design standards have been met, including the use of a wall, railing, hedge or combination to create a street edge and screen parking.

C. Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet ($4^1/_2$') above the level of the parking lot, at the build-to line required for the property. The amount of required screening may vary by sub-district and street frontage and is described in Part Two of this document.



Landscaped edge that combines fence with trees, low shrubs and ground cover for parking lot screening and buffering along sidewalk to screen parking

D. No parking spaces shall be located on corner lots at the point of street intersections.

E. Shared parking in COR1 will be accomplished through a Parking Use and Maintenance Agreement (PUMA).

F. Off-street parking in the COR2 and COR3 sub-districts shall be secured for public use through parking easements and other appropriate conveyances. Shared parking arrangements between nearby uses are encouraged in both sub-districts.

1. The City may approve joint parking for one or more businesses where the total number of parking stalls provided for joint use is less than the sum of the total required for each business should they provide them separately. The applicant must demonstrate the feasibility of the arrangement in a written report. Such a permit shall not be granted except when the following conditions are found to exist:
    i. Proximity. The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within three hundred (300') feet of such parking facilities, excluding public rights-of-way.
    ii. Conflict in Hours. The applicant shall demonstrate in documented fashion that there is no substantial conflict in the principal operating hours of the two (2) buildings or uses for which joint use of off-street parking facilities is proposed.
    iii. Written Consent and Agreement. A legally binding instrument, executed by the parties concerned, for joint use of off-street parking facilities, duly approved as

to title of grantors or lessors, and in a form and manner of execution approved by the City Attorney, shall be filed with the City Clerk and recorded with the Anoka County Recorder or Registrar of Titles, and a certified copy of the recorded document shall be filed with the City within sixty (60) days after approval of the joint parking use by the City or the interim use permit shall be considered null and void.

G. On-street parking adjacent to buildings shall not be used for the purposes of calculating parking requirements.

H. Within the COR-4 sub-district, parking on individual parcels serving individual uses may be provided if designated and approved as part of the master plan.

I. Within all sub-districts, a minimum driveway length of twenty-five (25') feet is required to limit conflicts between vehicles parked in the driveway and street or sidewalk users.

J. In order to ensure the pedestrian orientation of the COR Districts, minimum/maximum on-site parking standards are set based on the following table:

Table 1

Use		Minimum number of parking stalls	Maximum number of parking stalls*
Retail		2 per 1,000 sq. ft.	4 per 1,000 sq. ft.
Restaurants		1 per each 2 seats	1 per each 1 seats.
Offices		2 per 1,000 sq. ft.	3 per 1,000 sq. ft.
Medical offices, clinics		2 per 1,000 sq. ft.	4 per 1,000 sq. ft.
Health clubs		3 per 1,000 sq. ft.	5 per 1,000 sq. ft.
Theaters, places of assembly		1 per 5 seats	1 per 3 seats
Residential			
	Attached or detached	1 per unit	2 per unit
	Multifamily units	1 per unit	2 per unit

*If a parking structure is provided on site, maximum parking stalls do not apply.

K. Non-Specified Uses. For uses not specifically listed above, off-street parking requirements shall be computed by the Zoning Administrator on the same basis as required for the most similar listed uses. In such cases, the Zoning Administrator shall also consult off-street parking reference materials including, but not limited to, manuals prepared by the American Planning Association and Institute of Transportation Engineers.

L. Handicap Parking. The size, number, and location of stalls reserved for handicapped parking shall be provided and identified as required by applicable regulations. These spaces are included in the computation for the minimum parking space requirement.

M. Change in Land Use. When the site intensity or use of a building and/or property is increased with consequential effect upon the parking requirements as prescribed in this Section, the

parking requirements as prescribed herein shall be used to provide for such increase in the site intensity and/or use.

N. Use of required parking spaces. Required parking spaces must be available for the use of residents, customers or employees of the use. Fees may be charged for the use of required parking spaces. Required parking spaces may not be assigned in any way to a use on another site, except for joint parking situations. Also, required parking spaces may not be used for the parking of equipment or storage of goods or inoperable vehicles.

O. Transit Service Reduction. The minimum number of parking stalls required on site may be reduced by 10% for any parcel located within ¼ mile of a transit stop. To qualify for this reduction, the transit stop must provide regular service on all days of the week and direct pedestrian access must be provided between the building and the transit stop.

P. Bike Racks. In addition to the bike racks provided as part of the streetscape, individual businesses are encouraged to provide bike racks for customers. Bike rack locations will be reviewed and approved by the City as part of the site plan review.

Q. Increase to Maximum Required Parking. If additional parking is sought to exceed these maximum requirements, a conditional use permit can be sought to increase maximums up to twenty-five (25%) percent.

    1. In the COR-2 sub-district, an increase of twenty-five (25%) percent in the maximum number of parking stalls is permitted without the issuance of a conditional use permit if approved as part of the site plan.

R. In the COR1 sub-district, a PUMA (Parking Use and Maintenance Agreement) shall be applied to all development as follows:

    1. It is the City's intent to maximize development on individual lots. In order to help landowners accomplish this goal, the City will develop public parking ramps, which will be available for public parking within The COR. In order to minimize the amount of the site required for parking, the landowner may choose to enter into the PUMA for utilization of the public parking ramps to meet all or a portion of their minimum parking requirements.

    2. Each development shall be subject to a PUMA that specifies that each property in the COR1 shall be financially responsible for its proportionate share of a shared parking facility. The proportionate share shall be determined on the basis of the property's off-street parking needs, as determined by the parking requirements of Item J above.

3. The City shall establish fees by ordinance. The developer shall be responsible for payment in an amount equal to the value of the required parking on a per-stall price basis for ramp parking through the PUMA. The City will determine the appropriate contribution.

4. Funds collected by the City shall be deposited in a special fund used only to acquire and/or develop off-street parking facilities for the COR. Financial responsibility shall cover the construction and continuing maintenance of the parking facility.

5. The parking facility may be constructed and maintained by the City or by a private management entity acceptable to the City.

Private Streets

Private streets may be allowed within residential subdivisions, subject to the standards in Section 117-112 (e)3.b. of the Zoning Ordinance.

Loading Areas

A. Loading areas and docks shall be located in the rear of the building.

B. Loading areas shall not be located in the front yard and shall be fully screened from public streets, public parks and residential areas through landscaping and building design measures.



This page intentionally left blank.

Overall Framework – Building Design

Overview

The COR Development Plan 5.03 identifies the preferred mix and approximate location of a variety of land use types. Together with the Zoning Code, this Design Framework focuses on the following overall objectives:

- Promote vertical and horizontal mixed use (within a building, within a block, within a district)
- Provide a variety of housing types, styles, pricing
- Encourage increased density in and around the central core area
- Promote an interesting mix of building styles, scales and massing for each sub-district
- Support creative, innovative, high quality design solutions as the benchmark for success
- Integrate mix of uses with public green space within each district
- Provide a variety of commercial types
- Mix residential and commercial uses to promote street-level activity throughout the day

Guideline Recommendations

The mix of land uses in The COR will encourage activity during the day and into the evening and nighttime hours. As a focus of commerce, employment, recreation and housing, The COR resembles a small to medium size Midwestern downtown in scale and character. Land uses are intentionally mixed, to bring shoppers and workers into the area during the day and attract new residents and visitors to entertainment venues in the evening.

The civic component of The COR, anchored by City Hall, Police Station and variety of public spaces and squares, adds an important element to the land use mix and brings a level of authenticity to the district.

Objectives

- Encourage vertical mixed-use in the core with housing and office space over retail uses along the street, particularly in the center of the district.
- In residential districts, particularly closer to the core, a limited amount of retail uses will be encouraged to service residents and provide nearby places to gather.
- Promote innovative models for housing that include a mix of townhomes, flats and lofts within single buildings or on the same block.
- Accommodate larger, 'big box' retailing and auto-oriented uses within the COR2 sub-district only if innovative design approaches are used including two story buildings, use of liner stores facing the street, minimal blank walls, creative parking strategies, etc.
- Where similar uses create a 'family' or campus of buildings (e.g. medical campus), buildings should reinforce the street edge and parking should be set within the core of the block.
- Uses shall promote pedestrian friendly streets, contributing to street level activities and overall visual character of each district.
- All uses should reinforce the street edge.





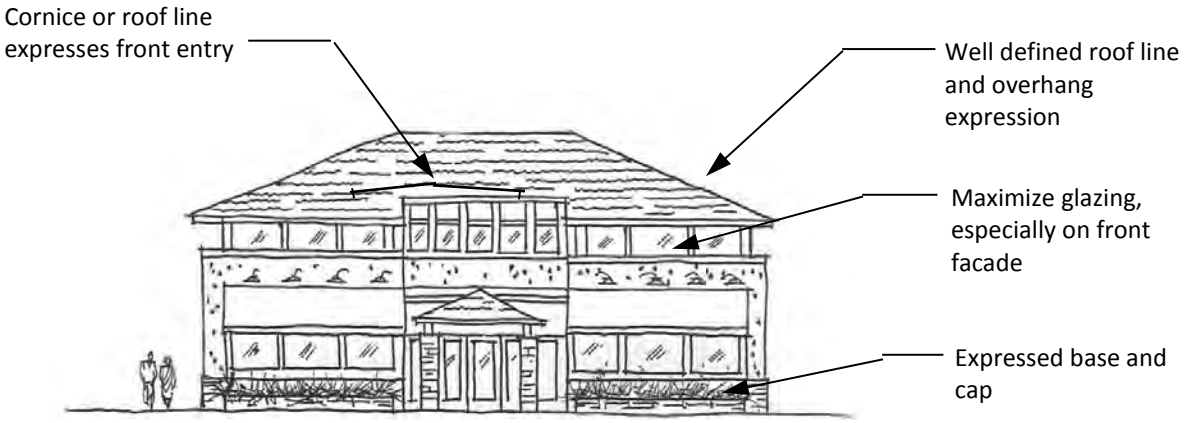
Architectural Overview

High quality architecture is an essential component in fulfilling the objectives of the Design Framework. Rather than prescribing a particular style, these architectural guidelines are intended to encourage an integration of both traditional and contemporary design. Architectural designs should provide a consistent quality, measured, to a great degree, by the pedestrian experience along the street and by an architectural expression that provides character without being thematic, obtrusive, or artificial. Architectural character should strive to be authentic and varied, but not 'thematic'.

Architecture Recommendations

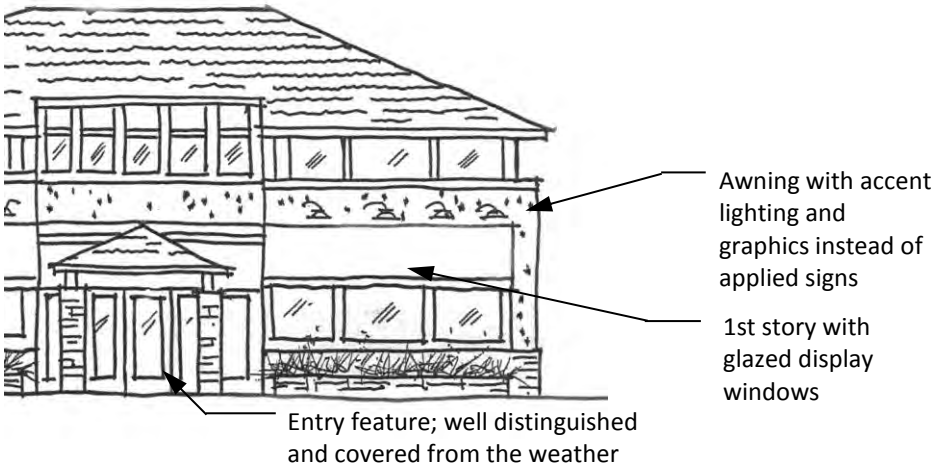
Of all the layers that combine to form The COR Development Plan, architecture will typically be the most prominent development component. Both visually and physically, architecture will play a major role in defining the overall design character and mix of uses for The COR. It is crucial that the design and location of buildings address these architectural guidelines, with specific emphasis on the following:

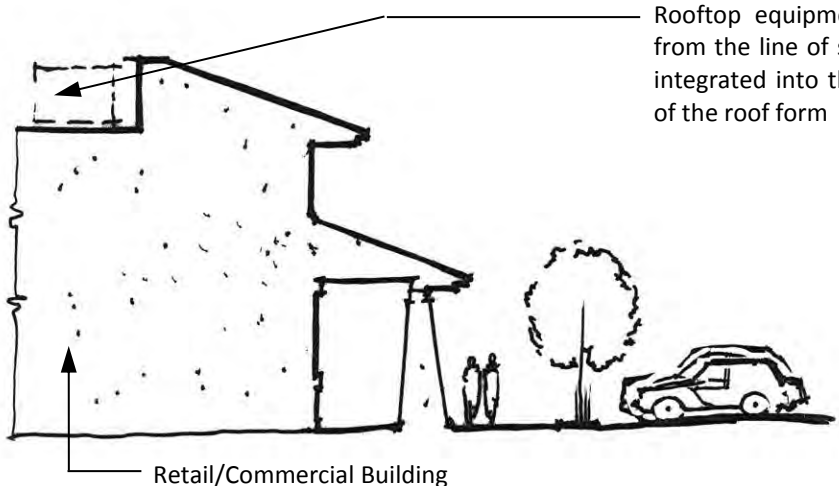
- An animated street presence with a mix of street-level uses, interesting building façades, many doors and windows on the street, careful design of lighting, awnings, signage and other elements that animate the pedestrian experience



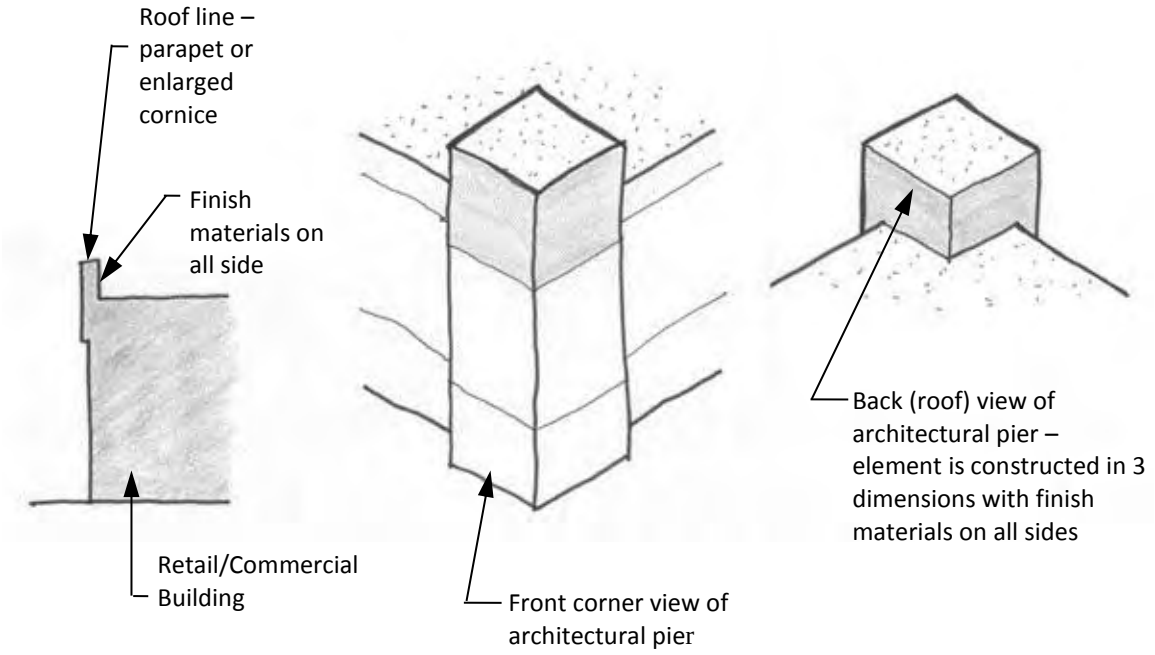
- Variety in building design, character and expression; not one theme or building style, but a thoughtful integration of many design solutions
- Variety of building types including a range of height, scale and proportion, that support an integrated mix of housing options, shopping destinations, entertainment venues, civic structures and other COR uses
- Use of high quality materials, suggesting a preference toward native materials and masonry elements, with respect for local building techniques
- Building location is as important as building style; special architectural elements, character, transparency and a higher level of materials and detailing should be used to highlight key streets and important crossroads throughout The COR
- Buildings should always be located at all four corners of intersections.
    - In the COR2 sub-district, if the City finds that there are unique circumstances where buildings cannot be located on the corner, the City may approve the use of fences, walls or other design elements to create that "street edge"

- Buildings will be located at the street right-of-way line (zero setback), but also allow recessed space for outdoor dining and other street level activities providing some minor deviation for variety
- Greater emphasis should be given to architectural elements, materials and other design features for buildings located at primary intersections, or where streets intersect with parks, such as the streets that front on or end near the Municipal Plaza. These locations can often be seen from several directions, perhaps terminate a view from a distance down the street or sit at a prominent node; They will likely become future landmarks or helpful orientation/wayfinding icons as The COR develops
- Encourage both vertical mixed use (within each building) and horizontal mixed use (within each block) throughout this district
- Include a mix of housing, civic, retail, restaurant, entertainment, performance and other uses that encourage a variety of activities throughout the day.
- Minimize openings between buildings, although limited driveway access and some provision for pedestrian connections through blocks are encouraged – gaps between buildings to accommodate surface parking lots, greater building setbacks or other purposes are discouraged
- Use recessed entries and windows to create street-level interest, variety and enhance pedestrian scale along street frontage





- Equipment, mechanical systems, transformers, etc. must be screened from view in a way that is integral to the architecture of the building. Screening should be accomplished with materials similar to or compatible with materials used on the main structure; metal fencing or mechanical vent screens alone are not sufficient.
- Roof lines and cornice details shall be completed in a 3-dimensional manner so that the back of roof features or similar unfinished areas are not visible.



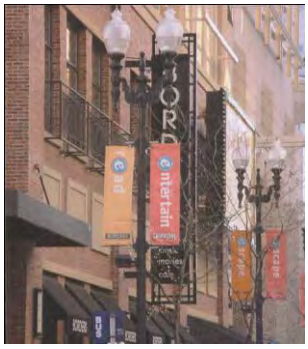
Overall Framework - Signage

Overview

Signage within The COR should provide a system for clear wayfinding for all modes of transportation and should ensure successful business operation while maintaining the design aesthetic of this unique project. These sign standards are intended to allow flexibility and creativity while maintaining the design concepts of The COR. Due to the distinctive nature of The COR, the sign standards from the City Code are not applicable and signage shall be allowed as prescribed by the Design Framework. A Master Sign Plan identifies the location of key sign locations (see Figure 5: Signage Plan).

Guideline Recommendations

The COR development manager shall prepare a Master Sign Plan for the public elements of the project, which are in compliance with the design framework and will be adopted by reference. The Master Sign Plan will specifically address public signs including:



- The three (3) off-site community signs
- Banner signs on light poles
- Signage for public parks
- Signage for public parking ramps
- Signage for public buildings
- Community kiosks

Objectives

Signage should be used as a tool to help identify businesses and neighborhoods with The COR and should have elements that are focused on the pedestrian nature of The COR as well as the signage needs for businesses.

- Signage and lighting which is integrated into the design of the building is encouraged.

Definitions

Awning Sign means a sign incorporated into or attached to an awning.

Community sign means an off-site sign identifying the development name and key tenants. Community signs may also include public information. Reader boards are allowed to be incorporated into community signs within The COR. Gateway and kiosk signs are part of this category.

Temporary Sign means a sign which is erected or displayed for a limited period of time and not affixed to a Minnesota State Building Code approved structure.

Project sign means a freestanding area identification sign which identifies a single-family or multifamily residential subdivision, a commercial development or an industrial park or office park and which is located on the same site as the development it identifies. A site shall be identified as the block in which the use is located.

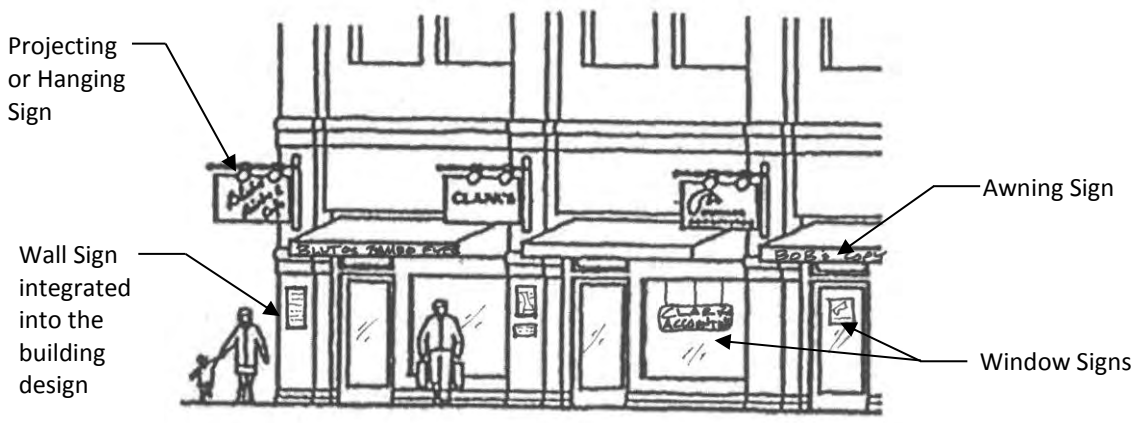
Projecting sign means any sign, all or any part of which extends beyond the surface of the building or wall by more than 16 inches.

Public Realm/Streetscape sign means any sign erected and maintained by public officials or public agencies, or approved and authorized for use by state or local governmental authorities.

*Sandwich Board Sign*s means a self-supporting, freestanding temporary sign with only two (2) sides that are situated adjacent to a business with the intent to attract pedestrian traffic to businesses. Sandwich board signs are not meant to be read by vehicular traffic.

Wall sign means any sign which is affixed to a wall of any building. This definition includes individual letter signs and signs on mansards.

Window sign means a sign installed inside a window, or any sign placed within a building for the purpose of being visible from the public right-of-way. This does not include merchandise on display.



Pedestrian-Oriented Tenant Signs

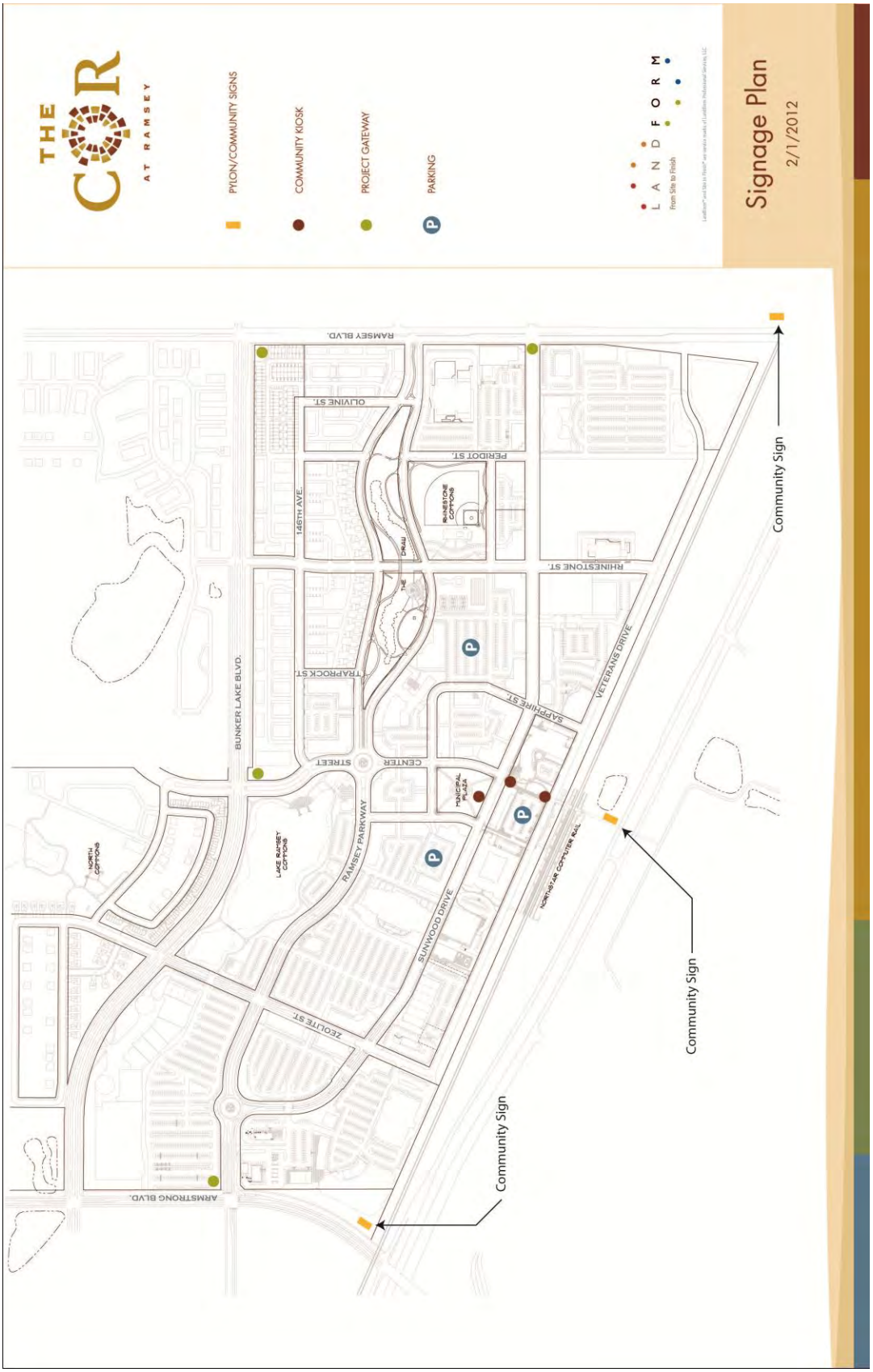


Figure 5: Signage Plan

Standards

Public Realm/Streetscape Signs

The pedestrian oriented nature of The COR requires unique signage the will build on the design concepts for The COR. These types of signs in include banner signs on the streetlights, kiosks, street signs, wayfinding signs, signage for public parking ramps, etc. As the design concept for The COR has been refined, so has the signage plan. The Master Sign Plan is included as Appendix B. Size, location, and construction specifications of these signs shall be determined by the Master Sign Plan, which must be approved by the City Council, after a recommendation by the Planning Commission. Careful foresight has been given to size of signs based on needs of the adjacent roadways in order to maintain adequate safety standards that may otherwise be compromised by poor design. Roadways with higher speeds warrant larger lettering to maintain safe travel.

Community and Gateway signs

Community signs include are planned to include three (3) signs on Highway 10, as shown on the Signage Plan (see Figure 5: Signage Plan). The signs include the existing Community Sign near the future transit plaza, the sign at the northwest corner of Highway 10 and Ramsey Boulevard and the planned sign at the northwest corner of Highway 10 and Armstrong Boulevard.

Gateway signs are planned at multiple locations at entrances to The COR from major roadways, as shown on the Signage Plan. General gateway signs may identify The COR only. Retail Gateway signs may include provisions for off-premise, tenant sign panels.

These off-site signs, part of a unified development, are allowed as shown on the signage plan and shall have consistent materials and colors. Community and Gateway Signs shall conform to the design of the Master Sign Plan. Tenants within the unified development shall be allowed to utilize tenant panels on the Community and Retail Gateway Signs.

Amendments to the Master Sign Plan and Approved Community Signs. As the Master Sign Plan is adopted as part of the zoning ordinance, and has the effect of being a zoning ordinances, amendments to the Master Sign Plan must be processed by Ordinance and approved by City Council after review and recommendation by the Planning Commission.

Sign Type	Allowable Size	Architecture	Allowable Height
Community Sign	300 Square Feet	Per Appendix B	30 Feet *
Gateway Sign	50 Square Feet	Per Appendix B	10 Feet
Retail Gateway Sign	150 Square Feet	Per Appendix B	12 Feet
Community Kiosk	32 Square Feet	Per Appendix B	10 Feet*
Parking Ramp Signage	100 Square Feet	Per Appendix B	(Wall Signage)

* From highest point of adjacent road centerline



Desirable signs are designed to be architecturally compatible with buildings within the development and other signage within the development

Project Signs

Project signs are permitted within all COR sub-districts.

One (1) freestanding sign is allowed per building, provided that the following standards are met:

A. The building in which the advertising business is located, shall be set back a minimum of six (6) feet from a public street right-of-way.

B. The area of each face of the signboard shall not exceed six (6) square feet and the signboard shall not have more than two (2) readable faces. The signboard may exceed six (6) square feet, but not more than 32 square feet, provided that the sign consists of individual letters, without internally illuminated box letters. Lighting may be achieved through 'halo' lighting effects.

C. The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six (6') feet from the ground.

D. The signboard shall be constructed of wood, acrylic, aluminum or metal and shall be architecturally compatible with the style, composition, materials, colors and details of the building.

E. No part of the sign shall encroach on the right-of-way and its location shall not interfere with pedestrian or vehicular circulation.

F. Limited to one (1) sign per building and shall not be in addition to wall-mounted, applied letter or projecting signs.

G. The readable faces of the sign shall be perpendicular to the adjacent street.

In the COR2 District, the following signage shall be allowed:

A. Ground sign. There shall not be more than one (1) ground sign for each parcel. The gross surface area of a ground sign shall not exceed one hundred (100) square feet for each exposed face nor exceed an aggregate gross surface area of two hundred (200) square feet. Ground signs may be shared and combined at areas of shared entrances for multiple users. Shared ground signs shall not exceed 150 square feet. A shared sign shall be allowed for each entrance to the site (defined as bordered by public streets).

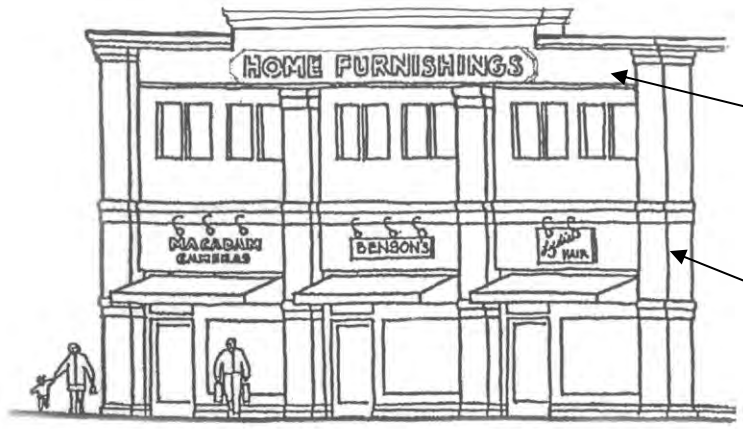
B. Menu board. One (1) on-site menu board per drive-up or walk-up lane of a drive-in restaurant up to a maximum of thirty-two (32) square feet each and a maximum height of three (3) feet. Menu boards are allowed a message on one (1) side only and cannot contain an advertising message.

C. Directional signs.

1. Directional or instructional signs are permitted in accordance with Section 117-463(l).

2. Parking lot directional signs designating parking area entrances and exits are limited to one (1) sign for each entrance and/or exit and shall not exceed four (4) square feet for each exposed face. Parking lot directional signs shall not project higher than five feet (5’) in height, as measured from the established grade of the parking area to which such signs are accessory.

3. Parking lot instructional signs designating the conditions of use or identification parking areas shall not exceed eight (8) square feet and shall not project higher than ten (10) feet in height for wall signs and seven (7) feet in height for ground signs, as measured from the established grade of the parking area to which such signs are accessory.



Wall Signs

Wall signs are permitted within all COR sub-districts.

Wall signs shall be permitted on one (1) wall, except that lots with frontage on more than one (1) street may have signage on one (1) wall per street frontage.

Within the COR1, COR3, COR4 and COR5 districts, the following standards apply:

A. Wall-mounted or painted signs, provided the following standards are met:

1. The sign shall be affixed to the front facade of the building, and shall project outward from the wall to which it is attached no more than six inches (6").

2. Single Tenant Buildings. Each building shall be allowed one (1) wall sign per street frontage. Signage must be located on the street elevation. The area of the sign shall not exceed fifteen (15%) percent of the ground floor building facade area. Individual signs may not exceed.

3. Multi-Tenant Buildings.

    a. Each building shall be allowed wall signage on the street frontage elevation. For buildings with multiple street frontages, the allowable signage is per street frontage. Signage must be located on the street elevation.
    b. Each building is allowed wall signage that shall not exceed 5% of the wall area of the building façade adjacent to the street. Individual signs may not exceed 50 square feet.
    c. Tenant signage must be located on the tenant lease space.
    d. At least fifty (50%) percent of the allowed signage must be allocated to ground floor tenants and located on the ground floor.
    e. Signage is limited to a maximum of one (1) sign per business/tenant, except that tenants with frontage on multiple streets may be permitted to have signage on each street frontage.
    f. Multi-tenant buildings must have wall signs of similar design. Sign permits for

tenants in multi-tenant buildings shall only be permitted by the City after the building owner has submitted a comprehensive sign plan approved by the Zoning Administrator. The comprehensive sign plan for the building shall include similar design standards including sign material, color, style, spacing and size.

4. Signs for buildings facing Highway 10. Single or multi-tenant buildings that have frontage on Highway 10 or are separated from Highway 10 only by other public right-of-way, shall be allowed to have signage on that street elevation that is up to fifteen (15%) percent of the wall area of that building façade with no maximum square footage.

B. Wall-mounted building directory signs identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:

1. The sign is located next to the entrance.

2. The sign shall project outward from the wall to which it is attached no more than six inches (6").

3. The sign shall not extend above the parapet, eave, or building facade.

4. The height of the lettering, numbers, or graphics shall not exceed twelve inches (12").

5. One (1) such sign is allowed per public building entrance and is allowed in addition to other permitted wall signage.

C. Applied letters may substitute for wall-mounted signs, if constructed of painted wood, painted cast metal, bronze, brass, acrylic or black anodized aluminum. The height of applied letters shall not exceed 12 inches.

D. Logos are considered signs and shall be included in the maximum allowable sign area.

E. Window or door signs, provided that the following standards are met:

1. The sign shall not exceed ten percent of the window or door area or four (4) square feet, whichever is less.

2. The sign shall be silk screened, hand painted, applied letters/graphics, neon tubing or other sign technologies that meet these standards.

3. Limited to one (1) sign per business, applied on either the window or the door, but not on both.

4. The sign shall not have an opaque backing of any type although smoked glass is allowed.

5. Window signage (includes graphics) shall be permitted on the same building walls that have, or are allowed to have, wall signage pursuant to Item A above. Window signage

shall be deducted from the allowable wall signage area.

Within the COR2 district, where more conventional suburban development is expected, rather than the neo-traditional development planned for the other COR sub-districts, the following standards apply:

A. Wall, canopy or marquee sign. Total sign area may not exceed 15 percent of the front building facade. At least 50 percent of the signage area must be placed on the measured wall with remaining signage area, if desired, distributed on any other wall. Sign height shall not exceed the top of the parapet wall or, if no parapet wall, sign height shall not exceed the height of the eaves. The gross surface area of a wall, canopy or marquee sign may be increased by ten percent if such wall sign:

    1. Consists only of individual, outlined alphabetic, numeric and/or symbolic characters without background except that provided by the building surface to which the sign is to be affixed;

    2. Illumination, if any, is achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting but not any lighting where the light source is visible or exposed on the face or sides of the characters; and

    3. A wall, canopy or marquee sign may be located on the outermost wall of any principle building but shall not project more than 16 inches from the wall to which the sign is to be affixed. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed.

B. Window signs are restricted to 30 percent of the area of the window in which the sign is to be displayed.

In all COR sub-districts, restaurants and cafes shall be permitted one (1) wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case and clearly visible through a glass front. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five feet (5’), shall not exceed a total area of two square feet, and may be lighted. This signage is allowed in addition to other permitted wall signage.

Projecting Signs

Projecting signs are permitted within all COR sub-districts.

Projecting signs, including graphics or icon signs, mounted perpendicular to the building wall, are encouraged in all sub-districts, provided the following standards are met:



A. The sign area shall not exceed thirty-two (32) square feet.

B. The distance from the ground to the lower edge of the signboard shall be ten feet or greater.

C. The height of the top edge of the signboard shall not exceed the height of the wall from which the sign projects, if attached to a single story building, or the

height of the sill or bottom of any second story window, if attached to a multistory building.

D. The distance from the building wall to the signboard shall not exceed six inches (6”).

E. The width of the signboard shall not exceed three (3) feet.

F. Limited to one (1) sign per business. Projecting sign area shall be deducted from the allowable wall signage area.

G. Granted to ground floor commercial uses only.

Awning Signs

Awning signs are allowed in all COR sub-districts. Awning signs are allowed for ground floor uses only, provided that the following standards are met:

A. If acting as the main business sign, it shall not exceed 24 square feet in area.

B. If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed four (4) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four inches (4”).

C. Limited to two such signs per business, per frontage.

D. If acting as the main business sign, it shall not be in addition to a wall-mounted or applied letter sign.

Sandwich Board Signs

Sandwich board signs are permitted within all COR sub-districts.



A. One (1) sandwich board sign per business is permitted in any business, commercial and mixed use district and shall be located within five feet (5’) of the main building entrance to the business it advertises.

B. Sandwich board signs shall be displayed only during open business hours and must be removed daily.

C. Sandwich board signs shall be no more than a total of two feet (2’) in width and three feet (3’) in height

D. Sandwich board signs must leave a minimum of five feet (5') of clearance for pedestrian access if placed on a public or private sidewalk. Sandwich board signs may not hinder the ability of persons to access vehicles parked at the curb and/or access to a building.

E. Acceptable materials for sandwich board signs shall include the following: metal, wood synthetic materials such as a chalk board and whiteboard. Sandwich board signs shall not be illuminated, nor shall they contain moving parts, or have balloons, streamers, stringers, pennants or similar adornments attached to them. Sandwich board signs shall be maintained in a good appearance at all times.

F. No sandwich board sign shall be secured, tethered or installed on traffic devices, utility equipment, street furniture, street lights, or any other public fixture.

G. Sandwich board signs are temporary signs and shall not be counted towards the total sign area of the site for permanent signage.

Temporary Signs

Temporary signs are allowed per Section 117-465 (Temporary signs) of the Zoning Ordinance, except as noted below:

A. Freestanding temporary signs shall only be allowed in the COR2 and COR3 Districts.

B. In all other COR districts, temporary signs shall be limited to temporary sandwich board signs or temporary wall signage, without interchangeable letters.

C. Real estate and leasing signs shall be exempt from temporary and permanent sign regulations, provided that these signs do not exceed thirty-two (32) square feet.

Off-Site Signs

Off-site signs are prohibited except for wayfinding and community signage specifically allowed by the Design Framework.

Table 2

Sign Standards					
Development Standard	**COR1**	**COR2**	**COR3**	**COR4**	**COR5**
Project Signs					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign (maximum)	6 sq. ft./6 feet high***	100 sq. ft./6 feet high	6 sq. ft./6 feet high***	6 sq. ft./6 feet high	6 sq. ft./6 feet high
Menu Board**	N/A	1 per drive-through lane/40 sq. ft. max.	N/A	N/A	N/A
Directional Sign	N/A	Per 117-463(I)	N/A	N/A	N/A
Wall Sign					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign					
Single Tenant Building	15% of the ground floor façade area, -or- 15% of the front façade area when facing Highway 10.	15% of façade area	15% of the ground floor façade area,	5% of the ground floor façade area,	5% of the ground floor façade area,
Multi-Tenant Buildings	15% of the façade area,	15% of façade area	15% of the façade area,	15% of the façade area,	15% of the façade area,
Building Facing Highway 10	15% of the façade area	15% of façade area	15% of the façade area	15% of the façade area	15% of the façade area
Window Sign					
Number of signs allowed	1	1	1	1	1
Size of Sign	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	30% of area of window. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.
Directory Sign					
Number of signs allowed	1 per building entrance	1 per building entrance	1 per building entrance	1 per building entrance	1 per building entrance
Size of Sign	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum
Projecting Sign					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide
Awning Sign					
Number of signs allowed	2 per business	2 per business	2 per business	2 per business	2 per business
Size of Sign	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inces if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inces if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inces if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inces if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inces if auxiliary. Area is deducted from allowable wall sign area.

*One (1) sign is allowed per street frontage (either wall or project)

**Restaurants and cafes in all districts are allowed one (1) wall mounted menu board not to exceed 2 sq. ft. in addition to other permitted wall signage.

***See Page 32, 'Project Signs' for allowances up to 32 square feet.

Additional standards

A. Businesses with service entrances may identify these with one (1) wall-mounted or applied letter sign not exceeding two square feet.

B. One (1) directional sign, facing a rear parking lot. This sign may be any type of permitted sign other than a freestanding sign, but shall be limited to four (4) square feet in area.

Creative Sign Standards

A. *Purpose.* This section establishes standards and procedures for the design, review, and approval of creative signs. The purposes of this creative sign program are to:

1. Encourage signs of unique design, and that exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and

2. Provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the city, while mitigating the impacts of large or unusually designed signs.

B. *Applicability.* An applicant may request approval of a sign permit for a creative sign to authorize onsite signs that employ standards that differ from the other provisions of this chapter but comply with the provisions of this section.

C. *Application Requirements.* A sign permit application for a creative sign shall include all information and materials required by the City.

D. *Procedure.* A sign permit application for a creative sign shall be subject to review and approval by the City as part of the Site Plan review process. When the creative sign is proposed after site plan review is complete, a creative sign may be approved by the Zoning Administrator when the proposed sign is fifty square feet or less, and shall be approved by the City Council when the sign is larger than fifty square feet.

E. *Design Criteria.* In approving an application for a creative sign, the review authority shall ensure that a proposed sign meets the following design criteria:

1. Design Quality. The sign shall:
    a. Constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area;
    b. Be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and
    c. Provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.

2. Contextual Criteria. The sign shall contain at least one (1) of the following elements:
    a. Classic historic design style;

b. Creative image reflecting current or historic character of the City;
c. Inventive representation of the use, name, or logo of the structure or business.

3. Architectural Criteria. The sign shall:
   a. Utilize or enhance the architectural elements of the building; and
   b. Be placed in a logical location in relation to the overall composition of the building's façade and not cover any key architectural features and details of the façade.

4. Neighborhood Impacts. The sign shall be located and designed not to cause light and glare impacts on neighboring residential uses.

Prohibited signs

The following signs are prohibited:

A. Box signs or cabinet signs, whether on a wall, projecting or on canopies are prohibited except for logo signs permitted as part of an overall sign plan.

B. Signs employing mercury vapor, low pressure and high pressure sodium and metal halide lighting; plastic panel rear-lighted signs.

C. Signs on roofs, dormers, and balconies.

D. Billboards.

E. Signs painted or mounted upon the exterior side or rear walls on any principle or accessory building or structure, except as otherwise permitted hereunder.

F. Free standing pylon signs over six (6) feet in height, except community signs.

G. Back-lit awnings.

H. Interchangeable letter boards or panels.

I. Flashing signs.

J. Off-premises signs, except community signs.

This page intentionally left blank.

Overall Framework – Stormwater Management

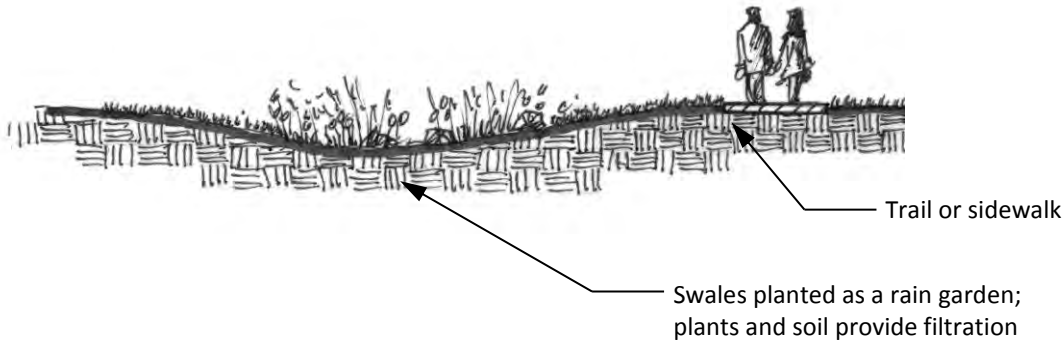
Overview

Water features and drainage systems are essential components of The COR Master Plan. The mix of ponds, streams, fountains and other water elements will provide focal amenities and year round activities within the framework of an environmentally responsible, visually pleasing strategy to manage stormwater. Because the Mississippi River is a restricted discharge water of the state, and because we are creating a new discharge from this development, each sub-district and each site has a responsibility to utilize 'best management practices' (BMP) to pretreat run-off, reduce erosion and encourage infiltration, with the understanding that regional treatment will be provided. Water elements are not intended to be separate stand-alone features, but instead should be integrated with the variety of parks, trails and public open space proposed for The COR. Water and landscape should be designed and utilized within multipurpose areas that accommodate both active and passive recreational use.

Objectives

Integration of water and landscape, design creativity, use of high quality materials and safety concerns are the critical objectives to be met – the following examples illustrate only a few of many possibilities:

- Innovative new products, such as special soil systems (Netlon, structural soils), pervious pavements for parking areas, storm ceptors, underground storage and other creative techniques should be used to BMP standards
- 'Green architecture', expressed through green roofs, gray water recycling and other techniques should be included to reduce the impact of new development on stormwater systems
- Water feature design should include both formal elements (such as reflecting pools or fountains) and natural/informal forms (such as ponds, streams, waterfalls) and should explore creative ways to integrate wetland/rain garden landscapes with active, urban spaces.



Guideline Recommendations

This framework not only defines the overall role and character of The COR, but also encourages each development parcel to address the following:

- **Create** signature water features (ponds, pools, fountains, waterfalls, etc.) as major visual amenities throughout The COR
- **Promote** high quality, creative and appealing aesthetics for all system elements
- **Integrate** stormwater management components (meeting both water quality and quantity requirements)

A great deal of time and effort has gone into the calculation and design of a 'watershed-based' stormwater management plan to support COR development. While this overall strategy addresses the water quantity issue for the entire COR by providing storage and conveyance facilities for storm events, individual development projects (block-by-block) have an equal responsibility to meet water quality standards as a primary goal. Each project should integrate a variety of techniques, materials and methods to promote multiple use, maximum flexibility, improved aesthetics for parking areas, park spaces, drainage swales and other site features.

Overall Framework – Parks/Public Spaces

Overview

The overall design framework of The COR is based on a system of linked parks, trails and open space. The City of Ramsey, Anoka County, and to some extent, the State of Minnesota all play a role in local and regional parks programming, design review, construction sequencing, implementation and ultimately maintenance and operation of key public spaces within this framework. The goal is to link existing and proposed parks and trails defined in regional park plans with proposed new parks and trails within The COR. Of equal importance is the contribution from each block and each development project to this network of green, adding a variety of private, semi-private, and perhaps some additional public space throughout The COR. Private development will share the responsibility to provide inviting, innovative and useable green space as integral parts of individual parcel site design.

Guideline Recommendations

The Design Framework encourages the following:



- Work with the City to create an integrated, comprehensive open space system that links with existing city and county trails and open space networks
- Encourage private development (block-by-block) to share in the responsibility to provide inviting, innovative and useable green space as integral parts of each development project
- Integrate stormwater management components (meeting water quality and quantity requirements) within both public / private park and open space improvements

Together, the system of public and semi-public green space will result in a welcoming public realm throughout the new community.

Objectives

Based on the Development Master Plan for The COR, a variety of public and private green space is proposed including:

- Each block and each project will provide intentional, creative, innovative, useable green areas as integral components of site development and building design.
- At the individual block scale, small squares and greens will provide places for gathering and relaxation, especially targeted to meet the demands of adjacent, or nearby buildings. Elements such as gardens, gazebos and fountains should characterize these more intimate public spaces.
- At the neighborhood scale, parks will provide space for more active recreation, and should be flexible enough to accommodate a variety of recreational activities.
- Playgrounds, game fields and park buildings are park amenities that will target a wider user demand from the surrounding community.

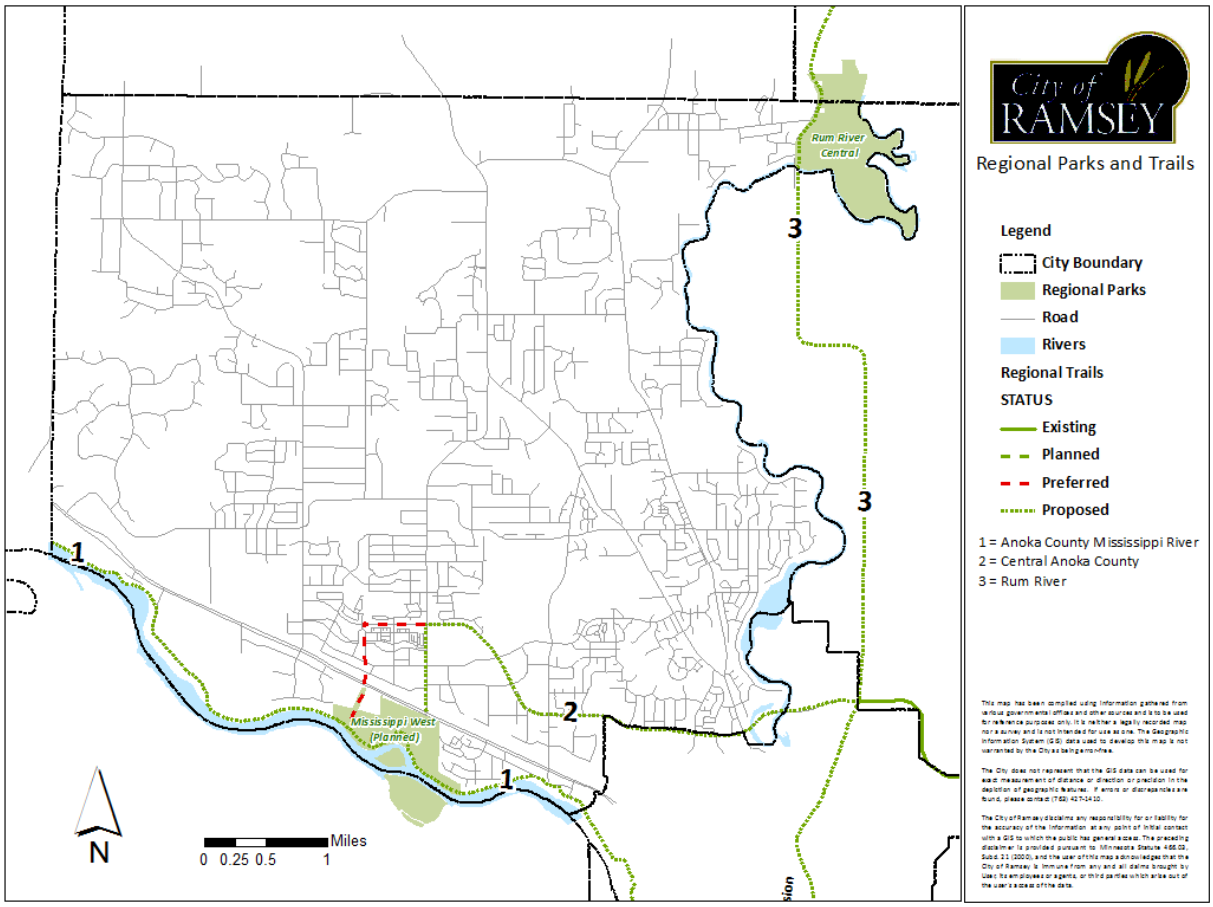


- The Municipal Plaza will connect with all other parks and open space elements, providing a focal point for activity and a sense of place. Gardens, public pavilions and shelters, play lots and open play fields are amenities that will provide built-in flexibility to meet the demands of both the local population and regional visitors to The COR.

Regional Systems

The COR is the heart of several regional systems that are either located within or adjacent to The COR. These regional systems include the Northstar Commuter Rail, the Central Anoka County Regional Trail, the Mississippi West Regional Park, and the Mississippi River Trail.

A number of these systems have a pedestrian component. As such, Ramsey desires to locate the future Central Anoka County Regional Trail through the heart of The COR, along Center Street. The map below indicates Ramsey's preferred route for this trail. As this trail requires crossing Highway 10, it is imperative that a safe, grade-separated crossing is realized. This pedestrian overpass is envisioned to be connected to the Northstar Commuter Rail – Ramsey Station, and has been named the 'Mississippi Skyway'.



Part Two: Sub-district Framework

Overview

The Master Plan and Zoning Ordinance identify five (5) distinct sub-districts within The COR. Each of these sub-districts is defined by a unique mix of uses, specific site development patterns and perhaps a distinctive character or image. The sub-districts complement one another as part of the overall plan. The sub-districts are shown the attached Sub-district Map (**Error! Reference source not found.**). They include:

- **COR1 Mixed Use Core** – provides the broadest variety, highest density and greatest intensity of development, encouraging both vertical and horizontal mixed use
- **COR2 Commercial** – provides a location for larger scale retail and other auto-orientated commercial uses
- **COR3 Workplace** – provides a location for uses with high concentrations of employees, such as medical/technology related office, and other corporate or institutional uses
- **COR4 Neighborhood** – provides opportunities for a range of housing types from small lot single family to townhouse, to high density senior or rental apartment
- **COR5 Park and Open Space** – preserves environmental features and provides neighborhood/community amenities throughout The COR

Development plans must respond to the overall COR Design Framework described in Part One of this document, but also must address the following detailed framework standards for each sub-district. To further clarify and illustrate proposed features in the Master Plan, these sub-district guidelines are organized under the following categories:

- Public Realm / Streetscape Framework
- Site Design Framework
- Architectural Framework

In all cases, the sub-district framework must be applied in harmony with the overall COR framework and with other existing city, county, state codes, design criteria, plans and studies that support broader goals for regional growth and development. However, within each district, development standards shall be based, in part, on the street hierarchy established in The COR.

Public Realm/Streetscape

A. The developer shall be responsible for construction of all streetscape improvements along adjacent streets. These improvements include all hardscape improvements, such as trails, sidewalks, benches, bike racks, etc., as well as street trees and other greenscape.

B. The landowner shall be responsible for maintenance of the streetscape improvements along adjacent streets. Such maintenance may be managed as part of a Special Service District (SSD) or similar.

Plazas

A. All properties with principal buildings in excess of 30,000 square feet shall be required to have a public plaza space.

B. The public plaza space shall include benches, bike racks trash receptacles, lighting fixtures and other amenities to create a welcoming space for tenants of the building and members of the public.

C. These plaza spaces should be visible from the public street.

Architecture

These architectural framework standards provide an important balance between design continuity, desirable variety and the notion that buildings should complement, and perhaps contrast, but not compete with one another. The lasting appeal of the final outcome must be grounded in the authenticity of the design and the acceptable level of 'messiness' that comes with creating a real downtown over time; 'faux' second floors, stage set or themed solutions, and large faceless buildings are not acceptable.



Auto Versus Human Design: Providing rear alleys or side loaded garages enables the home to present itself to the street, which promotes sociability and walkability.

Minimum Standards

Definitions

Build to line: The line at which construction of a building facade is to occur on a lot. The build to line provides a maximum setback for all building facades from the right-of-way or inside edge of the sidewalk, whichever is greater. The build to line applies to all facades abutting a street right of way. Build to line standards are based on the sub-district the parcel is located and the street in which the building is located upon.

Setback: The minimum required distance between a parking lot or the vertical wall of a building and a lot line. Setbacks are typically more flexible than build to lines and allow a building to be set further back from the lot line and street right-of-way.

Requirements:

A. Additional development standards shall be defined within each sub-district.

B. Provide a diverse mix of materials, applied in a variety of proportions, exposures and detailing within a block, or along a street.

C. Buildings should be articulated to break up the mass of the building façade on all elevations. Large blank exterior walls shall be prohibited. Windows are encouraged to be used to break up the mass of the building. Rooflines and building elevations should be articulated to break up the mass of buildings. Buildings must be broken at a minimum of every fifty (50) feet. This variation can be accomplished through one (1) or more of the following:

1. Wall face variations (minimum depth of two (2) feet)
2. Pilasters or columns (minimum depth of two (2) feet)
3. Upper wall break in color and/or materials (minimum of 2/3 up the height of the wall)
4. Wainscot (minimum of four (4) feet high)
5. Canopies (minimum four (4) foot width)
6. Corner and demising wall or building separations



More Desirable

D. Each development application must list building materials, roofing materials and building colors on the plans. Building articulation, mechanical screening by architectural elements and design elements on all building elevations must be identified on the plans. The plans shall be subject to City review and approval to ensure that the design intent of the Framework has been met.



Less Desirable

E. Building materials shall be high-quality durable materials, such as glass, stone, brick, windows, canvas awnings, etc.

1. Use local sources if available
2. Siding is not allowed (vinyl, metal, wood) except as a complimentary use
3. Use clear or lightly tinted glass for all windows and doors – mirrored, reflective or highly tinted glazing is not acceptable
4. Metal and wood components are acceptable as a complimentary, not primary, building material
5. COR1 sub-district buildings shall be primarily brick or a comparable alternative and shall comprise a minimum of fifty (50%) percent of the non-glazed wall area

F. Residential development should provide variety within the subdivision to avoid monotony. Developers will include front porches and windows that face all streets. Corner units shall have more than one (1) window per side of building to help create a sense of place in the community and promote safety on the street.

G. Garage forward or “snout houses” are highly discouraged on all residential development as they dominate the view from the street and sidewalk.

H. All sides of buildings shall have an equal finish in terms of materials and general design.

I. The main entrance of each principal building must face the street. On corner lots, the main entrance may face either of the streets or be oriented to the corner. With buildings that have more than one (1) main entrance, only one (1) entrance must meet this requirement.



J. Building massing shall be oriented parallel to the street frontage of the lot.



K. Trash and recycling areas shall be designed internal to the building.

L. Provide recessed entries wherever possible.

M. Buildings shall have a base and top to the architecture.

N. Multi-story buildings are preferred in the COR1 sub-district, but occasional single story buildings are acceptable; single story buildings should not dominate any street frontage and should be a minimum of twenty (20) feet to the roofline.

O. Maximize glass openings for all ground level, street front façades – especially for retail, restaurant and other commercial uses – fifty (50%) minimum of total ground level façade, or demonstrate great design through other means.

P. Provide real window openings for all street facing façades above ground level in all districts–a minimum of forty (40%) percent of total façade.

Residential uses in COR4 and COR5 must also comply with the following:

A. Location of main entrance

1. A building must include a front porch or covered balcony/patio at all main entrances that face a street. The porch or stoop shall adjoin the main entrance and the main entrance shall be accessible from the porch.
2. The main entrance of each principal building must face the street. On corner lots, the main entrance may face either of the streets or be oriented to the corner. With buildings that have more than one (1) main entrance, only one (1) entrance must meet this requirement.



B. *Porches*: Porches used to satisfy the design criteria shall comply with the following:

1. Porches shall be covered by a solid roof. The roof shall not

be located more than 12 feet above the floor of the porch. If the roof of a required porch is developed as a deck or balcony, it may be flat.

2. The porch shall have minimum dimensions of 6 feet by 6 feet. (6' x 6'). For single-family detached dwelling units, the covered area provided by the porch must be at least forty-eight (48) square feet and a minimum of eight (8) feet wide. If the main entrance is for more than one (1) dwelling unit, the covered area provided by the porch must be at least sixty-three (63) square feet and a minimum of nine (9) feet wide.



C. *Covered balconies/patio:* The covered area must be at least forty-eight (48) square feet, a minimum of eight (8) feet wide, and no more than fifteen (15) feet above grade. The covered area must be accessible from the interior living space of the house.

D. *Openings between porch floor and ground:* Openings of more than one (1) foot between the porch floor and the ground must be covered with a solid material or lattice.



E. Roofs

1. *Slope:* Principal structures must have a roof that is sloped, with a pitch that is no flatter than six (6) units of horizontal run to twelve (12) units of horizontal rise.
2. *Architectural features:* The roof of a principal structure shall include the following architectural details:
   a. At least one (1) dormer facing the street. If only one (1) dormer is included, it shall be at least five (5) feet wide and shall be centered horizontally between each end of the front elevation. If more than one (1) dormer is provided, a dormer at least four (4) feet wide must be provided on each side of the front elevation; or
   b. A gabled end, or a gabled end of a roof projection, facing the street.
3. *Roof eaves:* Roof eaves must project from the building wall at least twelve (12) inches, measured horizontally, on at least the front and side elevations.

THE COR
AT RAMSEY
DISTRICT BOUNDARIES
BOUNDARY LABELS
NORTH
LANDFORM
From Site to Finish
Sub-District Map
Version 6.2
11/07/2012
RAMSEY BLVD.
ARMSTRONG BLVD.
US HIGHWAY 10
LAKE RAMSEY COMMONS
BUSINESS PARK
CITY HALL
FUTURE PEDESTRIAN OVERPASS
FUTURE RIVER CROSSING
WEST MISSISSIPPI REGIONAL PARK

Sub-District Framework - COR1 Mixed Use Core

Public Realm / Streetscape

Public realm and streetscape improvements define the character of The COR and create a memorable signature for the Mixed Use Core sub-district. This is the most urban of all sub-districts in The COR and will be developed with a very urban pattern. Great parks and great streets, encourage intensified levels of activity, support the proposed mix of uses, invite community gathering and accommodate special events throughout the year.

Site Development

Framework standards that address building location, organization of space and parking options tend to focus on what can be measured – dimensions, setbacks, number of spaces and so on. But in addition to these issues, the Design Framework also describes the aesthetic qualities and design character of a preferred 'urban form' for the Mixed Use Core. The compact and higher density blocks that define this sub-district encourage a mix of uses, with a continuous built edge along street frontage. Innovative parking strategies support this mix, providing easy access to destination shopping, restaurant and entertainment venues. Together these elements will promote the core area as the center of activity – the place to see and be seen within The COR.

Architecture

Buildings in the Mixed Use Core will play a major role in defining the overall character of The COR. The proposed mix of uses for this signature destination suggests the potential for a variety of building types, demanding creativity and innovation to highlight unique architecture, while knitting the entire sub-district together as a coherent whole. Overall building design is an important consideration, but emphasis on first floor façade treatments is essential to encourage street-level activity and enhance the pedestrian experience. Architecture to be '4-sided' at all locations visible to public areas. Emphasis will be on great design along public street frontage.

Table 3

COR1 Development Standards	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Minimum lot depth	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Allowable residential density in dwelling units per acre [1]	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.75	.75	.75	.75	.75	.75
Build to Line						
Front yard[4]	30 feet as measured from building front to right-of-way[2][3] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.
Planter Style	N/A	Planter Bed	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	10 feet	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

A. At least sixty (60%) percent of street frontage of any lot shall be occupied by building facades meeting this build-to-line. On lots with more than one (1) street frontage, the build to line shall apply on each side fronting a street. An enclosed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the sixty (60%) percent street frontage requirement.

B. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet ($4^1/_2$') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

Sub-District Framework - COR2 Commercial

Public Realm / Streetscape

While the Commercial Sub-district encourages a mix of large and small floor plates accommodating auto-oriented uses, this suggests even greater attention be paid to public realm and streetscape improvements that not only accommodate vehicles, but also invite bicycle and pedestrian traffic. Surface parking lots provide convenient access to storefronts, but present an additional challenge to the overall visual character and aesthetic appeal of this area. While no large public parks are identified for this sub-district, small pocket parks, squares or other gathering spaces are encouraged. A consistent, attractive streetscape is also essential.

Site Development

Site Design Framework for this sub-district focus on a unique opportunity to recast typical commercial development patterns into a contemporary and innovative strategy that responds to overall objectives for The COR. Specifically, this suggests that the majority of buildings front on the primary through streets, with parking and service areas on the side or in the back, away from view. However, the market realities suggest that the types of auto-oriented users in this district will have the potential for larger parking fields and drive-throughs that will make a true urban model challenging. The City will hold all users to this design vision while modifying the COR2 standards slightly to accommodate these types of more typical suburban land uses. A mix of uses within individual blocks, including retail, restaurant and residential, further enhances this model, addresses design character/aesthetics and promotes activity throughout much of the day and evening hours.

Architecture

Buildings in the Commercial Sub-district make a significant contribution to first impressions of The COR. Buildings form gateways at the major entries into the site, architectural elements and choice of materials convey a certain character and the scale or massing of structures begins to define the feel or experience of this place. These are not just 'commodity' buildings, but instead should raise the bar in terms of overall design and specific details that make The COR unique, inviting and memorable. Architecture to be '4-sided' at all locations visible to public areas. Emphasis will be on great design along public street frontage.

Table 4

COR2 Development Standards	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Minimum lot depth	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet
Allowable residential density in dwelling units per acre [1]	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC
Build to Line						
Front yard[4]	30 feet as measured from building front to right-of-way[2][3] (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (40% of front facade w/in max.)	30 feet as measured from building front to right-of-way[2][3] (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (40% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.
Planter Style	N/A	Boulevard Sod	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	6 feet	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

A. At least forty (40%) percent of street frontage of any lot shall be occupied by building facades meeting this build-to-line. On lots with more than one (1) street frontage, the build to line shall apply only to one (1) street frontage.
   1. An enclosed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the forty (40%) percent street frontage requirement.
   2. The City may approve a variation from the required build to line if the applicant provides a street edge consisting of fencing, decorative wall and/or landscaping with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the forty (40%) percent street frontage requirement.

B. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet ($4^1/_2$') above the

level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the forty (40%) percent required on all street frontages.

Sub-District Framework - COR3 Workplace

Public Realm/Streetscape

The Workplace Sub-district also encourages a mix of large and small floor plate buildings, but instead of commercial or entertainment, this area of The COR is dominated by office and institutional uses. With opportunities for corporate or medical campus development comes the attendant auto-related infrastructure – easy access, bigger streets and large surface parking lots. Once again, this suggests that equal attention be paid to public realm and streetscape improvements that not only accommodate vehicles, but also invite bicycle and pedestrian traffic. The Draw, an active, neighborhood scale, recreational play space has been included in this sub-district, but small pocket parks, squares or other gathering places are also encouraged. In addition, streetscape improvements provide an important public amenity and inviting pedestrian connection to adjacent sub-districts.

Site Development

The mix of medical, office, institutional and other uses in this sub-district suggest the potential for a campus-like arrangement of buildings on some blocks. These blocks would tend to be more internally oriented than in other districts, with driveways, parking lots, courtyards and walkway connections in the center, ringed by buildings around the outside. Buildings would still face adjacent streets, with both primary and secondary entries provided to animate these important façades, particularly along Ramsey Boulevard, Sunwood Drive and Rhinestone Street. While the Workplace sub-district also encourages mixed use, this desired development objective will likely occur mostly within blocks, not within individual buildings as seen in other districts.

Architecture

Buildings in the Workplace Sub-district also make a significant contribution to first impressions as people enter The COR via Highway 10, Ramsey Boulevard and Sunwood Drive. Buildings form gateways at the major entries into the site, architectural elements and choice of materials convey quality and permanence, and the scale or massing of structures begins to define the feel and character of this place. The proposed mix of uses within this sub-district suggest a variety of potential building types – blending medical campus with small office, storefront and some housing -- demands design creativity and innovation to highlight unique architecture, and knit the entire sub-district together as a coherent whole. Architecture to be '4-sided' at all locations visible to public areas. Emphasis will be on great design along public street frontage.

Table 5

COR3 Development Standards	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet
Minimum lot depth	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Allowable residential density in dwelling units per acre [1]	none	none	none	none	none	none
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.25	.25	.25	.25	.25	.25
Build to Line						
Front yard[4]	30 feet as measured from building front to right-of-way[2][3] (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	2 - 4 stories.	2 - 4 stories.	2 - 4 stories.	2 - 4 stories.	2 - 4 stories.	2 - 4 stories.
Planter Style	N/A	Planter Bed	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	10 feet	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

A. At least sixty (60%) percent of street frontage of any lot shall be occupied by building facades meeting this build-to-line. On lots with more than one (1) street frontage, the build to line shall apply on each side fronting a street. An enclosed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the sixty (60%) percent street frontage requirement.

B. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet ($4^1/_2$') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

Sub-District Framework - COR4 Neighborhood

Public Realm/Streetscape

Two prominent public parks supply much of the informal green space for The COR, and more specifically, provide the valuable park frontage and mix of amenities needed to support housing development within the Neighborhood Sub-district. North Commons surrounds an existing wetland and provides open space for year-round activities including a proposed sledding hill. The sub-district is adjacent to The Draw, which is characterized by wetlands, ponds and a meandering stream channel surrounded by gently sloping hills. Other park features include active and passive recreation areas, natural and manicured landscapes, education and interpretation opportunities, pedestrian and bicycle trails and many other amenities. Tree-lined streets connect these parks to surrounding residential neighborhoods and to nearby parks and amenities throughout The COR.

Site Development

The Neighborhood Sub-district emphasizes residential development. To support the proposed mix of housing, a framework of streets and blocks, based on the traditional grid system, encourages compact development patterns with increasing densities closer to the heart of The COR. Typical blocks either front onto signature parks or include some private green space within the site; many blocks have both. The arterial streets that frame this property, including Ramsey, Armstrong and Bunker Lake Boulevards, provide an important 'face' for this sub-district. Residential front doors will connect with public walks along each of these streets promoting the urban character of The COR.

Architecture

The largest in terms of overall acreage, the Neighborhood Sub-district will define the character and quality of the entire northern half of The COR property. With prominent street frontage along most of the major thoroughfares that serve this site, the variety of choices for building type, architectural style and design detailing are crucial decisions that together will promote a safe and attractive residential neighborhood. Integrating contemporary and traditional styles is also an important consideration, central to the notion that a unique and creative model for housing development will be a signature for The COR. Architecture to be '4-sided' at all locations visible to public areas. Emphasis will be on great design along public street frontage.

Table 6

COR4 Development Standards						
	Arterial Street	**Destination Street**	**Parkway**	**Connector Street**	**Downtown Street**	**Local Street**
Minimum lot size	None	None	None	None	None	None
Minimum lot width	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Minimum lot depth	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Allowable residential density in dwelling units per acre [(1)]	4-15 DU/AC	4-15 DU/AC	4-15 DU/AC	4-15 DU/AC	4-15 DU/AC	4-15 DU/AC
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.25	.25	.25	.25	.25	.25
Build to Line						
Front yard[(4)]	30 feet as measured from building front to right-of-way[(2)(3)] (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way[(2)] (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way[(2)] (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way[(2)] (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way[(2)] (60% of front facade w/in max.)	20 feet as measured from building front to right-of-way[(2)] (60% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.
Planter Style	N/A	Planter Bed	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	10 feet	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

A. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet ($4^1/_2$') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

Sub-District Framework - COR5 Parks & Open Space

Public Realm/Streetscape

The overall structure of The COR is based on a system of linked parks, trails and open space. This includes existing and proposed parks and trails defined in city and regional parks plans, joined with new parks and trails within The COR. Of equal importance is the contribution from each block and each development project to this green structure, adding a variety of private, semi-private and perhaps some additional public space throughout each sub-district. Great strolling streets provide connections between commercial, workplace, entertainment and residential neighborhoods and encourage shared use for cars, pedestrians and bicycles.

Site Development

The COR Master Plan illustrates a strong framework of green space, including a mix of public parks, destination amenities, courtyards, commons and other features. As a key component of the overall plan, this integrated system of parks, trails and open space provides the framework around which all other land uses are organized. Placemaking and connectivity are important site development considerations, linking each block and each sub-district with major public spaces nearby and with many other amenities and attractions in The COR.

Architecture

There are numerous opportunities to include buildings and other structures as significant design features within the proposed parks, trails and open space system for The COR. These could range from simple picnic shelters and landscaped arbors to more complex park buildings that might contain meeting rooms, rest rooms, storage areas and other facilities. Design of these important buildings should respond to the specific setting and landscape features in each park, and complement the overall character and quality of buildings located within surrounding blocks. Additionally, limited retail is planned along the perimeter of the park.

Table 7

COR5 Development Standards	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	0.5	N/A	0.5	0.5	0.5	0.5
Minimum lot width	N/A	N/A	N/A	N/A	N/A	N/A
Minimum lot depth	N/A	N/A	N/A	N/A	N/A	N/A
Allowable residential density in dwelling units per acre [(1)]	N/A	N/A	N/A	N/A	N/A	N/A
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	N/A	N/A	N/A	N/A	N/A	N/A
Build to Line						
Front yard[(4)]	30 feet as measured from building front to right-of-way[(2)(3)] (60% of front facade w/in max.)	N/A	10 feet as measured from building front to right-of-way[(2)] (60% of front facade w/in max.)	10 feet as measured from building front to right-of-way[(2)] (60% of front facade w/in max.)	10 feet as measured from building front to right-of-way[(2)] (60% of front facade w/in max.)	10 feet as measured from building front to right-of-way[(2)] (60% of front facade w/in max.)
Side yard	no req.	N/A	no req.	no req.	no req.	no req.
Rear yard	no req.	N/A	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet	N/A	25 feet	25 feet	25 feet	25 feet
Building height (min. - max.)	1-2 stories.	N/A	1-2 stories.	1-2 stories.	1-2 stories.	1-2 stories.
Planter Style	N/A	N/A	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	N/A	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	N/A	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	N/A	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

A. Where commercial buildings are planned, at least sixty (60%) percent of street frontage of any lot shall be occupied by building facades meeting this build-to-line. On lots with more than one (1) street frontage, the build to line shall apply on each side fronting a street. An enclosed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the sixty (60%) percent street frontage requirement.

B. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet ($4^1/_2$') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

This page intentionally left blank.

Implementation

Introduction

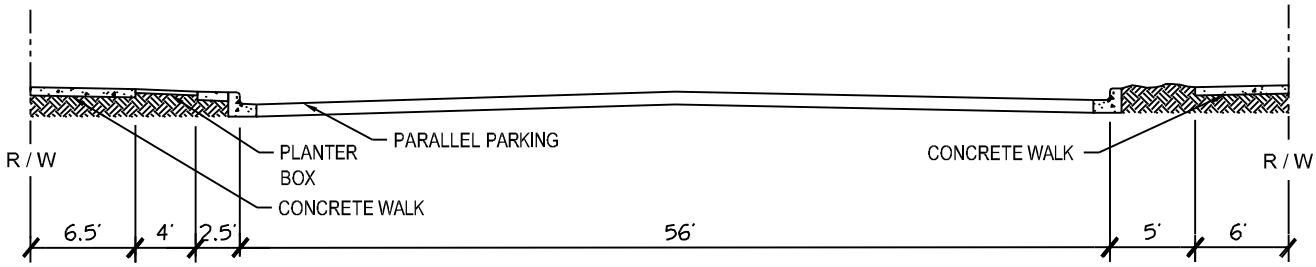
This framework provides distinct strategies for guiding The COR's form and appearance. This framework's vision for the COR will take several years to implement. Successful implementation will require consistent application of the Design Framework by City staff. Zoning enforcement and design framework standards will not succeed without the cooperation and commitment of landowners, development interests, and the rest of the community.

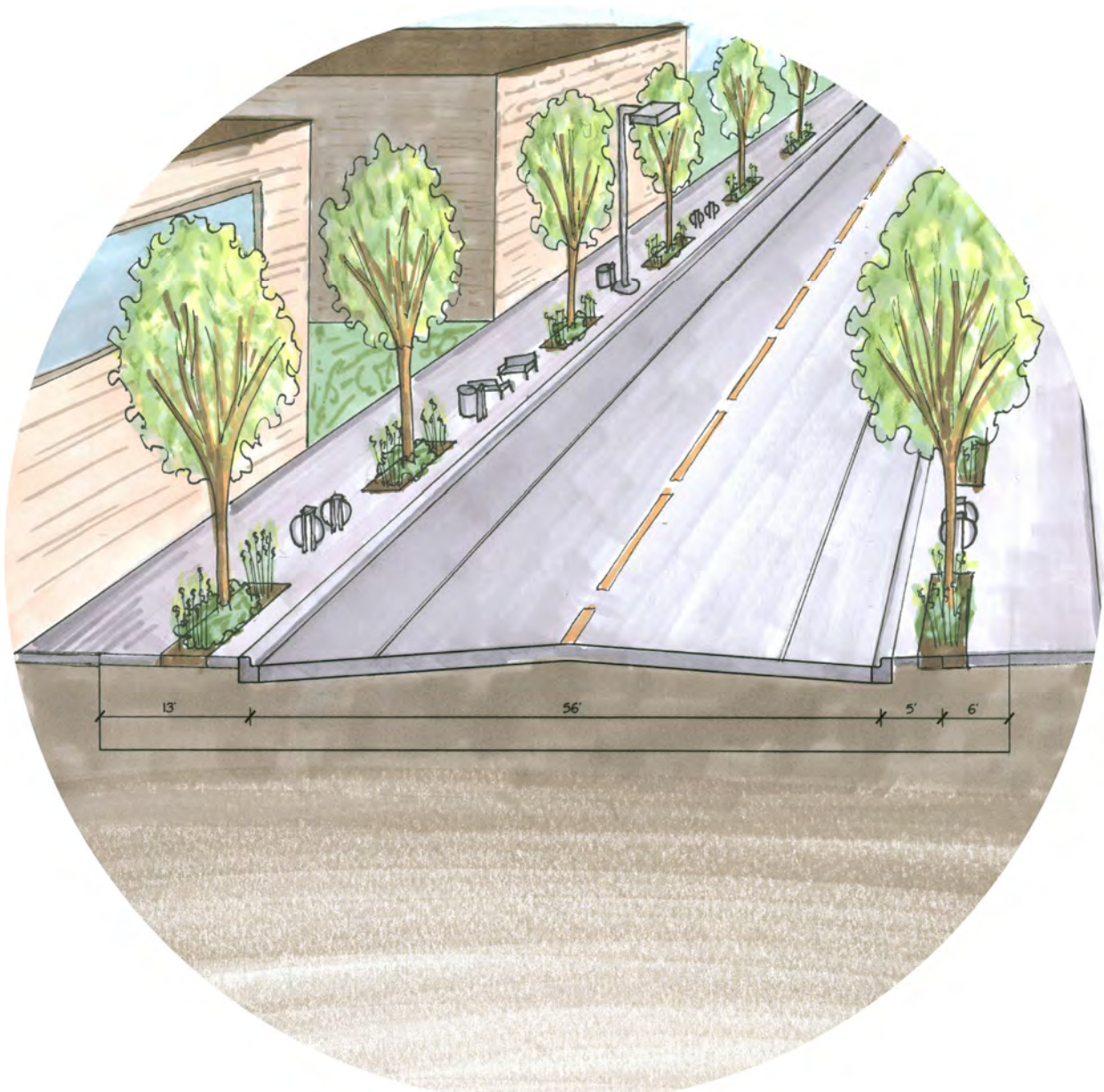
Design Review

The Design Framework will be administered by staff as part of the development review process. Staff will incorporate design review to ensure compliance with the Design Framework as a standard step in the development review process.

This page intentionally left blank

APPENDIX A:
SPECIFICATIONS AND DETAILS



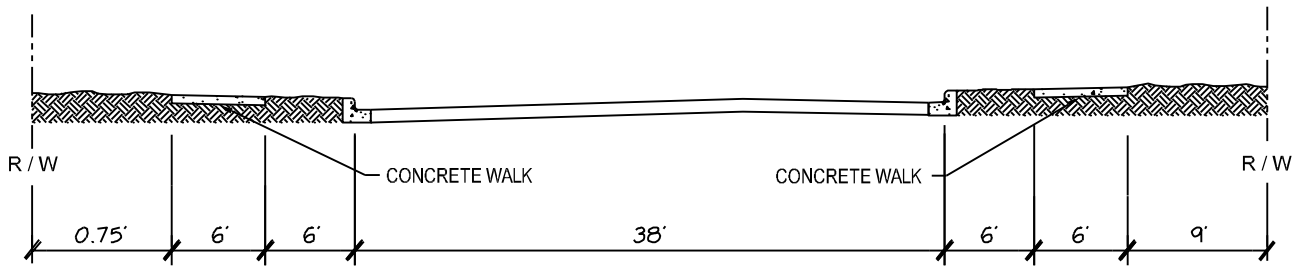


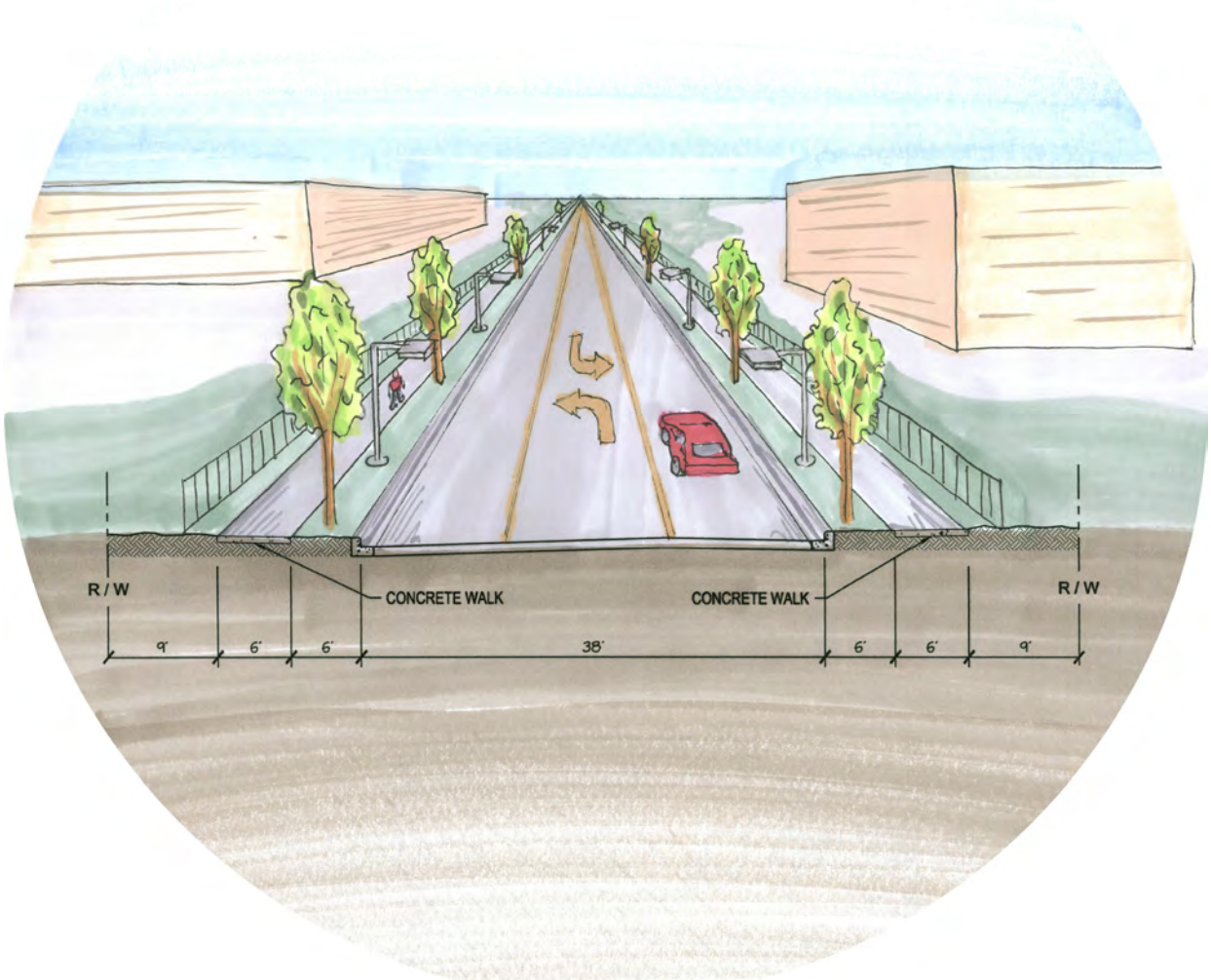
LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PERSPECTIVE SECTION #1
Sunwood Dr. East of Zeolite St.

THE COR
RAMSEY, MINNESOTA



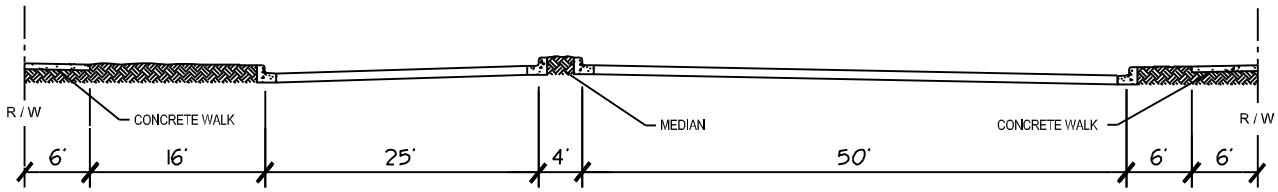


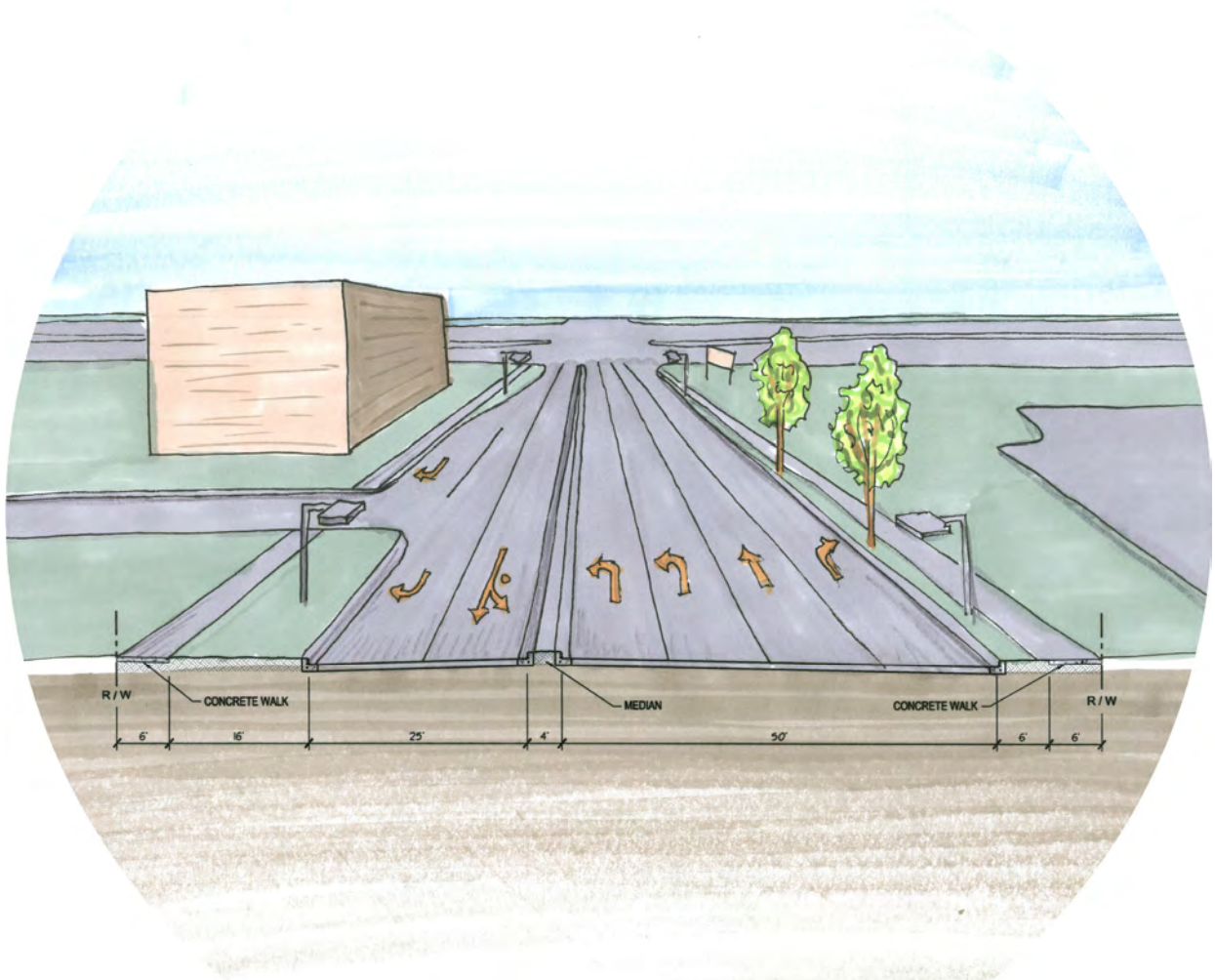
LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PERSPECTIVE SECTION #2
Sunwood Dr. West of Zeolite St.

THE COR
RAMSEY, MINNESOTA



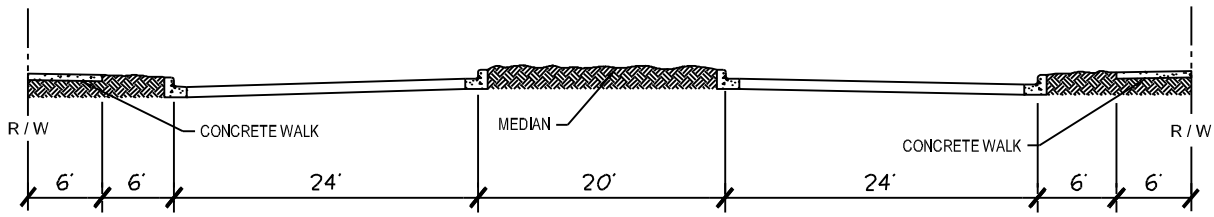


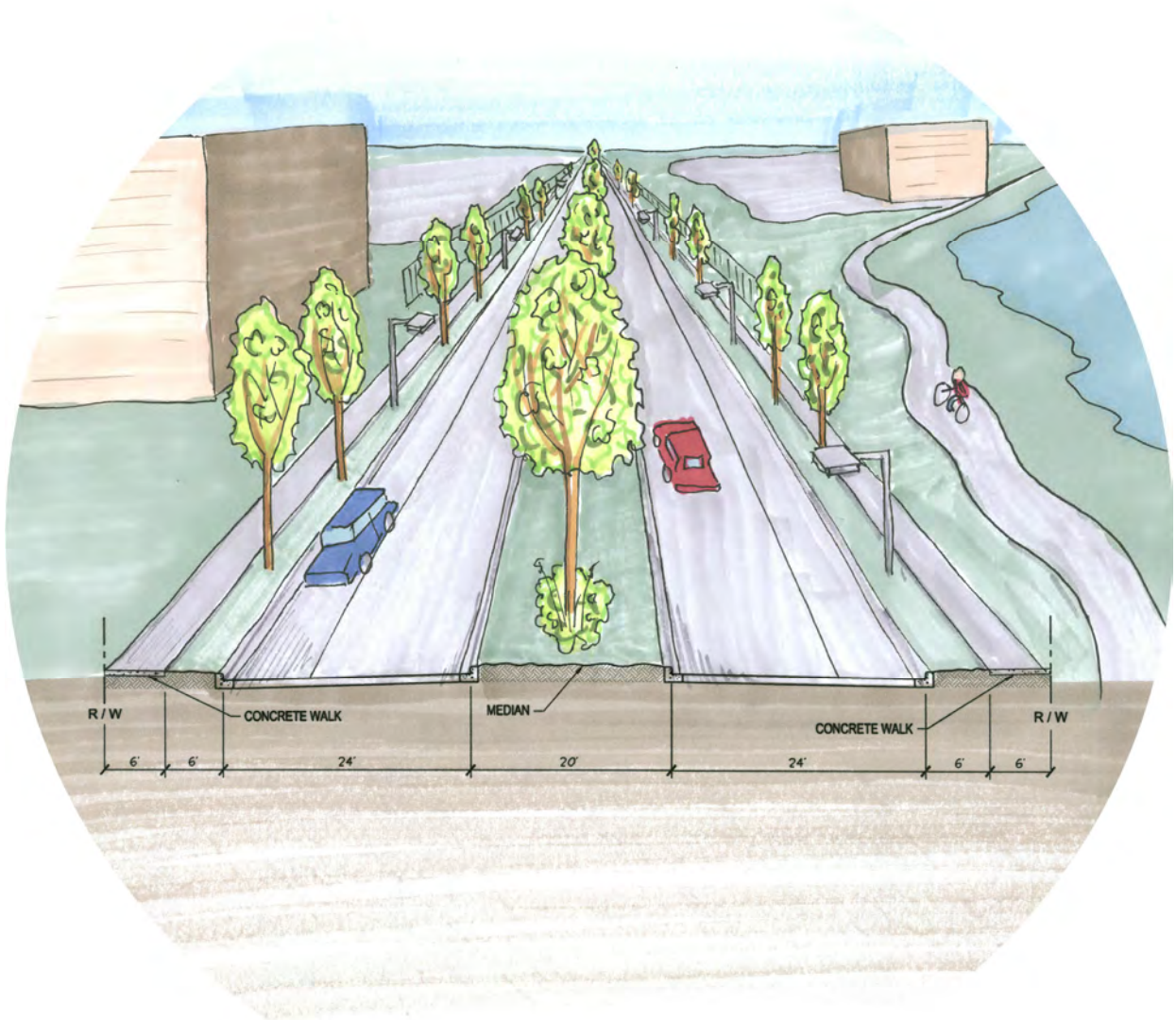
LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PERSPECTIVE SECTION #3
Ramsey Pkwy. West of Roundabout

THE COR
RAMSEY, MINNESOTA



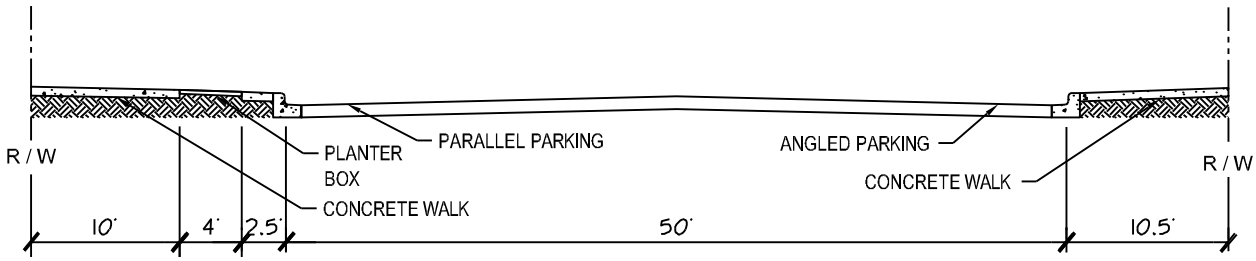


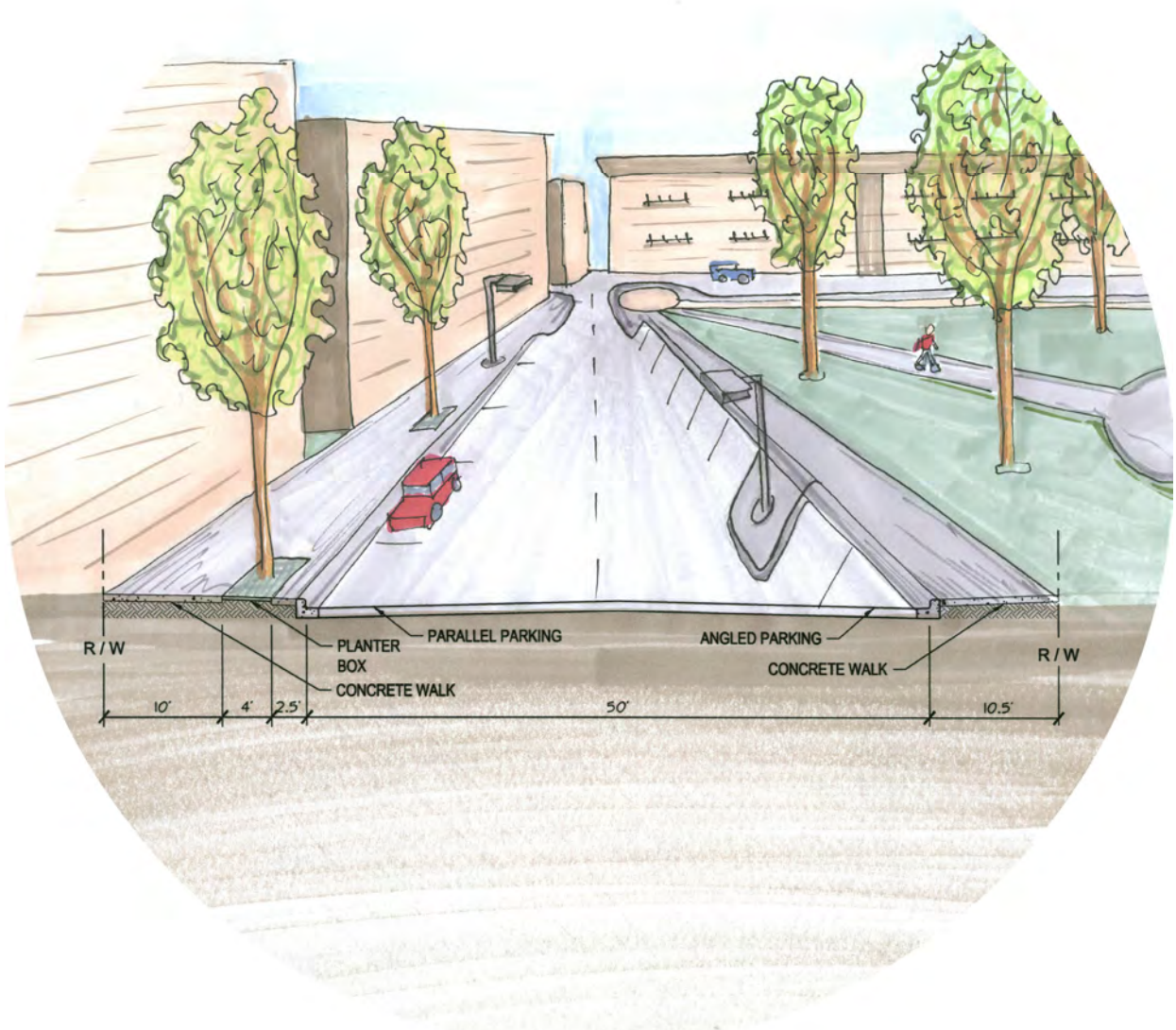
LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PERSPECTIVE SECTION #4
Ramsey Pkwy. East of Zeolite St.

THE COR
RAMSEY, MINNESOTA



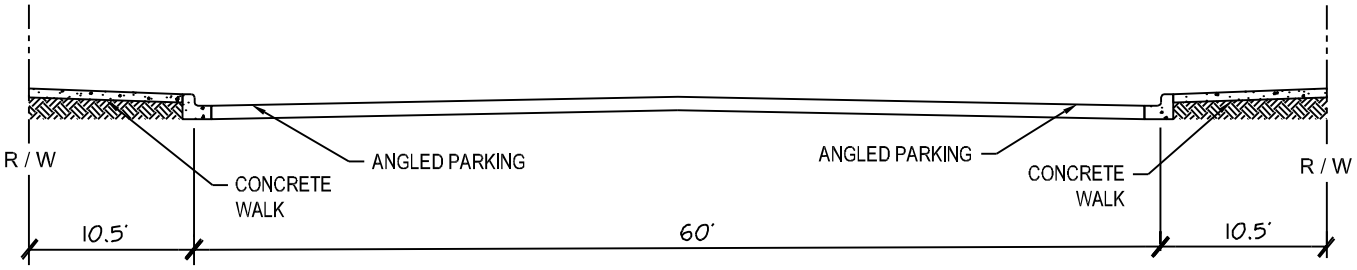


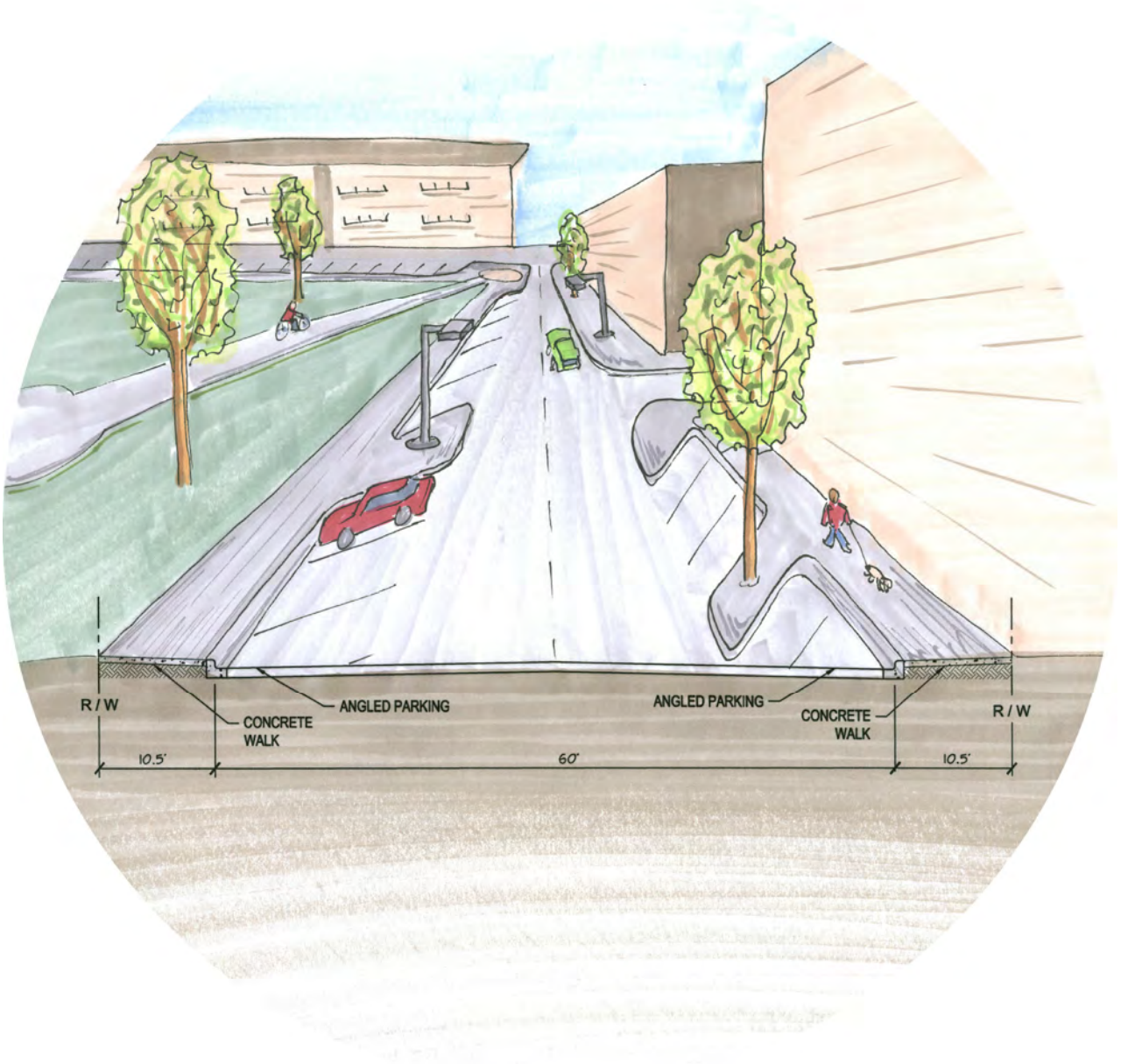
LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PERSPECTIVE SECTION #5
West of Municipal Plaza

THE COR
RAMSEY, MINNESOTA



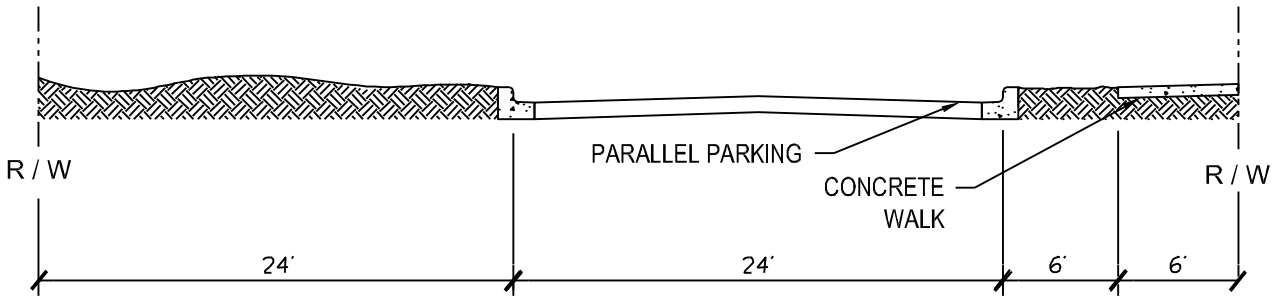


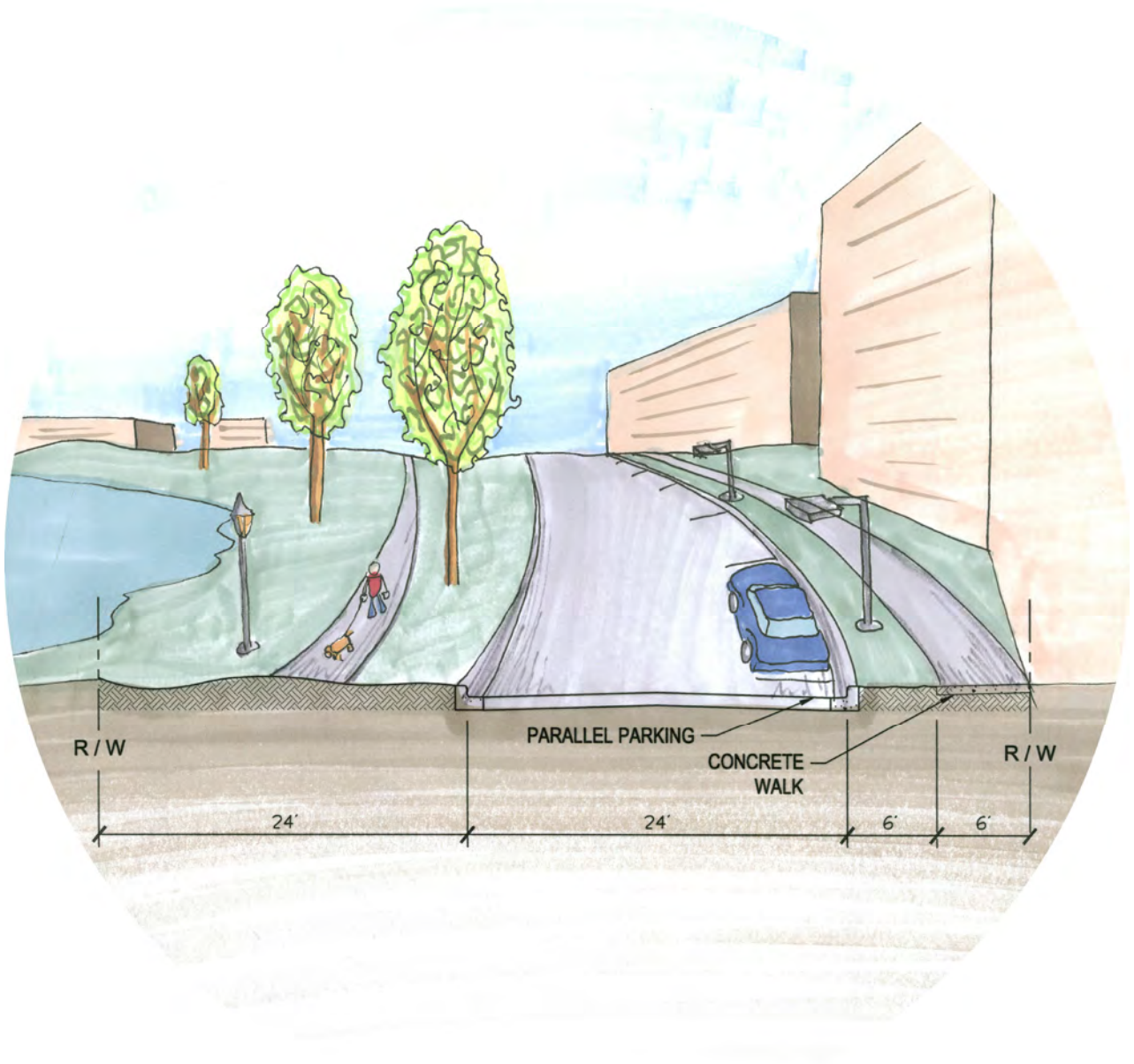
LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PERSPECTIVE SECTION #6
Center St. East of Municipal Plaza

THE COR
RAMSEY, MINNESOTA





LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PERSPECTIVE SECTION #7
Ramsey Pkwy. South of The Draw

THE COR
RAMSEY, MINNESOTA



DRAFT

EXHIBIT B.1

LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PYLON/COMMUNITY SIGN 'A'
Armstrong Blvd. & Highway 10

THE COR
RAMSEY, MINNESOTA



Eastbound



Westbound

DRAFT

EXHIBIT B.2

LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PYLON/COMMUNITY SIGN 'B'
Commuter Rail & Highway 10

THE COR
RAMSEY, MINNESOTA



DRAFT

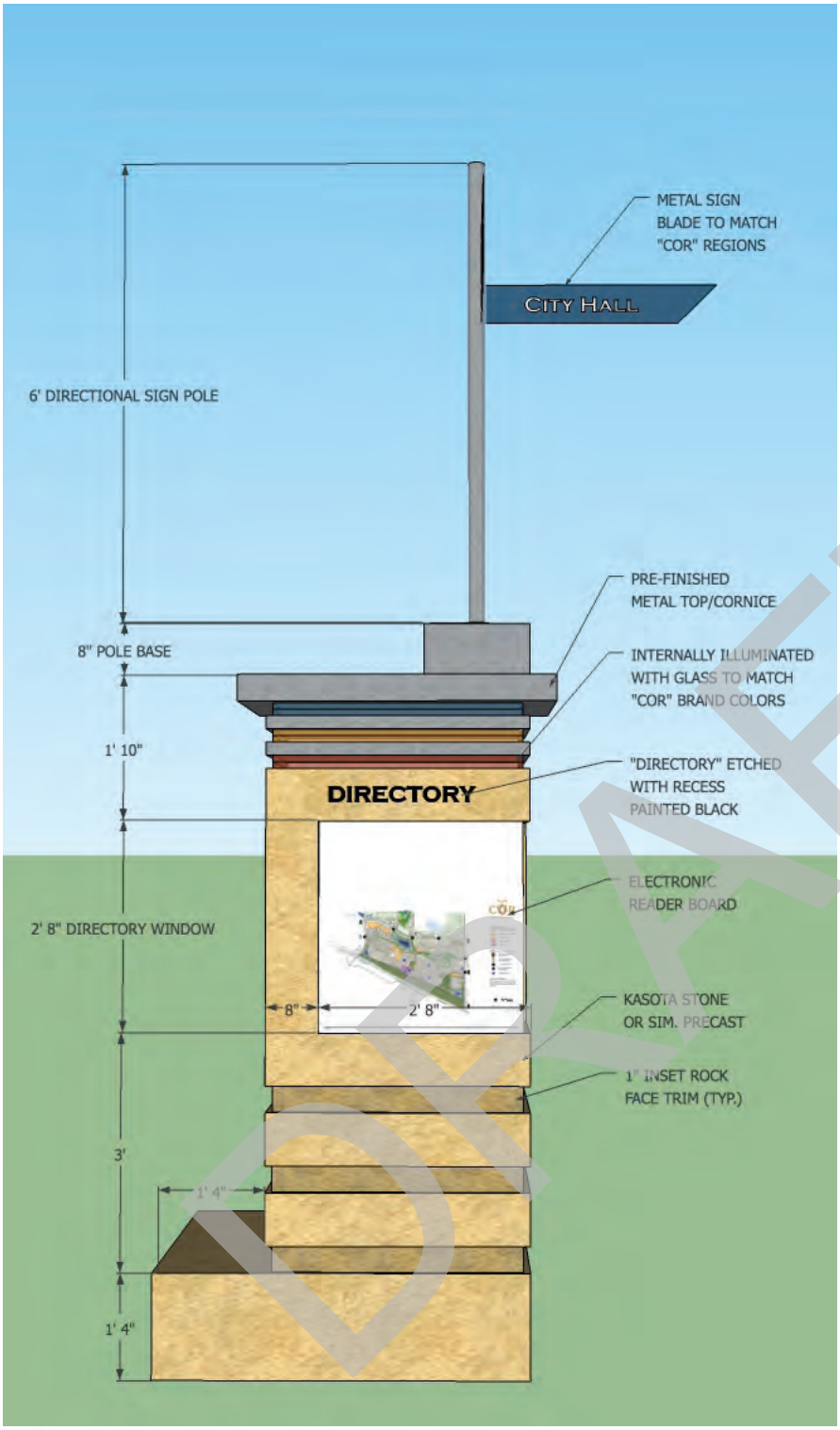
EXHIBIT B.3

LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PYLON/COMMUNITY SIGN 'C'
Ramsey Blvd. & Highway 10

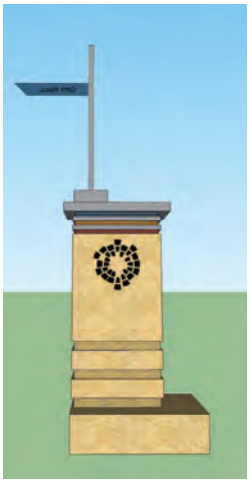
THE COR
RAMSEY, MINNESOTA



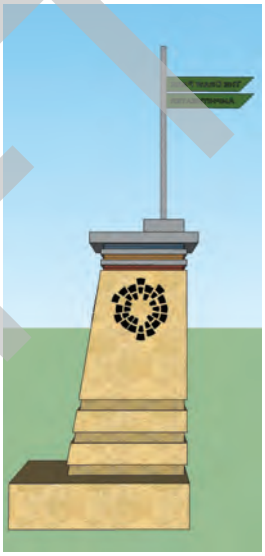
DIRECTORY PANEL VIEW



EVENTS PANEL VIEW



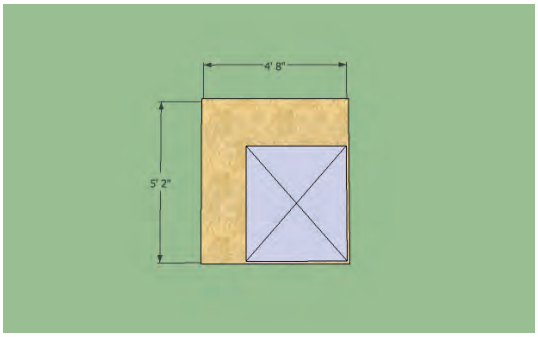
REAR VIEW



SIDE VIEW



PERSPECTIVE



PLAN VIEW

DRAFT

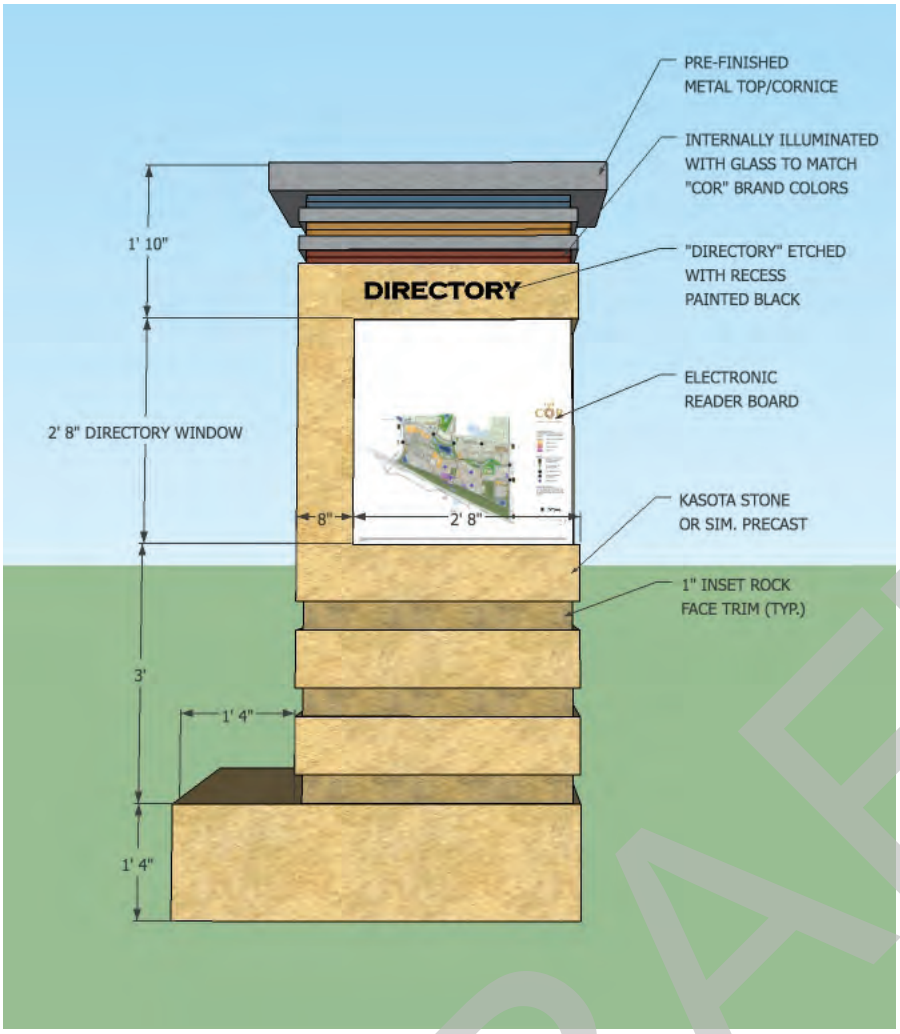
EXHIBIT B.4

LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

COMMUNITY KIOSK 'A'
Commuter Rail & Veterans Dr.

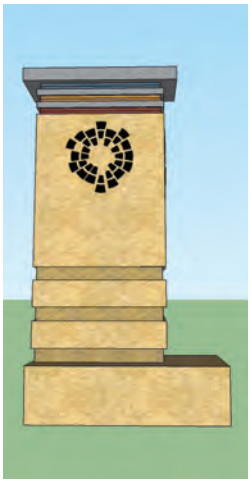
THE COR
RAMSEY, MINNESOTA



DIRECTORY PANEL VIEW



EVENTS PANEL VIEW



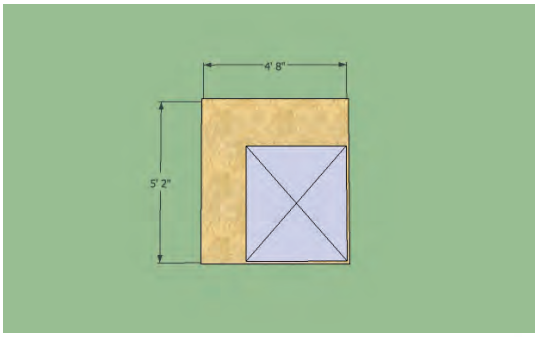
REAR VIEW



SIDE VIEW



PERSPECTIVE



PLAN VIEW

DRAFT

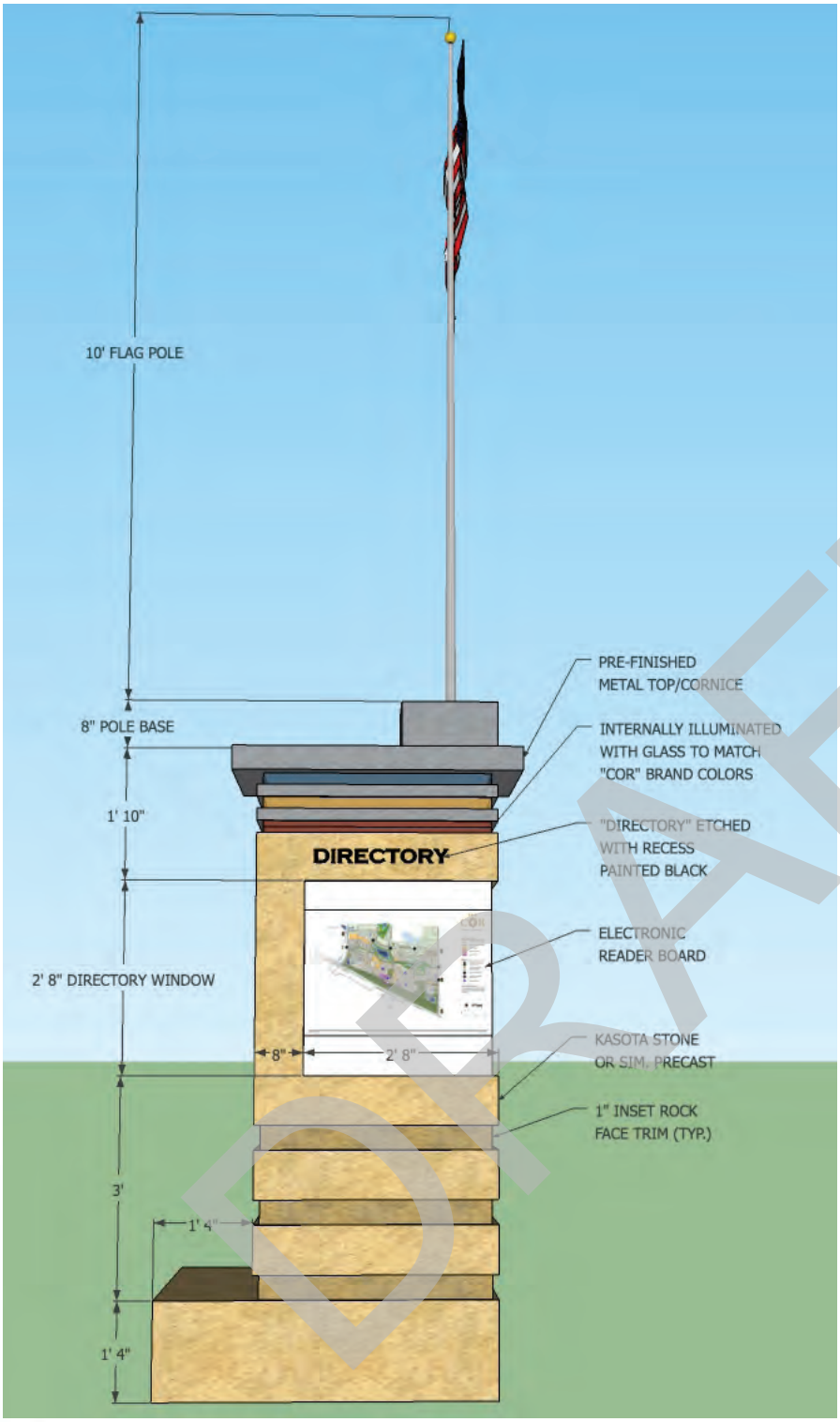
EXHIBIT B.5

LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

COMMUNITY KIOSK 'B'
Sunwood Dr. & Center St.

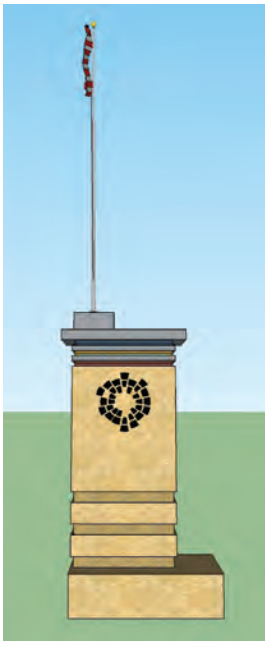
THE COR
RAMSEY, MINNESOTA



DIRECTORY PANEL VIEW



EVENTS PANEL VIEW



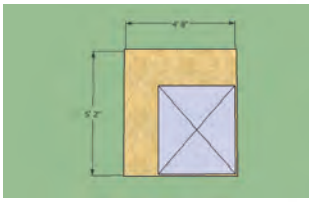
REAR VIEW



SIDE VIEW



PERSPECTIVE



PLAN VIEW

DRAFT

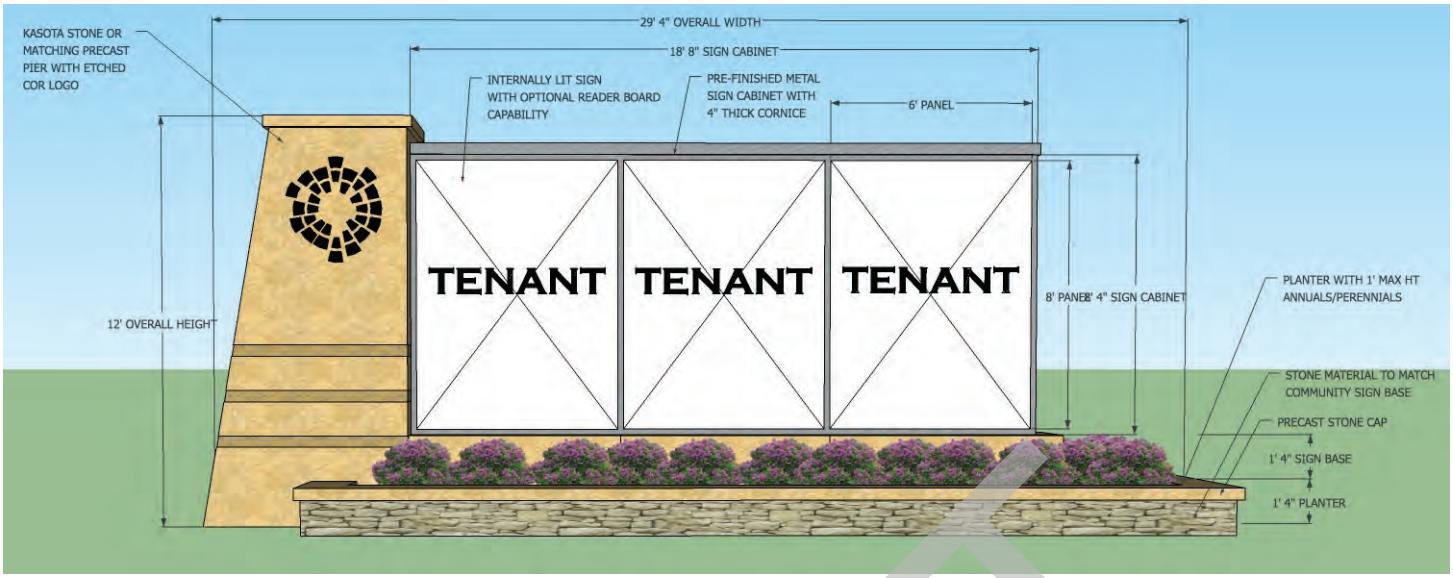
EXHIBIT B.6

LANDFORM
From Site to Finish

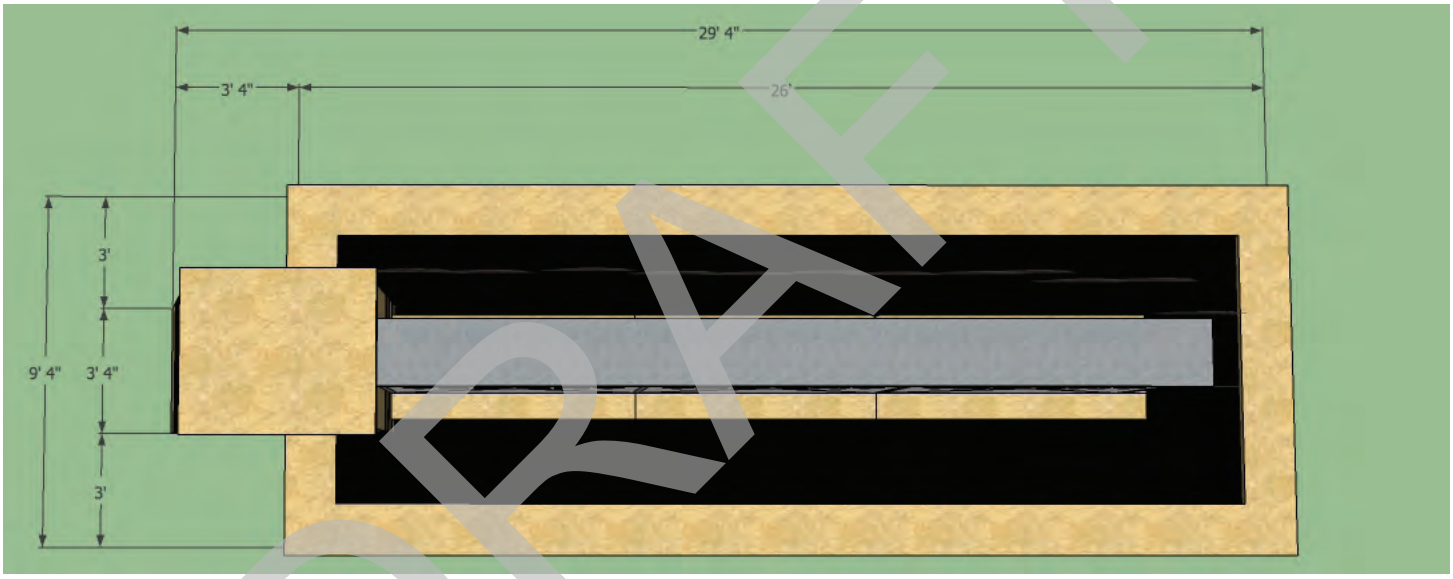
DESIGN FRAMEWORK
The COR at Ramsey

COMMUNITY KIOSK 'C'
Sunwood Dr. at Municipal Plaza

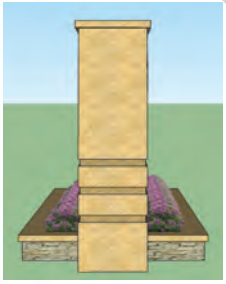
THE COR
RAMSEY, MINNESOTA



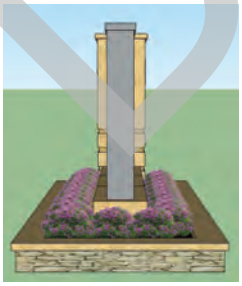
ELEVATION AT SUNWOOD



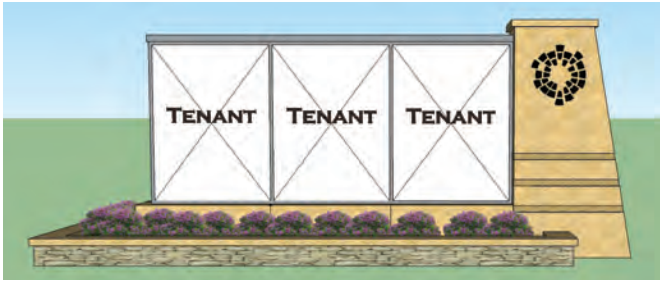
PLAN VIEW



PROFILE VIEW



PROFILE VIEW



ELEVATION

EXHIBIT B.7

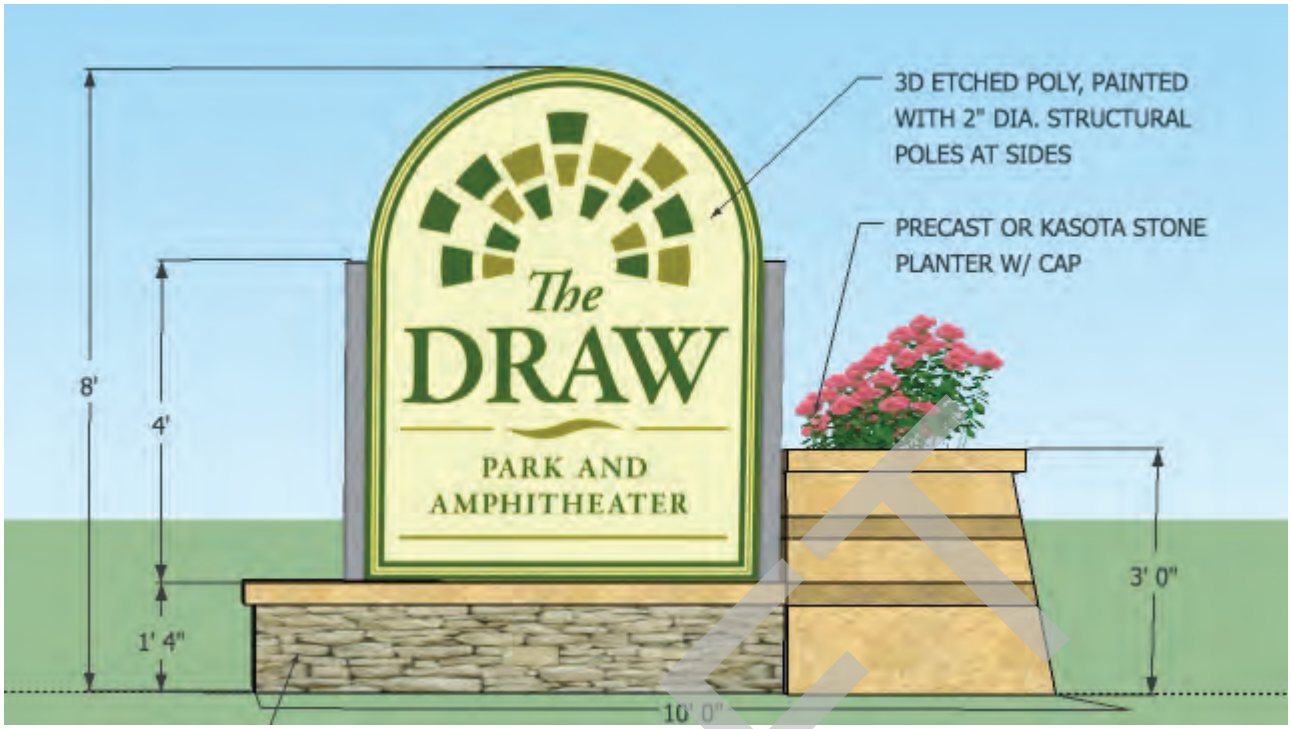
DRAFT

LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PROJECT GATEWAY SIGN 'A'
Sunwood Dr. & Armstrong Blvd.

THE COR
RAMSEY, MINNESOTA





DRAFT

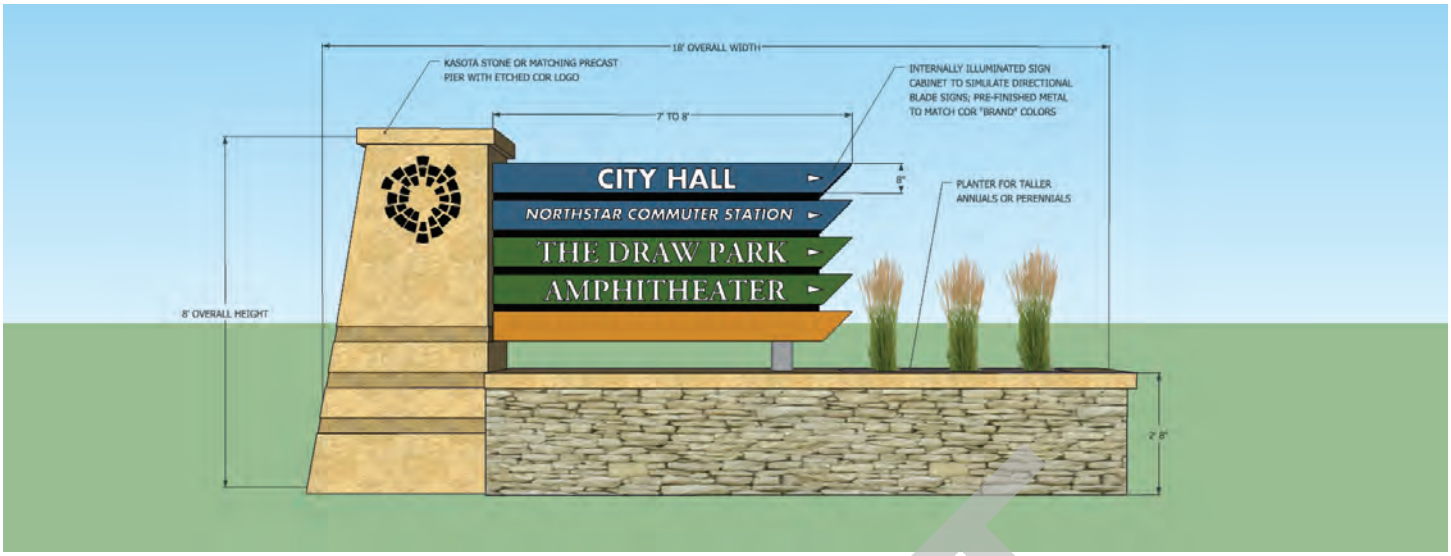
EXHIBIT B.8

LANDFORM
From Site to Finish

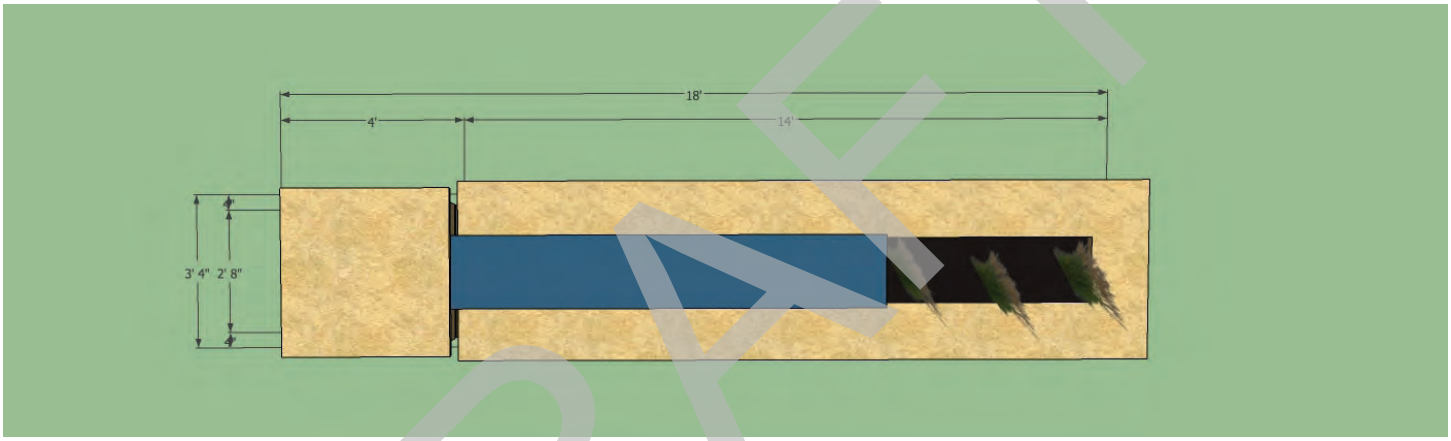
DESIGN FRAMEWORK
The COR at Ramsey

PUBLIC PARK SIGNS

THE COR
RAMSEY, MINNESOTA



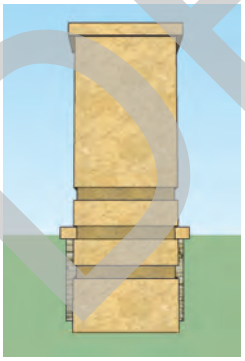
ELEVATION AT EASTBOUND BUNKER LAKE



PLAN VIEW



PROFILE VIEW



PROFILE VIEW



ELEVATION AT WESTBOUND BUNKER LAKE

DRAFT

EXHIBIT B.9

LANDFORM
From Site to Finish

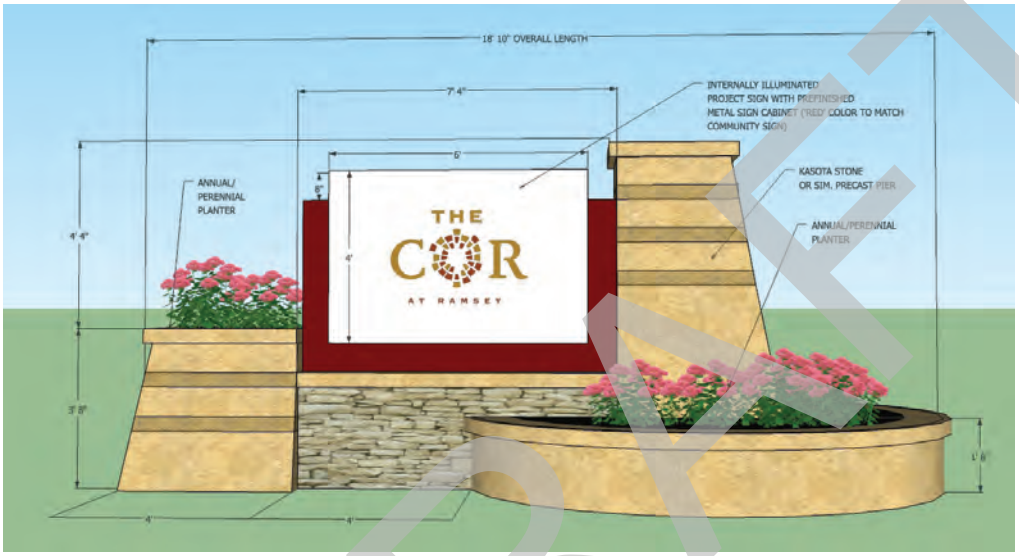
DESIGN FRAMEWORK
The COR at Ramsey

PROJECT GATEWAY SIGN 'C'
Bunker Lake Blvd. & Center St.

THE COR
RAMSEY, MINNESOTA



ELEVATION AT SOUTH BOUND RAMSEY



ELEVATION AT WESTBOUND BUNKER LAKE

DRAFT



PERSPECTIVE

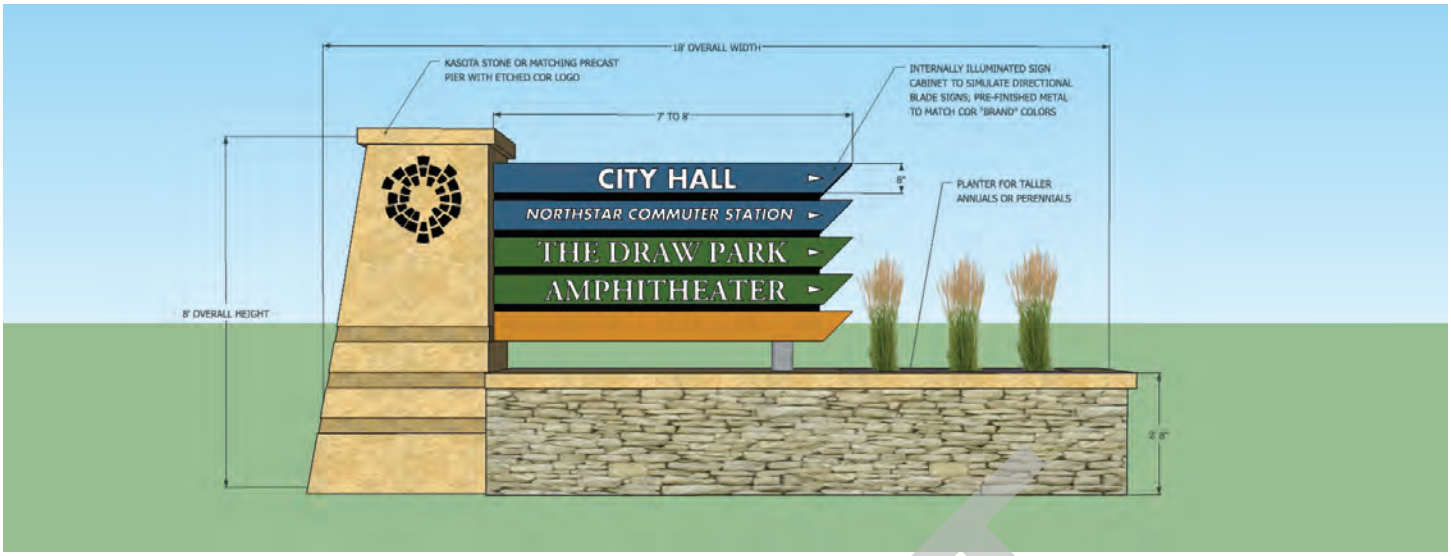
EXHIBIT B.10

LANDFORM
From Site to Finish

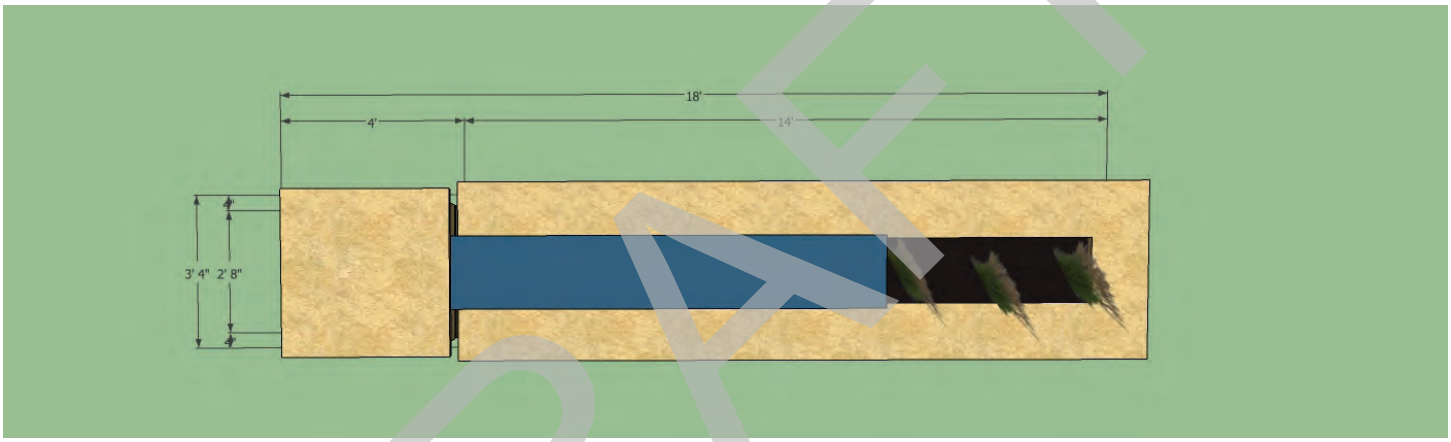
DESIGN FRAMEWORK
The COR at Ramsey

PROJECT GATEWAY SIGN 'D'
Bunker Lake Blvd. & Ramsey Blvd.

THE COR
RAMSEY, MINNESOTA



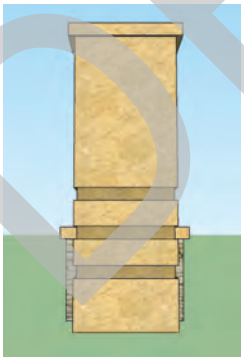
ELEVATION AT SOUTHBOUND RAMSEY



PLAN VIEW



PROFILE VIEW



PROFILE VIEW



ELEVATION AT NORTHBOUND RAMSEY

DRAFT

EXHIBIT B.11

LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PROJECT GATEWAY SIGN 'E'
Sunwood Dr. & Ramsey Blvd.

THE COR
RAMSEY, MINNESOTA



DRAFT

EXHIBIT B.12

LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

PUBLIC PARKING SIGNAGE
Standard Signage

THE COR
RAMSEY, MINNESOTA



DRAFT

EXHIBIT B.13

LANDFORM
From Site to Finish

DESIGN FRAMEWORK
The COR at Ramsey

LIGHT POLE BANNER SIGNS
Standard Signage

THE COR
RAMSEY, MINNESOTA

CC Regular Session **7. 3.**

Meeting Date: 08/08/2017

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title

Stone Brook Children's Academy: Multiple Actions

Purpose/Background:

PURPOSE

Consider approving the attached resolution which outlines multiple actions related to the proposed Stone Brook Academy and Childcare Center (MK Johnson Properties LLC). For the sake of simplicity, staff is wrapping all six actions into one resolution, and one case (rather than six separate cases).

(1) Approve the attached **right-of-entry agreement**. During construction of the proposed childcare facility, Stone Brook's general contractor will need access to the adjoining city-owned properties for temporary staging and access. This temporary agreement will allow for orderly and efficient construction of the proposed project. This is a common request for construction projects.

(2) Approve the attached **right-of-re-entry agreement**. Per the attached purchase agreement for city-owned land, the buyer must enter into a right-of-re-entry agreement. This is a "performance" agreement that will be recorded against the new Stone Brook Academy Inc.(MK Johnson Properties, LLC) property. It will require the construction of the proposed 9,100 square foot facility by September 1, 2018. This agreement also outlines default provisions.

(3) Pass a **resolution formally authorizing the sale of city-owned land**. As required by the Anoka County Recorder's Office, the city must pass resolution authorizing the sale of city-owned land. This is purely administrative. The city has already approved a purchase agreement outlining this action, and previously an ordinance.

(4) Pass a **resolution formally authorizing the cost-share for Yolite Street**. As outlined in the attached purchase agreement, the developer will be constructing the proposed public roadway as part of their project (known as Yolite Street today). The City of Ramsey has agreed to reimburse the developer for 80% of costs associated with said construction project. As part of the financial underwriting for the overall project, the SBA is asking for a resolution from the City of Ramsey outlining this item specifically.

(5) Approve the attached **purchase agreement amendment.** As anticipated in the original purchase agreement, the buyer will/is reassigning this project to a new entity (MK Johnson Holdings LLC). This is a simple reassignment amendment. No other changes made.

(6) Authorize **EDA Loan and approve the attached loan documents**. Consider Request for use of EDA Revolving Loan Fund (RLF). $100,000 EDA loan amount, 4.24% of total project costs ($2.36M total costs), 15-year term, 3% interest, with land/building as collateral, and a personal guarantee. This loan request generally meets the city's policy requirements, has been underwritten by the City's loan consultant (cmdcbusinessloans.com), and has been reviewed by the Ramsey EDA. Both CMDC and the Ramsey EDA recommend approval. Please see observations section for details on the EDA Loan.

BACKGROUND

The business is Stone Brook Children's Academy Inc. (MK Johnson Properties LLC). The City approved a purchase agreement with Stone Brook Children's Academy on March 15, 2017. Said agreement is set to close by

August 15, 2017. They are proposing the construction of a new 9,100 square foot children's academy/ childcare center in The COR, located on a roughly 0.85-acre city-owned property. Stone Brook is currently near the finish line with the "entitlement process" (site plan and plat). The last major hurdle for Stone Brook is closing out financing approval (i.e. City of Ramsey and SBA).

Notification:

NA

Observations/Alternatives:

LOAN REQUEST DETAIL (ITEM #6)

INTRODUCTION

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."

APPLICANT/ BUSINESS

Please see emailed credit analysis/ underwriting was completed by Mike Mulrooney of the Central Minnesota Development Corporation (CMDC) for detailed information. Below is a summary. If the Council has specific questions/ concerns regarding the credit analysis, please contact staff before the meeting (we would like to avoid discussing personal financial information in an open meeting as much as possible). Also, if you would like to personally review detailed financials, please contact staff--we will arrange for you to meet with CMDC before the EDA meeting. NOTE: staff does not possess detailed financial statements in-house (intentionally).

EDA LOAN SUMMARY

(1) Amount:$100,000
(2) Total Project Costs: $2.36M
(3) Loan toTotal Costs: 4.24%
(4) Term: 15 years
(5) Interest Rate: 3%
(6) Payments: $690.58 per month
(7) Total Interest to be Paid: $24,304
(8) Collateral: land/ building. Land/ Building need to be appraised. If enough value doesn't exist, a lien will be placed on personal property. Additionally, like all EDA loans, a personal guarantee will be required.
(9) Policy Goals: job creation occurring at 15-20 jobs, and tax base creation at estimated $1.75M (estimated $37K per year in total annual property taxes). This project doesn't need to establish job wage goals ($150,000 loan is the threshold).
(10) Personal Credit History: appears to be good
(11) Personal Assets: appear to be good
(12) Debt Coverage: appears to be good (1.9 yr 1, and 2.2 yr 2), plus owners will retain full time jobs to begin.
(13) Owner Equity: sufficient (greater than 10%)

Funding Source:

Funding Sources:

Items 1-3 no funding sources needed.
Item 4: TIF District #14
Item 5: EDA Revolving Loan Fund

Recommendation:

Approve the attached resolution.

The attached resolution covers the six (6) items outlined in the background section of this case. Items #1 through #5 are administrative in nature, and are consistent with past approvals (purchase agreement). With this resolution, we are simply formalizing said actions (Items #1 through #5). Item #6 has been reviewed by the EDA and CMDC and both have recommended approval. Attached are draft EDA minutes.

Action:

Motion to adopt Resolution #17-08-200:
Authorizing the sale of city-owned land, a right of re-entry agreement, a right-of-entry agreement, a purchase agreement amendment, a cost-share arrangement for Yolite Street, and the approval of a $100,000 EDA Loan; for the proposed Stone Brook Children's Academy and Childcare Center.

Attachments

RES 17 08 200
PA Amendment
Right of RE Entry
Right of Entry
Loan Documents
Draft Site Plan
Original PA
EDA Minutes

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Jo Thieling	08/03/2017 10:59 AM
Patrick Brama (Originator)	Patrick Brama	08/03/2017 11:49 AM
Kurt Ulrich	Kurt Ulrich	08/03/2017 01:06 PM
Form Started By: Patrick Brama		Started On: 07/24/2017 03:30 PM
Final Approval Date: 08/03/2017		

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

CITY COUNCIL RESOLUTION #17-08-200

RESOLUTION AUTHORIZING THE CITY OF RAMSEY TO SELL 0.85 ACRES OF CITY OWNED LAND, AUTHORIZE A RIGHT-OF-ENTRY AGREEMENT, AUTHORIZE A RIGHT-OF-RE-ENTRY AGREEMENT, AUTHORIZE A COST SHARE ARRANGEMENT FOR YOLITE STREET, AUTHORIZE A PURCHASE AGREEMENT AMENDMENT, AND AUTHORIZE A $100,000 EDA LOAN FOR THE PROPOSED STONE BROOK CHILDREN'S ACADEMY AND CHILDCARE CENTER

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 the parcel legally described below ("the Property"), on March 15, 2017, with Michael and Kristen Johnson:

OUTLOT B, COR 1, COUNTY OF ANOKA, MINNESOTA

WHEREAS, the original County PID is 28-32-25-23-0010 and a 0.85 acre portion of the original PID will be platted into:

LOT 1, BLOCK 1, COR STONE BROOK ACADEMY, COUNTY OF ANOKA, MINNESOTA.

WHEREAS, the Property was declared by the City of Ramsey as surplus city-owned land and is no longer needed for current or future city functions, and is authorized for sale; and

WHEREAS, Michael and Kristen Johnson have requested the formal purchase agreement be amended, reassigning the agreement to MK Johnson Properties, LLC, a Minnesota Limited Liability Company; and,

WHEREAS, the formal purchase agreement includes a provision outlining a cost-share arrangement for the construction of the proposed 275' public road (Section #32). MK Johnson Properties, LLC will construct the proposed public road, and the City of Ramsey will provide a reimbursement of 80% back to MK Johnson, LLC, within 30 days, upon completion, which shall be determined, in writing, by the City Engineer, and shall be funded from the City's TIF District #14; and,

WHEREAS, the formal purchase agreement includes a provision requiring a separate right-of-re-entry agreement be recorded against the Property (Section #30) to ensure a roughly 9,100 square foot building is constructed by September 01, 2018; and,

WHEREAS, the construction of the proposed Stone Brook Children's Academy will result in the need of MK Johnson Properties, LLC to access adjoining city-owned properties during construction. In order to allow for said access, a separate right-of-entry agreement must be authorized by the City of Ramsey; and,

WHEREAS, MK Johnson Properties, LLC has formally applied for a $100,000 City of Ramsey EDA Loan, which has been reviewed by the City of Ramsey, and underwritten by CMDC Business Loans.

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 the Property to be surplus City-owned land, and authorizes the property to be sold.

2) That the City of Ramsey hereby approves the sale of the Property to MK Johnson Properties, LLC for a total of $121,852.50 for the development of a roughly 9,500 square foot Children's Academy and Childcare Center.

3) That the City of Ramsey hereby approves the attached Purchase Agreement Amendment #1, with MK Johnson Properties, LLC, dated August 08, 2017.

3) That the City of Ramsey hereby authorizes and requires a Right-of-Re-Entry Agreement, with MK Johnson Properties, LLC, to be recorded against the Property at the closing of this land transaction.

4) That the City of Ramsey authorizes and requires a Right-of-Entry Agreement, with MK Johnson Properties, LLC, be approved before the closing of this land transaction.

5) That the City of Ramsey hereby approves and authorizes a $100,000 EDA Loan for MK Johnson Properties, LLC, and shall require the attached loan documents (loan agreement, promissory note, guaranty, mortgage) to be executed before disbursement of loan proceeds.

6) That the City of Ramsey hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, to close on the proposed EDA Loan, and execute any documents outlined in this Resolution, consistent with City Charter and State law requirements.

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

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 XXth day of XXXXXX, 2017.

Mayor

ATTEST:

City Clerk

FIRST AMENDMENT
TO
PURCHASE AGREEMENT
(Assignment Approval)

This is the First Amendment to the attached Purchase Agreement by and between the **City of Ramsey** and **Michael and Kristen Johnson** dated March 15, 2017.

Recitals

1. The Buyers desire to assign their entire interest in the Purchase Agreement, as amended, and all rights and obligations contained therein, to **MK Johnson Properties, LLC.** ("Assignee").
2. Assignee desires to assume the Purchase Agreement, as amended, from Buyers, including all of Buyers' rights and obligations contained therein.
3. Seller is amenable to the assignment from Buyers to Assignee, subject to the terms set forth below.

Agreement

1. **ASSIGNMENT APPROVAL.** Seller hereby approves the assignment of the Purchase Agreement, as amended, from Buyers to Assignee, subject to the following:
    a. All of Buyers' rights and obligations shall transfer to Assignee in their entirety. Assignee shall be fully responsible for fulfilling the terms and conditions of the Purchase Agreement, as amended, in the same manner as would Buyers had the Purchase Agreement not been assigned, unless otherwise agreed to in writing by Seller.
    b. Any and all Earnest Money deposits made by Buyers to the Escrow Agent shall transfer to Assignee, to the extent said deposits have not already become non-refundable under the terms of the Purchase Agreement, as amended. Buyers hereby relinquish all right, title and interest to the Earnest Money. To the extent required by the Escrow Agent, Buyers and Assignee shall execute documentation evincing the transfer to the Escrow Agent's satisfaction.

2. **NOTICES.** In section 12 of the Purchase Agreement, Buyers' address for the purpose of receiving notices shall be replaced with the following for Assignee:

Michael & Kristen Johnson
MK Johnson Properties LLC
2505 153rd Lane NW
Andover, MN 55304

3. **REMAINING TERMS.** All other provisions of the Purchase Agreement, as amended, remain unchanged except to the extent inconsistent with the terms of this First Amendment. The terms used in this First Amendment have the same meaning as in the Purchase Agreement.

The City of Ramsey, Minnesota

By: _____ Dated: _____, 2017
Sarah Strommen, Mayor

By: _____ Dated: _____, 2017
Kurt Ulrich, City Administrator

Michael & Kristen Johnson

By: _____ Dated: _____, 2017
Michael Johnson

By: _____ Dated: _____, 2017
Kristen Johnson

MK Johnson Properties, LLC.

By: _____ Dated: _____, 2017
_____, Chief Manager

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on August ____, 2017, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **MK Johnson Properties LLC.,** a Minnesota limited liability company ("Buyer").

Recitals

A. On August ____, 2017, Seller conveyed title of the following Property to Buyer:

LOT 1, BLOCK 1, COR STONE BROOK ACADEMY, COUNTY OF ANOKA, MINNESOTA.

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 City of Ramsey and MK Johnson Properties LLC, dated March 15, 2017, as amended, 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 a certificate of occupancy, from the City of Ramsey, for the construction of a minimum 9,100 square foot children's academy and childcare center by September 01, 2019.

3. Seller may impose a penalty of $25,000.00 against the Property if the certificate of occupancy is not obtained pursuant to the deadline 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

MK JOHNSON PROPERTIES LLC

By: _____
_____, Chief Manager

This instrument was acknowledged before me on August ___, 2017, by Kristen Johnson, Registered Agent of MK Johnson Properties LLC.

_____
Notary Public

This instrument drafted by:
Ratwik, Roszak & Maloney, P.A.
730 Second Ave. S., Suite 300
Minneapolis, MN 55402
(612) 339-0060
(JJL)

RIGHT OF ENTRY AGREEMENT

This **AGREEMENT,** made on this _____ day of August, 2017 by and between the **CITY OF RAMSEY**, a municipal corporation under the laws of Minnesota ("**City**"), and MK Johnson Properties, LLC ("**OWNER**").

I. RECITALS

1.01. City is the fee owner of the real property legally described as follows ("**PROPERTY**"):

> *East 50.00 feet of Outlot A, and the west 50.00 feet of Outlot B, Cor Stone Brook Academy, Anoka County, Minnesota.*

1.02. **OWNER** intends to access and grade the **Property** as part of the development of the STONE BROOK ACADEMY building and site work on the adjacent parcel.

1.03. **City** and **Owner** desire to permit **the Owner** and its agents, employers, contractors and invitees to enter onto the **Property** for the purposes of site grading and to access for construction purposes. This access right is limited to the site improvements shown on the civil engineering plans from Hakanson Anderson as dated May 17, 2017, revised July 18, 2017 (the "Plans").

II. AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

2.01. Entry. Effective upon the date hereof, **City** hereby grants the **Owner** and its agents, employers, contractors and invitees the right to enter upon the **Property** for the purpose of site grading and construction consistent with the Plans. This right of entry expires the earlier of the issuance of a Certificate of Occupancy for Owner's adjacent parcel or June 1, 2018.

2.02. Indemnification of the City. In consideration for such entry, **Owner** agrees to and shall indemnify, defend and hold harmless **City**, its agents, employees and personal representatives from and against any action, claim, damage, liability, loss, cost or expense (including, without limitation, attorney's fees and costs), resulting from **Owner's** access of and construction within the **Property**.

2.03 Hazardous Materials. Owner shall not deposit or store hazardous materials on the Property, or carry hazardous materials across the Property, without the City's written permission. Owner is solely liable for any and all damages to people or property, and for any and all environmental response and/or clean-up costs, arising out of Owner's deposit, storage or transfer of hazardous materials upon or across the Property.

2.03. Governing Law. This agreement shall be interpreted in accordance with and governed by the laws of the state of Minnesota.

2.04. Notices and Demands. All notices, demands or other communications under this agreement shall be effective only if made in writing and shall be sufficiently given and deemed given when delivered personally or mailed by certified mail (return receipt requested), postage prepaid, properly addressed as follows:
(a) City of Ramsey, 7550 Sunwood Drive NW, Ramsey, Minnesota 55303, Attention Kurt Ulrich, City Administrator

(b) MK Johnson Properties, LLC, 7800 Sunwood Drive N.W., Ramsey, MN 55303, attention Michael Johnson

or to such other persons as the parties may, from time to time, designate in writing and forward to the other as proved in this section.

2.06. Amendment. This agreement may be amended by the parties hereto only by written instrument executed with the same procedures and formality followed in the execution of this agreement.

IN WITNESS WHEREOF, the parties have caused this agreement to be duly executed in their names and behalves and on or as of the date first above written.

OWNER

CITY

_____
Sarah Strommen, Mayor
City of Ramsey

_____
Kristen Johnson, Registered Agent
MK Johnson Properties, LLC

_____
Kurt Ulrich, City Administrator
City of Ramsey

LOAN AGREEMENT

MK Johnson Properties, LLC

LOAN: $100,000.00 TERM LOAN

PART 1. PARTIES, DATE, TERM AND PURPOSE

1.1. **Parties.** The parties to this Agreement (this "Agreement") are as follows:

The City of Ramsey, Minnesota, a Minnesota municipal corporation whose business address is 7550 Sunwood Dr. N.W., Ramsey, MN 55303, (hereinafter referred to as "Lender"). Lender administers a loan program to facilitate development and redevelopment.

MK Johnson Properties, LLC, a Minnesota limited liability company, whose registered address is 7800 Sunwood Dr. N.W., Ramsey, MN 55303, (the "Borrower").

Michael & Kristen Johnson, whose [redacted] (the "Personal Guarantor" or "Guarantor").

1.2. **Date of this Agreement.** The date of this Agreement is August ____, 2017 and said date is the date of closing on the loan ("the Date of Closing").

1.3. **Term of this Agreement.** The term of this Agreement shall be from the date of this Agreement set forth above and continue thereafter until all indebtedness has been paid in full.

1.4. **Purpose of this Agreement.** Borrower requested credit accommodations from Lender, to which Lender has agreed. Lender has granted to Borrower the following credit accommodations, on the conditions set forth herein.

1.5. **Term Loan** of One Hundred Thousand Dollars **($100,000.00)** (the "Loan") to be used for the purchase of real estate and construction of improvements. The real estate has an Anoka County, Minnesota PID 28-32-25-23-0010, and is to be platted into a 0.85 acre parcel, LOT 1, BLOCK 1, COR STONE BROOK ACADEMY, COUNTY OF ANOKA (the "Property").

PART 2. LOAN TERMS AND REPAYMENT

2.1 **Promissory Note.** In consideration of the receipt of the ("Loan"), Borrower shall repay to the Lender the Loan pursuant to the terms of the Promissory Note of even date (the "Note"), the form of which is attached hereto as Exhibit A and which terms include the following: interest at a rate of 3.0 % per annum (the "Rate"); Principal and Interest payments of $690.58 per month beginning November 01, 2017 and continuing on the first day of each month thereafter, until October 01, 2032, (the "Loan Maturity Date"). Borrower shall pay the principal of and interest rate then in effect over the term of the Note. Said payments to continue each month thereafter until the Loan Maturity Date on which date the entire remaining principal balance plus accrued interest shall be due and payable in full.

PART 3. LOAN DISBURSEMENT OF LOAN PROCEEDS

3.1. **Disbursement of Loan Proceeds.** The Loan proceeds shall be disbursed to Borrower upon satisfaction

of the following conditions:

3.1.1. Borrower having executed and delivered to Lender, without expense to Lender, executed copies of the following documents:

3.1.1.1. this Loan Agreement;

3.1.1.2. the Note;

3.1.1.3. Combination Mortgage, Security Agreement and Fixture Financing Statement granting Lender a third priority Mortgage on the Property subject only to Permitted Encumbrances as set forth on Exhibit B attached hereto (the "Mortgage");

3.1.1.4. The Guarantee executed by the Guarantor.

The Note, the Loan Agreement, the Mortgage and the Guarantee executed by the Guarantor are collectively referred to as the "Loan Documents."

3.1.2. The Borrower having acquired marketable title to the Property in accordance with the terms of this Agreement, and Borrower having provided evidence satisfactory to Lender that Borrower has incurred costs in at least the amount of the Loan so disbursed, which evidence shall include closing statements, paid invoices or comparable evidence of expenditures.

3.1.3. Borrower having delivered evidence to the Lender that Borrower contributed a minimum cash equity for the acquisition of the Property in at least the amount of [redacted]

3.1.4. Borrower closed on a loan from [redacted] in an amount not to exceed [redacted]

3.1.5. Borrower closed on a loan from U.S. Small Business Administration c/o [redacted] in an amount not to exceed [redacted]

3.1.6. Borrower delivered to Lender articles of organization/incorporation and operating agreements/bylaws for the Borrower.

3.1.7. Borrower and Guarantor having delivered evidence satisfactory to Lender that there has been no materially adverse change to the financial condition of Borrower or the Personal Guarantor prior to the Date of Closing.

3.1.8. Borrower having paid to or reimbursed the Lender for any and all costs and expenses, including, without limitation, attorneys' fees, paid or incurred by the Lender in connection with (i) review, negotiation, preparation, and approval of the Loan Documents and any other document or agreement related thereto or the transactions contemplated hereby; (ii) the review, negotiation, preparation, and approval of any amendments, modifications or extensions to any of the foregoing documents, instruments or agreements, and the preparation and consummation of any and all documents necessary or desirable to effect such amendments, modifications or extensions; (iii) any appraisals, environmental assessments or other reports relating to the Property which the Lender is authorized to seek, order or prepare pursuant to the Loan Documents or any other instrument evidencing or securing the Loan or is required to seek, order or prepare pursuant either to applicable laws or regulations or the Lender's policies or procedures generally applicable to commercial mortgage loans by the Lender; (iv) any reasonable fees or costs charged to the Lender by an architect or other design professional engaged by the Lender to, among other things, inspect the construction of any approved improvements to the Property, or verify compliance thereof with applicable building and zoning laws; (v) all title insurance premiums, filing and recording fees and mortgage registration tax paid or payable in connection with the consummation of the transaction contemplated hereby; and (vi) the enforcement by the Lender during the term hereof or thereafter of any of the rights or remedies of the Lender under any of the foregoing documents, instruments or agreements or under applicable law, whether or not suit is filed with respect thereto (attorneys' fees and costs are limited to reasonable fees and costs).

PART 4. LOAN SECURITY AND GUARANTY

4.1. **Secured Collateral.** Collateral securing all advances made on all loan accommodations described in this Agreement shall be as follows:

4.1.1. **Third Mortgage.** The Borrower grants Lender a third priority mortgage on the Property. The legal description of the Property is:

Outlot B, COR ONE, Anoka County, Minnesota.

4.1.2. **The Collateral.** The Property, Borrower's improvements on the Property, and the Third Mortgage proceeds are hereinafter referred to collectively as the "Collateral."

4.2. **Ownership and care of Collateral.** Borrower and Guarantor covenant that this Agreement and any security agreement/mortgage taken in connection with this Agreement will vest in Lender a third priority security interest/mortgage upon the Collateral, and that the Collateral is free from all liens, security interests and encumbrances except those listed on Exhibit B attached hereto and made a part hereof (the "Permitted Encumbrances"). Borrower warrants it has good marketable title to the Collateral subject to no security interest or lien except as described herein.

4.3. **Documentation required to maintain valid lien.** Borrower and Guarantor covenant that upon request of Lender they will execute such financing statements, security agreements, lien documents, and other perfection and security instrumentation as will ensure that Lender creates and maintains a valid and perfected security interest/mortgage lien on the Collateral.

4.4. **Flood and Hazard Insurance Coverage.** During the term of the Loan, Borrower shall maintain the following insurance coverages:

4.4.1. **Flood Insurance.** Based on the Standard Flood Hazard Determination (FEMA Form 81-93): If any portion of a building that is collateral for the Loan is in a special flood hazard area, Borrower must obtain flood insurance for the building under the NFIP. Insurance coverage must contain a MORTGAGEE CLAUSE (or substantial equivalent) in favor of Lender. This clause must provide that any action or failure to act by Borrower, the mortgagor or owner of the insured Property will not invalidate Lender's interest. The policy or endorsements must provide for at least 10 days' prior written notice to Lender of policy cancellation.

4.4.2. **Real Estate Hazard Insurance** coverage on all real estate that is collateral for the Loan in the amount of the full replacement cost. If full replacement cost insurance in not available, coverage must be for the maximum insurable value. Insurance coverage must contain a MORTGAGEE CLAUSE (or substantial equivalent) in favor of Lender. This clause must provide that any action or failure to act by Borrower, the mortgagor or owner of the insured Property will not invalidate Lender's interest. The policy or endorsements must provide for at least 10 days' prior written notice to the Lender of policy cancellation.

4.5. **Guaranty.** Guarantor herein covenants that he guarantees payment of all loan accommodations referred to in this Agreement and repayment of all advances made thereunder, together with interest and costs of collection, if any, including reasonable attorney fees not prohibited by law. Said guaranty is of payment and is a continuing, absolute, and unconditional guaranty.

4.6. **Use of Proceeds.** Borrower warrants that it will use the proceeds of the Loan made by Lender solely for costs of the purchase of the Property and improvements.

PART 5. DOCUMENTS FURNISHED PERIODICALLY BY BORROWER AND GUARANTORS AND INSPECTIONS ALLOWED BY BORROWER

5.1 **Documents to be furnished periodically.** Borrower and Guarantor will furnish to Lender the following documents at the times indicated throughout the term of this Agreement:

5.1.1 As a condition precedent to closing of this Agreement and upon request of Lender thereafter, evidence satisfactory to Lender that Borrower and the Guarantor are able and authorized to enter into and consummate the credit transactions referred to in this Agreement shall be provided. Such evidence shall include, but is not necessarily limited to, the following: Borrower's articles of organization; certificate of good standing from the state; company authorization resolutions; company minutes; and if Lender requests in a separate writing, an opinion of Borrower's counsel to the foregoing effect.

5.1.2 As a condition precedent to closing of the Loan and upon request of the Lender thereafter, appropriate loan documents to support the credit accommodations in this Agreement, including, as appropriate, promissory notes, mortgages, lease assignments, subordination agreements, other perfection documents, insurance and other Collateral assignments, insurance certificates identifying Lender as loss payee, setoff disclosures, and any and all other documents and instruments which in the opinion of Lender are necessary to validate

and consummate the credit transactions referred to in this Agreement will be received by Lender.

5.1.3 Certified Income Tax returns of Borrower to be received by Lender within 120 days after each fiscal year end.

5.1.4 Annual personal financial statement the Guarantor, to be submitted concurrently with the Borrower's statement required above.

5.1.5 Annual personal income tax returns (including all schedules and K-l's) of the Guarantor to be submitted concurrently with the Borrower's statement required above.

5.2 **Borrower record keeping and Lender inspection of Collateral and records**. Borrower will keep true and accurate books and records of its business operations and accounts, and will permit Lender at any reasonable time and during regular business hours to inspect the Property and to examine Borrower's books, records, and files, and make copies thereof, and to discuss the affairs of Borrower with its members/shareholders, officers, directors, and employees. In addition, Borrower shall provide (i) annual financial statements, annual debt schedules and tax returns of the Borrower not later than 120 days after each fiscal year end of the Borrower; and (ii) annual personal financial statements and personal tax returns for the Guarantor not later than October 15 of each.

PART 6. FINANCIAL COVENANTS AND LIMITATION ON CETAIN ACTIVITIES OF BORROWER

6.1 **Indebtedness, liens, and disposition of assets.** Borrower shall not, without the prior written consent of Lender, which approval shall not be unreasonably withheld, do any of the following: except debt incurred in the ordinary course of business and indebtedness to Lender contemplated by this Agreement, incur indebtedness for borrowed money; sell, transfer, assign, pledge, lease, grant a security interest in, or otherwise encumber any of Borrower's assets, except to Lender and except to those identified on Exhibit B, the Permitted Encumbrances.

6.2 **Ownership stability of Borrower.** Borrower covenants that unless prior written approval has been provided by Lender, which approval shall not be unreasonably withheld, Borrower's majority limited liability company membership interest holders in control of Borrower at the time of this Agreement shall not sell or otherwise relinquish majority ownership control of Borrower.

6.3 **Change of business form or identity.** Borrower will not, without the prior written approval of Lender, which approval shall not be unreasonably withheld, change its business forms, business names or trade names, change location, or acquire or merge or consolidate with any other entity.

6.4 **Commercial Use.** Until the Loan is paid in full, Borrower shall maintain the Property in commercial use in accordance with all City ordinances. The Property shall be considered in commercial use if Borrower operates a business on the Property; Borrower leases the Property or portions thereof to an entity that operates a business; or Borrower is actively marketing the lease of the Property or portions thereof to one or more businesses.

6.5 **Business taxes and insurance.** Borrower covenants to pay all taxes associated with their business, including but not limited to income taxes, sales taxes, employee taxes, and all other business related taxes, whether federal, state, county, municipal, or imposed by any other governmental unit. Borrower further covenants to maintain liability, hazard insurance policies in coverages and with such endorsements as are reasonably satisfactory to Lender, and to pay all worker's compensation and unemployment premiums or charges, when due, to maintain all insurance policies and employment-related coverages in full force and effect throughout the term of this Agreement.

PART 7. DEFAULT

7.1. **Default defined.** Default under this Agreement shall consist of anyone or more of the following events:

7.1.1. Failure to pay when due any amount required of Borrower or any Guarantor under this Agreement or under the Note, security agreement, or other loan instrument or document executed in connection with this Agreement.

7.1.2. Failure to perform any act or deed required of Borrower or any Guarantor or failure to refrain from any act prohibited, under this Agreement or under any related instrument or document executed in connection with this Agreement.

7.1.3. Failure of majority limited liability company membership interest holders of Borrower to maintain its status as majority owners of Borrower.

7.1.4. Any warranty, representation, or statement made or furnished to Lender by or on behalf of Borrower or any Guarantor which is false or misleading in any material respect, either now or at the time made or furnished.

7.1.5. The dissolution or termination of Borrower's existence as a going business, insolvency, appointment of a receiver for any part of Borrower's or any Guarantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Borrower or by or against any Guarantor.

7.1.6. Failure to discharge taxes or other liens, other mortgages or charges levied or assessed against the Collateral other than the lien created under this Agreement by the parties.

7.1.7. Any other event defined as an event of default in any separate promissory note, security agreement, mortgage or other instrument or document executed in connection with this Agreement.

7.1.8. Death of an Individual Guarantor to the extent life insurance assigned or pledged to the Lender, or other sources of funds or security, are unavailable to reasonably substitute for the financial security which the deceased Individual Guarantor had provided to the Lender with his/her Guaranty during his/her life.

7.1.9. Any attempt by any Guarantor to revoke the guaranty or impair its enforceability.

7.2. **Remedies.** In the event default occurs, Lender may exercise anyone or more of the following rights and remedies:

7.2.1. Declare the entire balance of the Loan referred to in this Agreement or any or all loans governed by this Agreement as immediately due and payable.

7.2.2. Take possession of the Collateral by self-help or judicial action, foreclosure, or other procedures and dispose of the Collateral pursuant to applicable laws of the State or Federal Governments.

7.2.3. Commence and prosecute an action to collect the debt from Borrower or any Guarantor, or any or all of them.

7.2.4. Refuse to make any further advances under this Agreement or under any instrument or document executed in connection with this Agreement.

7.2.5. Exercise such additional or alternative remedies as are available to Lender under the terms of this Agreement, under any instrument or document executed in connection with this Agreement, or under applicable law.

PART 8. INDEMNIFICATION

8.1. **Indemnification.**

8.1.1. Borrower shall and does hereby agree to indemnify and to hold Lender, and its officers, agents, and employees, harmless for any and all liability, loss, or damage that it may incur under or by reason of this Agreement, and of and from any and all claims and demands whatsoever that may be asserted against Lender by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants, or agreements contained herein.

8.1.2. Should Lender, or its officers, agents, or employees incur any such liability or be required to defend against any claims or demands pursuant to this Section, or should a judgment be entered against Lender, the amount thereof, including costs, expenses, and attorney's fees, shall bear interest thereon at the rate then in effect on the Note, shall be secured hereby, shall be added to the Loan, and Borrower shall reimburse Lender for the same immediately upon demand, and upon the failure of Borrower to do so, Lender may declare the Loan immediately due and payable.

8.1.3. This indemnification and hold harmless provision shall survive the execution, delivery, and performance of this Agreement and the creation and payment of any indebtedness to Lender. Borrower waives notice of the acceptance of this Agreement by Lender.

8.1.4. Nothing in this Agreement shall constitute a waiver of or limitation on any immunity from or limitation on liability to which Lender is entitled under law.

PART 9. MISCELLANEOUS PROVISIONS

9.1 **Limited Liability Company status and authority of Borrower.** Borrower herein covenants that it is a limited liability company duly organized and existing and in good standing under the laws of the State of Minnesota and has the appropriate power and authority to own its property and carry on its business as it is being conducted at the time of this Agreement; Borrower has full power, authority, and proper authorization to enter into this Agreement and the loan and security transactions attendant thereto.

9.2 **No waiver.** No delay or failure by Lender in the exercise of any right or remedy under this Agreement or under law shall constitute a waiver thereof, and no single or partial exercise by Lender of any right or remedy shall preclude other or further exercise thereof or the exercise of any other right or remedy.

9.3 **Agreements upheld despite invalidity of any clause.** If a court of competent jurisdiction determines any clause or provision of this Agreement to be invalid or void for any reason, such findings will not affect the validity and enforceability of the balance of this Agreement.

9.4 **Collection costs and expenses.** Borrower and Guarantor agree to pay upon demand all of Lender's court costs and disbursements, including attorney's fees, and other expenses allowed by law or the court, if incurred in reasonable connection with this Agreement and the enforcement thereof or in connection with the loan or the collection thereof.

9.5 **Modifications in writing only.** Any modification of this Agreement must be in writing and signed by all parties hereto to be valid.

9.6 **Applicable law.** The loan documents discussed herein shall be governed by and construed in accordance with the laws of the State of Minnesota. The Lender may, in its discretion, utilize the laws of other states where property of the Borrower or any Guarantor is located to enforce this Agreement and collect the indebtedness. Lender may also in its sole discretion utilize any applicable federal laws of the United States of America to enforce this Agreement and the Lender's rights in the Collateral pledged in this Agreement and collect the indebtedness described herein.

9.7 **Notice of litigation.** Borrower and Guarantor shall promptly inform Lender in writing of all material adverse changes in Borrower's or any Guarantor's financial condition, and all litigation and claims and all threatened litigation and claims affecting the Borrower or any Guarantor that could materially affect the financial condition of the Borrower or any Guarantor.

9.8 **Notices.** All notices required to be given under this Agreement shall be given in writing and shall be effective when actually delivered or when deposited in the United States mail, first class, postage prepaid, addressed to the party to whom the notice is to be given at the address on the cover page of this Agreement. Any party may change its address for notices under this Agreement by giving formal written notice to the other parties, specifying the purpose of the notice is to change the party's address.

LENDER:

City of Ramsey

By: _____
Sarah Strommen, Mayor

By: _____
Kurt Ulrich, City Administrator

BORROWER:

MK Johnson Properties, LLC, a Minnesota Limited Liability Company

By: _____
Kristen Johnson, Registered Agent

INDIVIDUAL GUARANTOR:

By: _____
Michael Johnson

By: _____
Kristen Johnson

Exhibit A
to
Loan Agreement

GUARANTY

This Guaranty ("Guaranty") is made on August ____, 2017, by Michael Johnson and Kristen Johnson, an individual ("Guarantor"), in favor of the City of Ramsey, a municipal corporation (together with its participants, endorsees, successors, and assigns, "Lender").

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Guarantor guarantees and agrees:

1. Guarantor absolutely and unconditionally guarantees to Lender the full and prompt payment, when due, of all obligations: (a) of MK Johnson Properties, LLC, a Minnesota limited liability company (“Borrower”) under the Loan Agreement dated August ____, 2017 ("Loan Agreement"); (b) of Borrower under the Promissory Note dated August ____, 2017 in the principal amount of $100,000 from Borrower in favor of Lender ("Note"); (c) of MK Johnson Properties, LLC, a Minnesota limited liability company (“Mortgagors”) under the Mortgage of August _____, 2017, from Mortgagor to Lender ("Mortgage"); and (d) of Borrower or Mortgagor under any other documents executed and/or delivered by Borrower, Mortgagor, and/or Guarantor to Lender in connection with the loan described in the Loan Agreement (all of the foregoing, collectively, the "Indebtedness").

2. No act or thing need occur to establish the liability of Guarantor, and no act or thing (except full payment and discharge of all Indebtedness) shall exonerate Guarantor or modify, reduce, limit, or release the liability of Guarantor. This is an absolute, unconditional, and continuing guaranty of payment of the Indebtedness and any renewals, extensions, and refinancings thereof. Any adjudication of bankruptcy or death or disability or incapacity of Guarantor shall not revoke this guaranty, except upon actual receipt of written notice thereof by Lender and then only prospectively, as to future transactions or Indebtedness incurred.

3. If Guarantor dies or becomes insolvent or initiates or has initiated against Guarantor any act, process, or proceeding under the United States Bankruptcy Code or any other bankruptcy, insolvency, or reorganization law or otherwise for the modification or adjustment of the rights of creditors, then Guarantor will immediately pay to Lender, to the extent permitted under prevailing state and federal law, all Indebtedness then outstanding, whether or not any Indebtedness is then due.

4. Until all of the Indebtedness and the obligations of Guarantor have been paid in full, Guarantor shall not have and waives any right or subrogation to the rights of Lender against Borrower, or any other guarantor, maker, or endorser. Guarantor waives all rights to any reimbursement, contribution, recourse, and indemnity therefrom; suspends any right to enforce any remedy which Lender now has or may have against Borrower, and any other guarantor, maker, or endorser until all of the Indebtedness to Lender has been irrevocably paid to Lender; and Guarantor waives any benefit of, and any other right to participate in, any collateral security for the Indebtedness or any guaranty of the Indebtedness now or held by Lender.

5. If any payment received and applied by Lender to Indebtedness is set aside, recovered, or required to be returned (including, without limitation, the bankruptcy, insolvency, or reorganization of Borrower or such other person), the Indebtedness to which such payment was applied shall, for this Guaranty, be deemed to have continued in existence, notwithstanding such application, and this Guaranty shall be enforceable as to such Indebtedness as fully as if such application had not been made.

6. Lender shall not be obligated by its acceptance of this Guaranty to engage in any transactions with or for Borrower. Whether or not any existing relationship between Guarantor and Borrower has been changed or ended and whether or not this Guaranty has been revoked under Paragraph 2, Lender may enter into transactions resulting in the creation or continuance of Indebtedness and may otherwise agree, consent to, or suffer the creation or continuance of any Indebtedness, without the consent or approval by Guarantor and without notice to Guarantor. Guarantor's liability shall not be affected or impaired by: (a) any acceptance of collateral security, guarantors, accommodation parties, or sureties for any or all Indebtedness; (b) one or more extensions or renewals of Indebtedness (whether or not for longer than the original period) or any modification of the interest rates, maturities, or other contractual terms applicable to any Indebtedness; (c) any waiver or indulgence granted to Borrower, any delay or lack of diligence in the enforcement of Indebtedness, or any failure to institute proceedings, to sue, to give any required notices, or to otherwise protect any Indebtedness; (d) any full or partial release of, discharge, compromise or settlement with, or agreement not to sue Borrower or any other guarantor or other person liable for any Indebtedness; (e) any release, surrender, cancellation, or other discharge of any evidence of Indebtedness or the acceptance of any instrument in renewal or substitution therefore; (f) any failure to obtain collateral security (including rights of setoff) for Indebtedness, or to see to the proper or sufficient creation and perfection thereof, or to establish the priority thereof, or to preserve, protect, insure, care for, exercise, or enforce any collateral security; (g) any modification, alteration, substitution, exchange, surrender, cancellation, termination, release, or other change, impairment, limitation, loss, or discharge of any collateral security; (h) any collection, sale, lease, or other disposition of, or any other foreclosure or enforcement of or realization on, any collateral security; (i) any assignment, pledge, or other transfer of any Indebtedness or any evidence thereof; or (j) any manner, order, or method of application of any payments or credits upon Indebtedness.

7. Guarantor waives any and all defenses, claims, and setoffs related to any Indebtedness, except the defense of discharge by payment in full. Without limiting the generality of the foregoing, Guarantor will not assert against Lender any defense of waiver, release, discharge in bankruptcy, statute of limitations, res judicata, statute of frauds, anti-deficiency statute, fraud, incapacity, minority, usury, illegality, or unenforceability which may be available to Borrower or any other person liable regarding any Indebtedness, or any setoff available against Lender to Borrower or any such other person, whether or not for a related transaction, and Guarantor expressly agrees that Guarantor shall be and remain liable for any deficiency

remaining after foreclosure of any security interest securing Indebtedness, whether or not the liability of Borrower or any other obligor for such deficiency is discharged under statute or judicial decision. The liability of Guarantor shall not be affected or impaired by any voluntary or involuntary liquidation, dissolution, sale, or other disposition of all or substantially all the assets, marshaling of assets and liabilities, receivership, insolvency, bankruptcy, assignment for the benefit of creditors, reorganization, arrangement, composition, or readjustment of, or other similar event or proceeding affecting Borrower or any other guarantor or obligor, or any of their respective assets. Guarantor will not assert against Lender any claim, defense, or setoff available to Guarantor against Borrower or any other guarantor or obligor.

8. The Guaranty shall be effective whether or not accepted in writing by Lender and Guarantor waives notice of the acceptance of this Guaranty by Lender. Guarantor waives presentment, demand for payment, notice of dishonor or nonpayment, and protest of any instrument evidencing Indebtedness. Lender shall not be required first to resort for payment of the Indebtedness to Borrower or other persons, or their properties, or first to enforce, realize upon or exhaust any collateral security for Indebtedness, before enforcing this Guaranty.

9. This Guaranty shall be enforceable against each person signing this Guaranty, even if only one person signs and regardless of any failure of other persons to sign this Guaranty or to otherwise guaranty the Indebtedness. All agreements and promises shall be construed to be, and are declared to be, joint and several in every particular regarding the Guarantor and any other guarantors of the Indebtedness, and all such agreements and promises shall be fully binding upon and enforceable against any or all such guarantors.

10. Guarantor will pay or reimburse Lender for all costs and expenses (including, but not limited to, reasonable attorneys' fees and legal expenses) incurred by Lender for the collection of any Indebtedness or the enforcement of this Guaranty.

11. Guarantor acknowledges that the right to trial by jury is a constitutional one, but that it may be waived and that the time and expense required for trial by a jury may exceed the time and expense required for trial without a jury. Guarantor, after consulting (or having had the opportunity to consult) with counsel of guarantor's choice, knowingly and voluntarily, and for the mutual benefit of lender and guarantor, waives any right to trial by jury in the event of litigation regarding the performance or enforcement of, or in any way related to, this guaranty, the note, the loan agreement, the mortgage, and any related agreements, or obligations thereunder. Guarantor has read all of this guaranty and understands all of the provisions of this guaranty. Guarantor also agrees that compliance by lender with the express provisions of this guaranty shall constitute good faith and shall be considered reasonable for all purposes.

12. Guarantor agrees that this Guaranty shall apply to all of Guarantor's assets regardless of whether Guarantor has transferred said assets into a trust or other entity prior to or after the execution of this Guaranty.

13. Except as otherwise provided to the contrary, this Guaranty shall be binding upon and inure to the benefit of the parties hereto and their personal representatives, heirs, successors, and assigns. No other person has any rights, interest, or claims hereunder or is entitled to any benefits under or on account of this Guaranty as a third-party beneficiary or otherwise.

14. This Guaranty shall be governed by, interpreted, and enforced under the laws of Minnesota, without giving effect to its conflict of laws provisions. Any litigation between the parties shall be conducted exclusively in the state and federal courts in Anoka County, Minnesota, and any arbitration or similar proceeding shall be conducted exclusively at a location within such county and state. Each party consents to the jurisdiction and venue of the courts described above.

15. If any provision or application of this Guaranty is held unlawful or unenforceable, such illegality or unenforceability shall not affect other provisions or applications which can be given effect, and this Guaranty shall be construed as if the unlawful or unenforceable provision or application had never been contained or prescribed.

16. All representations and warranties in this Guaranty or in any other agreement between Guarantor and Lender shall survive the execution, delivery, and performance of this Guaranty and the creation and payment of the Indebtedness.

17. This Guaranty may not be waived, modified, invalidated, terminated, or released or otherwise changed except by a writing signed by Lender.

Guarantor has signed this Guaranty on the date set forth in the first paragraph of the Guaranty.

_____

Kristen Johnson

_____

Michael Johnson

PROMISSORY NOTE

$100,000 Ramsey, Minnesota
August _____, 2017

For Value Received, MK Johnson Properties, LLC, a Minnesota limited liability company ("Borrower") promises to pay to the order of the City of Ramsey, a municipal corporation ("Lender"), at 7550 Sunwood Dr. NW, Ramsey, MN 53303, or at such other location as Lender may direct, in lawful money of the United States of America, the principal amount of $100,000, with interest at the Stated Rate (as defined below) computed on the principal balance of this Promissory Note outstanding from time to time. The principal balance and all accrued interest are fully due and payable on the Maturity Date (as defined below), unless sooner required under the terms hereof.

1. **Definitions.** The following terms have the following meanings wherever they are used in this Promissory Note:

   (a) "Borrower" means MK Johnson Properties, LLC, a Minnesota limited liability company.

   (b) "Lender" means the Lender named in the first paragraph and each subsequent holder or holders of this Promissory Note, and their respective heirs, personal representatives, successors and assigns.

   (c) "Loan" means all amounts advanced hereunder plus all interest, charges and fees due to Lender hereunder.

   (d) "Maturity Date" means October 01, 2032.

   (e) "Stated Rate" means 3% per annum.

2. **Payments.** Principal and interest at the Stated Rate shall be paid in consecutive monthly installments on the first day of each month beginning November 01, 2017. Each installment shall be in the amount of $690.58, sufficient to amortize the Loan fully over the remaining term of the Loan.

3. **Application of Payments.** All payments and prepayments shall be applied first to any costs of collection, second to accrued interest on this Promissory Note, and third to principal.

4. **Prepayment.** This Promissory Note may be prepaid in full or in part at any time without premium or penalty. Prepayments shall apply to Borrower's indebtedness last incurred.

5. **Loan Documents; Security.** This Promissory Note is given to evidence the Loan and is the Note referred to and secured by the following ("Loan Documents"):

   - Loan Agreement
   - Combination Mortgage, Security Agreement and Fixture Financing Statement

- Guarantee

6. **Defaults.** If Borrower fails to pay any sum to Lender as and when the same becomes due, or breaches any provision contained herein or in any Loan Document, then Lender shall have, besides any and all other rights, remedies, and recourse available to Lender, the right and option to declare the unpaid principal balance and accrued interest on this Promissory Note immediately due and payable without notice, demand or presentment for payment to Borrower or others, and to foreclose all liens and security interests securing the payment of the same and to invoke all rights, remedies, and recourse relating thereto. The remedies of Lender may be pursued singly, successively, or together, at the sole discretion of Lender, and may be exercised as often as occasion arises. No act of omission or commission of Lender, including any failure to exercise any right, remedy or recourse, shall be deemed a waiver or release of same, such waiver or releases to be effective only as set forth in a written document executed by Lender and then only to the extent specifically recited. A waiver or release for one event or occurrence shall not be construed as continuing as a bar to, or as a waiver or release of, any subsequent right, remedy, or recourse as to any subsequent event or occurrence.

7. **Lender's Costs.** If Lender engages outside legal counsel for advice to Lender regarding Lender's rights and remedies under, or enforcement of, this Promissory Note, Borrower shall pay all legal expenses incurred by Lender, irrespective of whether any suit or other proceeding has been or is filed or commenced. Any such expenses, costs and charges will constitute additional indebtedness of Borrower to Lender, payable upon demand, accruing interest at the time of such expenditure by Lender at the rate provided herein.

8. **Interest Limitation.** All agreements between Borrower and Lender are limited so that in no contingency or event (whether by acceleration of maturity of the indebtedness evidenced by this Promissory Note or otherwise) shall the amount paid or agreed to be paid to Lender for the Loan exceed the maximum permissible under applicable law. If, from any circumstances, fulfillment of any provisions of this Promissory Note or the other Loan Documents shall cause the interest to be paid to exceed the maximum permitted under applicable law, then the obligation to be fulfilled shall automatically be reduced to an amount that complies with applicable law. If, from any circumstances, Lender should ever receive as interest an amount that would exceed the highest lawful rate of interest, such amount over such lawful rate shall apply to the reduction of the principal balance of this Promissory Note and not to the payment of interest.

9. **Waivers.** Borrower waives presentment for payment, protest, notice of nonpayment, and notice of dishonor.

10. **Governing Law, Jurisdiction, and Venue.** This Promissory Note shall be governed by, interpreted, and enforced under the laws of Minnesota, without giving effect to its conflict of laws provisions. Any litigation between the Parties shall be conducted exclusively in the state and federal courts in Anoka County, Minnesota, and any arbitration or similar proceeding shall be conducted exclusively at a location within

such county and state. Each Party consents to the jurisdiction and venue of the courts described above.

MK JOHNSON PROPERTIES, LLC

_____

By: Kristen Johnson, Registered Agent

THE MAXIMUM PRINCIPAL AMOUNT OF INDEBTEDNESS SECURED HEREBY, EXCLUDING ADVANCES MADE BY THE MORTGAGEE IN PROTECTION OF THE PREMISES OR THE LIEN OF THIS MORTGAGE, SHALL BE ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($100,000).

COMBINATION MORTGAGE, SECURITY AGREEMENT AND FIXTURE FINANCING STATEMENT

THIS COMBINATION MORTGAGE, SECURITY AGREEMENT AND FIXTURE FINANCING STATEMENT (the "Mortgage"), is made this ____ day of August, 2017, from **MK Johnson Properties, LLC, a Minnesota limited liability company** (“Mortgagor”) to **City of Ramsey, a municipal corporation** ("Mortgagee").

In consideration of the sum of One Hundred Thousand and no/100 Dollars ($100,000) to Mortgagor or to its benefit in hand paid, and for the purpose of securing (a) the repayment of the indebtedness evidenced by Mortgagor’s note below described ("Note"):

Date of Note	Principal Balance Due
August _____, 2017	$100,000

payable to the order of Mortgagee with interest thereon as set forth therein, principal and interest being due and payable as set forth therein, with the full principal balance being due and payable not later than October 01, 2032 and all amendments, renewals, extensions and modifications thereof; (b) the payment of all other sums with interest thereon as may be advanced by Mortgagee in accordance with this Mortgage (the indebtedness evidenced by the Note and all such other sums are hereinafter collectively referred to as the "Indebtedness"); and (c) the performance of all the covenants, conditions and agreements of Mortgagor herein contained, Mortgagor does hereby mortgage, grant, bargain, sell, assign, transfer and convey unto Mortgagee, its successors and assigns, forever, with power of sale, the following:

I.

All of its right, title and interest in and to the tracts, parcels and interest in the land described in **Exhibit A** attached hereto (the "Land"), and the buildings, structures, equipment and other improvements now standing or at any time hereafter constructed or placed upon the Land (the "Improvements") including, but not limited to, (i) all building materials, supplies and equipment now or hereafter located on the Land and suitable or intended to be incorporated in any building, structure, or other improvement located or to be erected on the Land, (ii) all heating, plumbing and lighting apparatus, motors, engines and machinery, electrical equipment, dynamos, transformers, oil burners, sprinkling equipment, boilers, furnaces, elevators and motors, equipment, communication systems, incinerator apparatus, ventilating and air conditioning equipment, water and gas apparatus, pipes, faucets, and all other fixtures of every description which are now or may hereafter be placed or used upon the Land or in any building or improvement now or hereafter located thereon (excluding, however, fixtures owned by tenants occupying space in any building now or hereafter located on the Land which are not basic to the operation of the building), (iii) all appliances, water softeners, carpets, carpeting, window shades and blinds, furniture, furnishings, maintenance equipment, chairs, tables, linen, desks, stoves, refrigerators, televisions, washing machines and dryers, restaurant equipment and all other personal property now or hereafter located in, or on, or used, or intended to be used in connection with the Land or the Improvements (excluding personal property owned by tenants occupying space in any building now or hereafter located on the Land), (iv) all additions, accessions, increases, parts, fittings, accessories, replacements, substitutions, betterments and repairs to and of any and all of the foregoing, (v) all proceeds of the property described in the foregoing subparagraphs (i) through (iv), including all insurance proceeds and condemnation awards made with respect to such property, and (vi) all hereditaments, easements, appurtenances, estates, riparian rights, mineral rights and all other rights and interests now or hereafter belonging to or in any way pertaining to the Land or to any building or improvement now or hereafter located thereon.

II.

All rents, issues, profits, condemnation awards, insurance proceeds, revenues and income arising from the ownership or operation of the Land and the Improvements and all proceeds and products thereof (herein collectively called "Revenues and Income").

To Have and To Hold the Lands and Improvements (together the "Mortgaged Property"), and the Revenues and Income therefrom, together with all privileges, hereditaments and appurtenances thereunto now or hereafter belonging or in anywise appertaining, and the proceeds thereof unto Mortgagee forever: provided, nevertheless, that this Mortgage is upon the express

condition that if Mortgagor shall cause to be paid to Mortgagee as and when due and payable the principal of, premium, if any, and interest on the Note, and all other Indebtedness, and if Mortgagor shall also keep and perform each and every covenant and agreement of Mortgagor herein contained, then, this Mortgage and the estate hereby granted shall cease and be and become void and shall be released of record at the expense of Mortgagor; otherwise this Mortgage shall be and remain in full force and effect.

Mortgagor represents, warrants and covenants to and with Mortgagee that it is lawfully seized of the Land in fee simple and has good right and full power and authority to execute this Mortgage and to mortgage the Mortgaged Property: that Mortgagor own the Mortgaged Property free from all liens, security interests and encumbrances with the exception of those permitted encumbrances set forth in **Exhibit B** attached hereto (the "Prior Permitted Encumbrances"); that Mortgagor will warrant and defend its title to the Mortgaged Property and the lien and priority of this Mortgage against all claims and demands of all persons whomsoever, whether now existing or hereafter arising, with the exception of the Prior Permitted Encumbrances; and that all buildings and improvements now or hereafter located on the Land are, or will be, located entirely within the boundaries of the Land. The covenants and warranties of this paragraph shall survive foreclosure of this Mortgage and shall run with the Land.

Mortgagor further covenants and agrees as follows:

1. Payment of the Note. Mortgagor shall duly and punctually pay the principal of and interest on the Note, together with any prepayment charges and late charges provided for in the Note, in accordance with the terms of the Note, and pay all other Indebtedness, when and as due and payable. The provisions of the Note are hereby incorporated by reference into this Mortgage as fully as if set forth at length herein.

2. Status of Mortgagors. The Mortgagor's exact legal name is correctly set forth at the end of this Mortgage Instrument. The Mortgagor, if applicable, is an organization of the type specified in the first paragraph of this Mortgage. The Mortgagor is incorporated in or organized under the laws of the state specified in the first paragraph of this Mortgage. The Mortgagor will not cause or permit any change to be made in its name, identity or corporate or partnership structure, including, any transfer, assignment, sale or encumbrance with respect to any partnership interests or corporate shares of Mortgagor whether by Mortgagor or any of its partners or shareholders unless the Mortgagor shall have first notified the Mortgagee in writing of such change at least 30 days prior to the effective date of such change, and shall have first taken all action required by the Mortgagee, for the purpose of perfecting or protecting the lien and security interest of the Mortgagee. The Mortgagor's principal place of business and chief executive office, and the place where Mortgagor keeps its books and records, including recorded data of any kind or nature, regardless of the medium or recording, including software, writings, plans, specifications and schematics, has been for the preceding four months (or, if less, the entire period of the existence of the Mortgagor) and will continue to be the address of the Mortgagor set forth at the end of the Mortgage (unless the Mortgagor notifies the Mortgagee in writing at least 30 days prior to the date of such change). The Mortgagor's organizational identification numbers, if any, assigned by the state of incorporation or organization is correctly set forth on the first page of this Mortgage. The Mortgagor shall promptly notify the Mortgagee of any change in its organizational identification number. If the Mortgagor does not now have an organizational identification number and later obtains one, the Mortgagor promptly shall notify the Mortgagee of such organizational identification number.

3. Insurance.

a. Mortgagor shall keep the buildings, structures, fixtures, personal property and other improvements now existing or hereafter erected or placed on the Land insured against loss by fire, perils of extended coverage, and such other hazards, casualties and contingencies, on an "all risk" form, for the full replacement cost, with coverage for demolition and increased costs of construction, for such periods with policies in such form as may be required by Mortgagee. All insurance shall be carried in companies approved by Mortgagee and the policies and renewals thereof shall (i) contain a waiver of defense based on coinsurance, (ii) be constantly assigned and pledged to and held by Mortgagee as additional security for the Indebtedness secured by this Mortgage, (iii) contain an agreement of the insurer that it will not cancel the policy except after thirty (30) days prior written notice to Mortgagee, (iv) contain a standard or union mortgage clause (sometimes known as the New York Standard Mortgage Clause), creating a separate contract between the insurer and Mortgagee, in favor of and in form acceptable to Mortgagee, (v) include effective waivers by the insurer of all claims for insurance premiums against Mortgagee, (vi) provide that any losses shall be payable notwithstanding (1) any act of negligence of Mortgagor or Mortgagee, (2) any foreclosure or other proceedings or notice of sale relating to the Mortgaged Property, or (3) any change in the title to or ownership of the Mortgaged Property, and (vii) shall be reasonably satisfactory to Mortgagee in all other respects. In default thereof, Mortgagee may effect such insurance and the amount paid therefor shall become immediately due and payable with interest at the rate provided in the Note and shall be secured by this Mortgage. Notwithstanding anything herein to the contrary, it shall be Mortgagor's and not Mortgagee's responsibility to maintain insurance coverage. In event of loss Mortgagor will give immediate notice by mail to Mortgagee, who may make proof of loss if not made promptly by Mortgagor. Mortgagor hereby authorizes Mortgagee to settle and compromise all claims on such policies and hereby authorizes and directs each insurance company concerned to make payment for any such loss directly to Mortgagee instead of to Mortgagor and Mortgagee jointly. In the event that the loss exceeds $20,000.00, the insurance proceeds,

or any part thereof, may be applied by Mortgagee at its option either to the reduction of the Indebtedness hereby secured (provided that in the event such application does not pay said Indebtedness in full, any such partial payment shall not affect or suspend remaining installment payments of principal and interest due under the Note) or to the restoration or repair of the property damaged. The original of all policies of insurance shall be deposited with Mortgagee. In lieu of a deposit of the original policy, Mortgagor may provide a certificate of insurance and a certified copy of the insuring provisions of a master policy of insurance covering the Mortgaged Property. Mortgagor shall provide Mortgagee upon request with appropriate evidence that all premiums on said policies of insurance have been paid. In the event of foreclosure of this Mortgage, all right, title and interest of Mortgagor in and to any insurance policies then in force and proceeds of insurance not yet paid for loss or damage shall pass to the purchaser at the foreclosure sale.

Notwithstanding the provisions contained in Paragraphs 3 and 13 of this Mortgage to the contrary, if all or a portion of the Improvements is taken by eminent domain, or destroyed or damaged by fire or other casualty, Mortgagor may elect to have the proceeds of insurance or the condemnation award, less the portion thereof applied to the costs of obtaining such proceeds or award (the "Net Proceeds") applied to replace, repair, rebuild, and restore the Mortgaged Property to substantially the same condition as existed before "the taking or event causing the damage or destruction, with such changes, alterations, and modifications as may be desired by Mortgagor and approved by Mortgagee, and will be suitable for continued operation of the Mortgaged Property for the business purposes of Mortgagor, subject to the following conditions:

(i) No uncured Event of Default shall exist hereunder on the date any disbursement of Net Proceeds is requested by Mortgagor;

(ii) The appraised value of the Land and improvements after such restoration or repair shall not have been reduced below the appraised value of the Mortgaged Property as of the date of this Mortgage; and

(iii) All Net Proceeds shall be paid to Mortgagee and shall be disbursed by an escrow agent designated by Mortgagee, in the manner consistent with disbursements of construction proceeds. Prior to the first disbursement of Net Proceeds, Mortgagor shall provide Mortgagee with plans and specifications for the restoration reasonably acceptable to Mortgagee, a copy of the construction contract with a contractor reasonably acceptable to Mortgagee providing for the necessary reconstruction and repair, insurance coverage commonly required for new construction, and a sworn cost statement itemizing all costs of the restoration and demonstrating that the Net Proceeds are sufficient to pay such costs. If the Net Proceeds are insufficient to complete restoration, Mortgagor shall deposit the difference with the escrow agent prior to the first disbursement of Net Proceeds.

b. Mortgagor shall also maintain public liability, including personal injury and property damage, insurance applicable to the Mortgaged Property in such amounts as are usually carried by persons operating similar properties in the same general locality but in any event with limits of liability not less than $1,000,000.00 combined single limit, naming Mortgagee as an additional insured, and containing an agreement of the insurer that it will not cancel the policy except after thirty (30) days prior written notice to Mortgagee.

c. If the Land or any part thereof is located in a designated official flood-hazard area, Mortgagor shall also maintain flood insurance insuring the Mortgaged Property now existing or hereafter erected on the Land in an amount equal to the actual replacement cost thereof or to the maximum limit of coverage made available with respect to the Mortgaged Property under the Federal Flood Disaster Protection Act of 1973 (P.L. 93-234), as amended, whichever is less.

4. Payment of Taxes, Assessments and Other Charges. Subject to required payments under paragraph 5 hereof and to paragraph 8 relating to contests, Mortgagor shall pay before a penalty might attach for nonpayment thereof, all taxes and assessments and all other charges whatsoever levied upon or assessed or placed against the Mortgaged Property, except that assessments may be paid in installments so long as no fine or penalty is added to any installment for the nonpayment thereof. Mortgagor shall likewise pay all taxes, assessments and other charges, levied upon or assessed, placed or made against, or measured by, this Mortgage, or the recordation hereof, or the Indebtedness secured hereby, provided that Mortgagor shall not be obliged to pay such tax, assessment or charge if such payment would be contrary to law or would result in the payment of an unlawful rate of interest on the Indebtedness secured hereby; and .provided further that nothing herein contained shall be construed as requiring Mortgagor to pay any net income, profits or revenue taxes of Mortgagee. Mortgagor shall promptly furnish to Mortgagee all notices received by Mortgagor of amounts due under this paragraph and in the event Mortgagor shall make payment directly. Mortgagor shall promptly furnish to Mortgagee receipts evidencing such payments.

5. Fund for Taxes. Assessments and Insurance.

a. Unless waived in writing by Mortgagee, Mortgagor shall pay to Mortgagee on the day installments of principal and interest are payable under the Note, or on such other day of the month Mortgagee may direct until the Indebtedness is paid in full, a sum equal to one-twelfth of the yearly taxes and assessments levied against the Mortgaged Property, plus one-twelfth of the annual premiums for the insurance required by paragraph 3 hereof, all as estimated initially and from time to time by Mortgagee, to be applied by Mortgagee to pay said taxes, assessments and insurance premiums (such amounts being hereafter referred to as the "Funds"). Mortgagee shall apply the Funds to pay said taxes, assessments and insurance premiums so long as the amount of Funds held by Mortgagee is sufficient to make such payments. No earnings or interest shall be payable to Mortgagor on the Funds. Such Funds shall not be, nor be deemed to be trust funds, and Mortgagee shall have the right to hold the Funds in any manner Mortgagee elects and may commingle the Funds with other monies held by Mortgagee.

b. If the amount of the Funds held by Mortgagee shall exceed at any time the amount deemed necessary by Mortgagee to provide for the payment of taxes, assessments and insurance premiums, such excess-shall, at the option of Mortgagee, either be promptly repaid to Mortgagor or be credited to Mortgagor on the next monthly installments of Funds due. If at any time the amount of the Funds held by Mortgagee shall be less than the amount deemed necessary by Mortgagee to pay taxes, assessments and insurance premiums as they fall due, Mortgagor shall promptly pay to Mortgagee any amount necessary to make up the deficiency upon notice from Mortgagee to Mortgagor requesting payment thereof. The Funds are pledged as additional security for the Indebtedness.

c. Upon the occurrence of any Event of Default (as defined in Paragraph 21 hereof), Mortgagee may apply in any order as Mortgagee shall determine in its sole discretion, any Funds held by Mortgagee at the time of application to pay taxes, assessments and insurance premiums which are then or will thereafter become due or as a credit against the Indebtedness. Upon payment in full of all Indebtedness, Mortgagee shall promptly refund any Funds held by Mortgagee.

d. Any waiver by Mortgagee of the requirements of this paragraph 5 may be revoked without prior notice by Mortgagee at any time for any reason.

6. Payment of Utility Charges. Subject to paragraph 8 relating to contests, Mortgagor shall pay all charges (exclusive of charges which are the obligations of tenants do pay) made by utility companies, whether public or private, for electricity, gas, heat, water or sewer, furnished or used in connection with the Mortgaged Property or any part thereof, and shall, upon written request of Mortgagee, furnish proper receipts evidencing such payment.

7. Liens. Subject to paragraph 8 hereof relating to contests, Mortgagor shall not create, incur or suffer to exist any lien, encumbrance or charge filed of record against the Mortgaged Property or the Revenues and Income or any part thereof, other than the lien of current real estate taxes and installments of special assessments with respect to which no penalty is yet payable and the Prior Permitted Encumbrances. Mortgagor shall pay, when due, the claims of all persons supplying labor or materials to or in connection with the Mortgaged Property. Mortgagor shall pay all expenses and attorney fees incurred by Mortgagee by reason of litigation with any third party for the protection of the lien of this Mortgage or the preservation of the Mortgaged Property.

8. Permitted Contests. Mortgagor shall not be required to (i) pay any tax, assessment or other charge referred to in paragraph 4 hereof, (ii) pay any charge referred to in paragraph 6 hereof, (iii) discharge or remove any lien, encumbrance or charge referred to in paragraph 7 hereof, or (iv) comply with any statute, law, rule, regulation or ordinance referred to in paragraph 9 hereof, so long as Mortgagor shall (a) contest, in good faith, the existence, amount or the validity thereof, the amount of damages caused thereby or the extent of Mortgagor's liability therefor, by appropriate proceedings which shall operate during the pendency thereof to prevent (A) the collection of, or other realization upon the tax, assessment, charge or lien, encumbrance or charge so contested, (B) the sale, forfeiture or loss of the Mortgaged Property or any part thereof, and (C) any interference with the use or occupancy of the Mortgaged Property or any part thereof, and (b) shall give such security to Mortgagee as may be reasonably demanded by Mortgagee to insure compliance with the foregoing provisions of this paragraph 8. Mortgagor shall give prompt written notice to Mortgagee of the commencement of any contest referred to in this paragraph 8.

9. Preservation and Maintenance of Mortgaged Property. Mortgagor (i) shall keep the buildings and other Improvements now or hereafter erected on the Land in safe and good repair and condition, ordinary depreciation excepted, (ii) shall constantly maintain the parking and landscaped areas of the Mortgaged Property, (iii) shall not commit waste or permit impairment or deterioration of the Mortgaged Property, (iv) shall not alter or permit the alteration by any tenant of the design or structural character of any building now or hereafter erected on the Land or hereafter construct, or permit any tenant to construct additions to existing buildings or additional buildings on the Land, without the prior written consent of Mortgagee, (v) shall not remove or permit removal from the Land of any of the fixtures or personal property included in the Mortgaged Property unless the same is

immediately replaced with like property of at least equal value and utility, and this Mortgage becomes a valid first lien on such property, and (vi) shall not remove or permit removal from the Land of any buildings or other structures, nor do any act that would impair or lessen the value of the Mortgaged Property without the prior written consent of Mortgagee. Mortgagor covenants, warrants and represents that Mortgagor is in compliance with all present, and will promptly comply with all future laws, ordinances, rules and regulations of any governmental authority affecting the Mortgaged Property.

10. Right of Mortgagee to Enter. Mortgagor will permit Mortgagee and its agent to enter and to authorize others to enter upon any or all of the Mortgaged Property, at any time and from time to time, to inspect the same, to perform or observe any covenant, conditions, or terms which Mortgagor shall fail to perform, meet or comply with, or for any other purpose in connection with the protection or preservation of Mortgagee's security, without thereby becoming liable to Mortgagor or any person in possession under Mortgagor. Mortgagee is under no obligation to exercise the rights permitted by this Section. If any such inspection is made during construction of the Mortgaged Property or thereafter, said inspection shall be strictly for the benefit of Mortgagee. Mortgagor hereby assumes all inspection responsibilities with respect to the construction, if any, of the Mortgaged Property.

11. Prior Permitted Encumbrances. Mortgagor shall keep current and free from default all Prior Permitted Encumbrances.

12. Uniform Commercial Code Security Interest. This Mortgage shall constitute a security agreement pursuant to the Uniform Commercial Code covering any of the items or types of property included as part of the Mortgaged Property that may be subject to a security interest pursuant to the Uniform Commercial Code, and Mortgagor hereby grants Mortgagee a security interest in such items or types of property. This Mortgage or a reproduction hereof, is sufficient as a financing statement and as a financing statement, it covers goods which are or are to become fixtures on the Land. The Mortgagor hereby authorizes the Mortgagee at any time and from time to time to file any initial financing statements, amendments thereto and continuation statements with or without the signature of the Mortgagor as authorized by applicable law, as applicable to all or part of the Mortgaged Property and/or the Mortgaged Property. Mortgagor shall pay all costs of filing such instruments. For purposes of such filings, the Mortgagor agrees to furnish any information requested by the Mortgagee promptly upon request by the Mortgagee. The Mortgagor also ratifies its authorization for the Mortgagee to have filed any like initial financing statements, amendments thereto and continuation statements, if filed prior to the date of this security instrument. The Mortgagor hereby irrevocably constitutes and appoints the Mortgagee and any officer or agent of the Mortgagee, with full power of substitution, as their true and lawful attorneys-in-fact with full irrevocable power and authority in the place and stead of the Mortgagor or in the Mortgagor's own names to execute in the Mortgagor's names any documents and otherwise to carry out the purposes of this Section 12, to the extent that the Mortgagor's authorization above is not sufficient. To the extent not permitted by law, the Mortgagor hereby ratifies all acts said attorneys-in-fact have lawfully done in the past or shall lawfully do or cause to be done in the future by virtue hereof. This power of attorney is coupled with an interest and shall be irrevocable.

13. Condemnation. If all or any part of the Mortgaged Property is damaged, taken, or acquired, either temporarily or permanently, in any condemnation proceeding, or by exercise of the right of eminent domain, or by reason of sale under threat thereof, or in anticipation of the exercise of the right of condemnation or other eminent domain proceedings, the amount of any award or other payment for such taking, acquisition or damages made in consideration thereof, to the extent of the full amount of the remaining unpaid Indebtedness secured by this Mortgage, is hereby assigned to Mortgagee, who is empowered to collect and receive the same and to give proper receipts therefor in the names of Mortgagor and the same shall be paid forthwith to Mortgagee. Mortgagee at its option, may release any such award or monies so received or apply same in whole or in part, after the payment of all of its expenses, including costs and attorneys' fees, on account of the last maturing installments of the Indebtedness, irrespective of whether such installments are then due and payable. Mortgagor shall give written notice to Mortgagee immediately upon its receipt of notice of the institution of any condemnation proceeding or other eminent domain proceedings or negotiations with respect thereto.

14. Subrogation. If Mortgagee pays any prior lien from the proceeds of the loan secured by this Mortgage, it shall be subrogated to the rights of the holder of such prior lien as fully as if such lien had been assigned to Mortgagee.

15. Protection of Mortgagee's Security. Subject to the rights of Mortgagor under paragraph 8 hereof, if Mortgagor fail to perform any of the covenants and agreements contained in this Mortgage or if any action or proceeding is commenced which affects the Mortgaged Property or the interest of Mortgagee therein, or the title thereto, then Mortgagee, at Mortgagee's option, may perform such covenants and agreements, defend against and/or investigate such action or proceeding, and take such other action as Mortgagee deems necessary to protect Mortgagee's interest. Mortgagee shall be the sole judge of the legality, validity and priority of any claim, lien, encumbrance, tax, assessment, charge and premium paid by it and of the amount necessary to be paid in satisfaction thereof. Mortgagee is hereby given the irrevocable power of attorney (which power is coupled with an interest and is irrevocable) to enter upon the Mortgaged Property as Mortgagor's agents in Mortgagor's names to perform any and all covenants and agreements to be performed by Mortgagor as herein provided. Any amounts or expenses disbursed or incurred by Mortgagee pursuant to this paragraph 15 with interest thereon, shall become additional Indebtedness of Mortgagor secured by this Mortgage. Unless Mortgagor and Mortgagee agree in writing to other terms of repayment, such amounts shall be immediately due and payable, and shall bear interest from the date of disbursement at the annual rate stated in the Note which the Mortgage secures, unless collection from Mortgagor of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate which may be collected from Mortgagor under applicable law. Mortgagee shall, at its option, be subrogated to the lien of any mortgage or other lien discharged in whole or in part by Mortgagee under the provisions hereof, and any such subrogation rights shall be additional and cumulative security for this Mortgage. Nothing contained in this paragraph 15 shall require Mortgagee to incur any expense or do any act hereunder and Mortgagee shall not be liable to Mortgagor for any damages or claims arising out of action taken by Mortgagee pursuant to this paragraph 15.

16. No Secondary Financing. Mortgagor shall not create or permit to be created or to remain (with the exception of the Prior Permitted Encumbrances), any subordinate lien on the Mortgaged Property or any part thereof to secure any Indebtedness for borrowed money, without obtaining the prior written consent of Mortgagee, which consent shall not be unreasonably withheld.

17. Annual Statements, Books and Records. Within ninety (90) days of Mortgagor's fiscal year end, of each year during the term of the Note, and at such other times as Mortgagee shall reasonably request, Mortgagor shall furnish Mortgagee with financial statements prepared on a compilation basis for the previous year and a copy of Mortgagor's previous years' tax returns. Mortgagor shall also furnish to Mortgagee, within ninety (90) days of Mortgagor's fiscal year end, of each year during the term of the note, financial and operating statements of the Mortgage Property for the fiscal year including a balance sheet and a profit and loss statement and rent roll, all in reasonable detail and conforming to generally accepted accounting principles, which when required by Mortgagee, shall be prepared and certified to by a certified public accountant and Mortgagor, or other person acceptable to Mortgagee.

All required financial statements shall be prepared at the expense of Mortgagor.

In the event Mortgagor fails to furnish any such statements Mortgagee may cause an audit to be made of the respective books and records by a certified public accountant at the sole cost and expense of Mortgagor. Mortgagee also shall have the right to examine at their place of safekeeping at reasonable times all books, accounts and records relating to the operation of Mortgagor and the Mortgaged Property. Mortgagee shall be entitled to all audited reports or statements furnished to or undertaken by covering Mortgagor and the Mortgaged Property.

18. Change in Tax Laws. Mortgagor will pay all taxes, assessments and other similar charges, other than Mortgagee's income tax, which may be assessed upon the Mortgaged Property, or upon Mortgagee's interest therein, or upon this Mortgage or the monies secured hereby without regard to any law heretofore enacted or hereafter to be enacted, imposing payment of the whole or any part thereof upon Mortgagee. Upon violation of this undertaking or the passage of a law imposing payment of the whole or any portion of any of the taxes aforesaid upon Mortgagee, or upon the rendering by any court of competent Jurisdiction of a decision that the undertaking by Mortgagor as herein provided to pay taxes, assessments or other similar charges is legally inoperative, then and in any such event the Indebtedness, without any deduction, shall at the option of Mortgagee become immediately due and payable, notwithstanding anything contained in this Mortgage or any law hereafter enacted.

19. Miscellaneous Rights of Mortgagee. Mortgagee may at any time and from time to time, without notice, release any person liable for payment of any of the Indebtedness, extend the time or alter the terms of payment of any of the Indebtedness, accept additional security of any kind, release any property securing the Indebtedness, consent to the making of any plat or map of the Land or the creation of any easement thereon or any covenants restricting use or occupancy thereof, or alter or amend the terms of this Mortgage in any way. No such release, modification, addition, or change shall affect the liability of any person other than the person so released for payment of the Indebtedness, nor affect the priority and lien priority status of this Mortgage upon any property not so released.

20. Costs of Administration. If Mortgagor shall request any consent, agreement, modification, release or

information from Mortgagee concerning the Mortgaged Property, the Note, or any other agreement securing the Indebtedness, Mortgagor shall pay to Mortgagee on demand a reasonable fee for considering the request along with any expenses such as appraisal fees, attorneys' fees, or credit report charges, whether or not the request is granted by Mortgagee. Such amounts shall become additional Indebtedness of Mortgagor secured by this Mortgage and shall bear interest from the date incurred or disbursed at the rate applicable to the principal provided in the Note.

21. Event of Default Defined. Each of the following occurrences shall constitute an Event of Default hereunder (hereinafter called "Event of Default"):

a. Mortgagor shall fail to duly and punctually pay any installment of interest or of principal and interest payable under the Note, or any other payment of money to be made under the Note, or any other default or event of default occurs under the terms of the Note.

b. Mortgagor shall default in the performance of or breach of the agreement contained in paragraph 16 hereof.

c. Mortgagor shall fail to duly perform or observe any of the covenants or agreements contained in this Mortgage other than covenants, agreements or events of default as defined in this paragraph 21 herein, after 30 days written notice to Mortgagor.

d. Mortgagor shall make an assignment for the benefit of creditors, or shall admit in writing inability to pay debts as they become due, or shall generally not be paying its debts as they come due, or shall file a petition in bankruptcy, or shall become or be adjudicated a bankrupt or insolvent, however defined, or shall file a petition seeking any reorganization, dissolution, liquidation, arrangement, composition, readjustment or similar relief under any present or future bankruptcy or insolvency statute, law or regulation or shall file an answer admitting to or not contesting the material allegations of a petition filed against Mortgagor in such proceedings, or shall not, within 30 days after the filing of such petition, have same dismissed or vacated, or shall seek or consent to or acquiesce in the appointment of any trustee, receiver or liquidator of a material part of Mortgagor's properties or of the Mortgaged Property or shall not, within 30 days after the appointment (without Mortgagor's consent or acquiescence) of a trustee, receiver or liquidator of any material part of Mortgagor's properties or of the Mortgaged Property, have such appointment vacated.

e. A judgment, writ or warrant of attachment or execution, or similar process shall be entered and become a lien on, or issued or levied against, the Mortgaged Property or any part thereof and shall not be released, vacated or fully bonded within 20 days after its entry, issue or levy.

f. A default or event of default, however defined, shall occur under any other mortgage, assignment or other security document constituting a lien on the Mortgaged Property or any part thereof, after 30 days written notice to Mortgagor.

g. A default or an event of default shall occur under the Loan Documents (as that term is defined in the Note), which Loan Documents are incorporated herein by reference as if set forth herein in full.

h. The Mortgaged Property, or any part thereof, or Mortgagor's legal and equitable interest therein, shall, without the prior written consent of Mortgagee, be sold, assigned, conveyed, transferred or encumbered, whether voluntarily, involuntarily, due to death or otherwise, or by operation of law, or, if Mortgagor is a corporation or partnership, any interest in Mortgagor shall be sold, conveyed, transferred or encumbered, whether voluntarily, involuntarily, due to death or otherwise, or by operation of law; this provision shall apply to each and every sale, assignment, transfer, conveyance or encumbrance regardless of whether or not Mortgagee has in connection with any previous sale, transfer, conveyance or encumbrance, consented or waived its rights, whether by action or nonaction.

i. Death of an individual Guarantor of the Note.

j. Any entity Guarantor of the Note is dissolved or fails to be in good standing under the laws of the State of Minnesota.

Immediately upon becoming aware of the existence of any condition or event which constitutes, or which after notice or lapse of time, or both would constitute, an Event of Default, Mortgagor shall give written notice to Mortgagee specifying the nature and period of existence thereof and what action Mortgagor has taken, is taking or proposes to take with respect thereto.

22. Remedies. Upon the occurrence of any Event of Default or at any time thereafter until such Event of Default is cured to the written satisfaction of Mortgagee, Mortgagee may, at its option, exercise one or more of the following rights and remedies (and any other rights and remedies available to it):

a. Mortgagee may, by written notice to Mortgagor, declare immediately due and payable all unmatured Indebtedness secured by this Mortgage, and the same shall thereupon be immediately due and payable, without further notice or demand.

b. Mortgagee shall have and may exercise with respect to all personal property and fixtures which are part of the Mortgaged Property, and with respect to the Revenues and Income, all the rights and remedies accorded upon default to a secured party under the Uniform Commercial Code, as in effect in the State of Minnesota. If notice to Mortgagor of intended disposition of such property is required by law in a particular instance, such notice shall be deemed commercially reasonable if given to Mortgagor (in the manner specified in paragraph 28) at least 10 calendar days prior to the date of intended disposition. Mortgagor shall pay on demand all costs and expenses incurred by Mortgagee in exercising such rights and remedies, including without limitation, reasonable attorneys' fees and legal expenses.

c. Mortgagee may (and is hereby authorized and empowered to) foreclose this Mortgage by action or advertisement, pursuant to the statutes of the State of Minnesota in such case made and provided, power being expressly granted to sell the Mortgaged Property at public auction and convey the same to the purchaser in fee simple, and, out of the proceeds arising from such sale, to pay all Indebtedness secured hereby with interest, and all legal costs and charges of such foreclosure -and the maximum attorneys' fees permitted by law, which costs, charges and fees Mortgagor agree to pay.

d. Mortgagor hereby waives all right of homestead exemption in the Mortgaged Property.

23. Waiver of Rights Regarding Remedies. Mortgagor understands and agrees that if an "Event of Default" (as defined in paragraph 21) shall occur, Mortgagee has the right, among others, to foreclose this Mortgage by advertisement pursuant to Minnesota Statutes, Chapter 580 as now in effect or as it may be hereafter amended, or pursuant to any similar or replacement statute hereafter enacted. That under said Chapter 580 as now in effect, if Mortgagee elects to foreclose by advertisement, it may cause the Mortgaged Property, or any part thereof, to be sold at public auction; that notice of such sale must be published for six weeks and served upon all persons in possession of the Mortgaged Property at least four weeks before the sale; that after sale, Mortgagor will have six or twelve months or such other period as may then be provided by law, if any, to redeem the Mortgaged Property so sold, depending upon circumstances outlined in Minnesota Statutes, Section 580.23, by paying the sale price, any taxes, assessments and insurance premiums paid by the purchaser at such sale and other sums permitted by law, together with interest thereon from the date of sale at the highest rate permitted by law.

Mortgagor further understands that in the event of such default, Mortgagee may take possession of any personal property covered by this Mortgage and dispose of the same by sale or otherwise in one or more parcels; provided that at least 10 days' prior notice of such disposition that must be given to Mortgagor, all as provided for by the Minnesota Uniform Commercial Code, as now in effect or as hereafter amended, or by any similar or replacement statute hereafter enacted.

Mortgagor further understands that under the Constitution of the United States and the State of Minnesota, Mortgagor may have the right to notice and hearing before the Mortgaged Property may be sold and that the procedure for foreclosure by advertisement described above does not insure that notice will be given to Mortgagor, and neither said procedure for foreclosure by advertisement nor the Uniform Commercial Code requires any such hearing or other Judicial proceeding.

MORTGAGOR HEREBY RELINQUISHES, WAIVES AND GIVES UP MORTGAGOR'S CONSTITUTIONAL RIGHTS, IF ANY, TO NOTICE AND HEARING BEFORE SALE OF THE MORTGAGED PROPERTY AND EXPRESSLY CONSENT AND AGREE THAT THE MORTGAGED PROPERTY MAY BE FORECLOSED BY ADVERTISEMENT AND THAT PERSONAL PROPERTY COVERED BY THIS MORTGAGE AND SECURITY AGREEMENT MAY BE DISPOSED OF PURSUANT TO THE UNIFORM COMMERCIAL CODE, ALL AS DESCRIBED ABOVE.

24. Waiver of Marshalling. Mortgagor, any party who consents to this Mortgage and any party who now or hereafter acquires a lien on the Mortgaged Property and who has actual or constructive notice of this Mortgage hereby waives any and all right to require the marshalling of assets in connection with the exercise of any of the remedies permitted by applicable law or provided herein.

25. Forbearance by Mortgagee Not a Waiver. Any delay by Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by law or equity shall not be a waiver of or preclude the exercise of such right or remedy or any other right or remedy hereunder or at law or equity. The failure of Mortgagee to exercise any option to accelerate maturity of the Indebtedness secured by the Mortgage, the forbearance by Mortgagee before or after the exercise of such option, or the withdrawal or abandonment of proceedings provided for by this Mortgage shall not be a waiver of the right to exercise such option or to accelerate the maturity of such Indebtedness by reason of any past, present or future event which would permit acceleration under paragraph 22 hereof. The procurement of insurance or the payment of taxes or other liens or charges by Mortgagee shall not be a waiver of

Mortgagee's right to accelerate the maturity of the Indebtedness hereby secured.

26. Mortgagee's Remedies Cumulative. All remedies of Mortgagee are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised concurrently or independently and as often as the occasion therefor arises.

27. Successors and Assigns Bound. Captions. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective heirs, personal representatives, successors and assigns of Mortgagee and Mortgagor and shall bind persons who become bound as a debtor to this Mortgage. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

28. Notice. Any notice under this Mortgage shall be deemed to have been given if hand delivered or mailed by certified mail, return receipt requested, to Mortgagor or Mortgagee at the following addresses:

If to Mortgagor: MK Johnson Properties
7800 Sunwood Drive N.W.
Ramsey, MN 55303

If to Mortgagee: City of Ramsey
7550 Sunwood Dr. N.W.
Ramsey, MN 55303

or at such other address as Mortgagor may designate in writing to Mortgagee.

29. Governing Law. This Mortgage shall be governed by the substantive laws of the State of Minnesota. All terms in this Mortgage that are defined in the Minnesota Uniform Commercial Code, as amended from time to time (the "UCC"), shall have the meanings set forth in the UCC, and such meanings shall automatically change at the time that any amendment to the UCC, which changes such meanings, shall become effective. In the event that any provision or clause of this Mortgage conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage which can be given effect without the conflicting provisions and to this end the provisions of the Mortgage are declared to be severable.

30. Fixture Filing. From the date of its recording, this Mortgage shall be effective as a financing statement filed as a fixture filing with respect to all goods constituting part of the Mortgaged Property (as more particularly described in the granting clause of this Mortgage) which arc or are to become fixtures related to the real estate described herein. For this purpose, the following information is set forth:

a. Name and Address of Debtors and Record Owners of Real Estate:

[redacted]

Federal Tax Identification Number: 82-1701828

b. Name and Address of Secured Party.

City of Ramsey
7550 Sunwood Dr. N.W.
Ramsey, MN 55303

c. This document covers goods which are or are to become fixtures and that personal property hereinabove described.

31. Hazardous Materials. Mortgagor covenants, represents and warrants to Mortgagee, its successors and assigns, (i) that it has not used or permitted and will not use or permit the Mortgaged Property to be used, whether directly or through contractors, agents or tenants, and to the best of Mortgagor's knowledge and except as disclosed to Mortgagee in writing, the Mortgaged Property has not at any time been used for the generating, transporting, treating, storage, manufacture, emission of, or

disposal of any dangerous, toxic or hazardous pollutants, chemicals, wastes or substances as defined in the Federal Comprehensive Environmental Response Compensation and Liability Act of 1980, or the Federal Resource Conservation and Recovery Act of 1976, or the Minnesota Environmental Response and Liability Act, Minn. Stat. Ch. 115A, or any other federal, state or local environmental laws, statutes, regulations, requirements and ordinances, and also including formaldehyde, urea and asbestos (the "Hazardous Materials"); (ii) that there have been no investigations or reports involving Mortgagor or the Mortgaged Property by any governmental authority which in any way pertain to Hazardous Materials other than as previously disclosed to Mortgagee; (iii) that to the best of their knowledge and belief, upon due inquiry, Mortgagor's operation of the Mortgaged Property has not violated and is not currently violating any federal, state or local law, regulation, ordinance or requirement governing Hazardous Materials; (iv) that the Mortgaged Property is not listed in the United States Environmental Protection Agency's National Priorities List of Hazardous Waste Sites nor any other list, schedule, log, inventory or record of Hazardous Materials or hazardous waste sites, whether maintained by the United States Government or any state or local agency; and (v) that the Improvements will not contain any formaldehyde, urea, or asbestos, except as may have been disclosed in writing to Mortgagee by Mortgagor at the time of execution and delivery of this Mortgage, and except to the extent that industry standard building materials utilized by Mortgagor in any new construction on the Mortgaged Property may contain such materials. Mortgagor agrees to indemnify and reimburse Mortgagee, its successors and assigns, for any breach of these representations and warranties and from any loss, damage, expense or cost arising out of or incurred by Mortgagee which is the result of a breach of, misstatement of or misrepresentation of the above covenants, representations and warranties, together with all attorney's fees incurred in connection with the defense of any action against Mortgagee arising out of the above. These covenants, representations and warranties shall be deemed continuing covenants, representations and warranties for the benefit of Mortgagee, and any successor and assigns of Mortgagee, including any purchaser at a mortgage foreclosure sale, any transferee of the title of Mortgagee or any subsequent purchaser at a foreclosure sale, and any subsequent owner of the Mortgaged Property and shall survive any foreclosure of this Mortgage and any acquisition of title by Mortgagee or anyone claiming through or under this Mortgage the title of Mortgagee. The amount of all such indemnified loss, damage, expense or cost, shall bear interest thereon at the rate of interest in effect on the Note and shall become additional Indebtedness secured by this Mortgage and shall become immediately due and payable in full upon demand of Mortgagee, its successors and assigns.

IN WITNESS WHEREOF, Mortgagor has caused this Mortgage to be duly executed as of the day and year first above written.

MK Johnson Properties, LLC, a Minnesota limited liability company

BY: _____

Kristen Johnson, Registered Agent

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of August 2017, by Kristen Johnson the Registered Agent of MK Johnson Properties, LLC a Minnesota limited liability company, on behalf of the company.

_____
Notary Public

Send Tax Statements to:

MK Johnson Properties, LLC
7800 Sunwood Drive
Ramsey, MN 55303

With copy to:

City of Ramsey
7550 Sunwood Dr. N.W.
Ramsey, MN 55303

THIS INSTRUMENT WAS DRAFTED BY:

Ratwik, Roszak & Maloney, P.A.
730 Second Ave. S., Suite 300
Minneapolis, Minnesota 55402
(612) 339-0060
(JJL)

EXHIBIT A

Legal Description

WHEREAS, the original property was legally described as OUTLOT B, COR 1 PLAT, COUNTY OF ANOKA, MINNESOTA, and the original property was assigned an Anoka County PID is 28-32-25-23-0010 and a 0.85 acre portion of the original property will be platted into:

LOT 1, BLOCK 1, COR STONE BROOK ACADEMY, COUNTY OF ANOKA, MINNESOTA (the "Land")

EXHIBIT B
(Permitted Encumbrances)

1. That certain Mortgage in favor of [redacted] or its assigns dated the _____ day of _____, 2017 in the principal amount of $_____.

2. That certain Mortgage in favor of the U.S. Small Business Administration c/o [redacted], or its assigns, dated the _____ day of _____, 2017 in the principal amount of $_____.

LOAN AMORTIZATION SCHEDULE

ENTER VALUES	
Loan amount	$100,000.00
Annual interest rate	3.00%
Loan period in years	15
Number of payments per year	12
Start date of loan	11/1/2017
Optional extra payments	$0.00

LOAN SUMMARY	
Scheduled payment	$690.58
Scheduled number of payments	180
Actual number of payments	180
Total early payments	$0.00
Total interest	$24,304.70
LENDER NAME	City of Ramsey

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
1	11/1/2017	$100,000.00	$690.58	$0.00	$690.58	$440.58	$250.00	$99,559.42	$250.00
2	12/1/2017	$99,559.42	$690.58	$0.00	$690.58	$441.68	$248.90	$99,117.74	$498.90
3	1/1/2018	$99,117.74	$690.58	$0.00	$690.58	$442.79	$247.79	$98,674.95	$746.69
4	2/1/2018	$98,674.95	$690.58	$0.00	$690.58	$443.89	$246.69	$98,231.05	$993.38
5	3/1/2018	$98,231.05	$690.58	$0.00	$690.58	$445.00	$245.58	$97,786.05	$1,238.96
6	4/1/2018	$97,786.05	$690.58	$0.00	$690.58	$446.12	$244.47	$97,339.93	$1,483.42
7	5/1/2018	$97,339.93	$690.58	$0.00	$690.58	$447.23	$243.35	$96,892.70	$1,726.77
8	6/1/2018	$96,892.70	$690.58	$0.00	$690.58	$448.35	$242.23	$96,444.35	$1,969.00
9	7/1/2018	$96,444.35	$690.58	$0.00	$690.58	$449.47	$241.11	$95,994.88	$2,210.12
10	8/1/2018	$95,994.88	$690.58	$0.00	$690.58	$450.59	$239.99	$95,544.29	$2,450.10
11	9/1/2018	$95,544.29	$690.58	$0.00	$690.58	$451.72	$238.86	$95,092.57	$2,688.96
12	10/1/2018	$95,092.57	$690.58	$0.00	$690.58	$452.85	$237.73	$94,639.72	$2,926.69
13	11/1/2018	$94,639.72	$690.58	$0.00	$690.58	$453.98	$236.60	$94,185.73	$3,163.29
14	12/1/2018	$94,185.73	$690.58	$0.00	$690.58	$455.12	$235.46	$93,730.62	$3,398.76
15	1/1/2019	$93,730.62	$690.58	$0.00	$690.58	$456.26	$234.33	$93,274.36	$3,633.08
16	2/1/2019	$93,274.36	$690.58	$0.00	$690.58	$457.40	$233.19	$92,816.96	$3,866.27
17	3/1/2019	$92,816.96	$690.58	$0.00	$690.58	$458.54	$232.04	$92,358.43	$4,098.31
18	4/1/2019	$92,358.43	$690.58	$0.00	$690.58	$459.69	$230.90	$91,898.74	$4,329.21
19	5/1/2019	$91,898.74	$690.58	$0.00	$690.58	$460.83	$229.75	$91,437.91	$4,558.96
20	6/1/2019	$91,437.91	$690.58	$0.00	$690.58	$461.99	$228.59	$90,975.92	$4,787.55
21	7/1/2019	$90,975.92	$690.58	$0.00	$690.58	$463.14	$227.44	$90,512.78	$5,014.99
22	8/1/2019	$90,512.78	$690.58	$0.00	$690.58	$464.30	$226.28	$90,048.48	$5,241.27
23	9/1/2019	$90,048.48	$690.58	$0.00	$690.58	$465.46	$225.12	$89,583.02	$5,466.39
24	10/1/2019	$89,583.02	$690.58	$0.00	$690.58	$466.62	$223.96	$89,116.39	$5,690.35
25	11/1/2019	$89,116.39	$690.58	$0.00	$690.58	$467.79	$222.79	$88,648.60	$5,913.14
26	12/1/2019	$88,648.60	$690.58	$0.00	$690.58	$468.96	$221.62	$88,179.64	$6,134.76
27	1/1/2020	$88,179.64	$690.58	$0.00	$690.58	$470.13	$220.45	$87,709.51	$6,355.21
28	2/1/2020	$87,709.51	$690.58	$0.00	$690.58	$471.31	$219.27	$87,238.20	$6,574.49
29	3/1/2020	$87,238.20	$690.58	$0.00	$690.58	$472.49	$218.10	$86,765.71	$6,792.58
30	4/1/2020	$86,765.71	$690.58	$0.00	$690.58	$473.67	$216.91	$86,292.05	$7,009.50
31	5/1/2020	$86,292.05	$690.58	$0.00	$690.58	$474.85	$215.73	$85,817.20	$7,225.23
32	6/1/2020	$85,817.20	$690.58	$0.00	$690.58	$476.04	$214.54	$85,341.16	$7,439.77
33	7/1/2020	$85,341.16	$690.58	$0.00	$690.58	$477.23	$213.35	$84,863.93	$7,653.12
34	8/1/2020	$84,863.93	$690.58	$0.00	$690.58	$478.42	$212.16	$84,385.51	$7,865.28
35	9/1/2020	$84,385.51	$690.58	$0.00	$690.58	$479.62	$210.96	$83,905.89	$8,076.25
36	10/1/2020	$83,905.89	$690.58	$0.00	$690.58	$480.82	$209.76	$83,425.07	$8,286.01
37	11/1/2020	$83,425.07	$690.58	$0.00	$690.58	$482.02	$208.56	$82,943.05	$8,494.57

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
38	12/1/2020	$82,943.05	$690.58	$0.00	$690.58	$483.22	$207.36	$82,459.83	$8,701.93
39	1/1/2021	$82,459.83	$690.58	$0.00	$690.58	$484.43	$206.15	$81,975.40	$8,908.08
40	2/1/2021	$81,975.40	$690.58	$0.00	$690.58	$485.64	$204.94	$81,489.75	$9,113.02
41	3/1/2021	$81,489.75	$690.58	$0.00	$690.58	$486.86	$203.72	$81,002.90	$9,316.74
42	4/1/2021	$81,002.90	$690.58	$0.00	$690.58	$488.07	$202.51	$80,514.82	$9,519.25
43	5/1/2021	$80,514.82	$690.58	$0.00	$690.58	$489.29	$201.29	$80,025.53	$9,720.54
44	6/1/2021	$80,025.53	$690.58	$0.00	$690.58	$490.52	$200.06	$79,535.01	$9,920.60
45	7/1/2021	$79,535.01	$690.58	$0.00	$690.58	$491.74	$198.84	$79,043.27	$10,119.44
46	8/1/2021	$79,043.27	$690.58	$0.00	$690.58	$492.97	$197.61	$78,550.29	$10,317.05
47	9/1/2021	$78,550.29	$690.58	$0.00	$690.58	$494.21	$196.38	$78,056.09	$10,513.42
48	10/1/2021	$78,056.09	$690.58	$0.00	$690.58	$495.44	$195.14	$77,560.64	$10,708.56
49	11/1/2021	$77,560.64	$690.58	$0.00	$690.58	$496.68	$193.90	$77,063.96	$10,902.46
50	12/1/2021	$77,063.96	$690.58	$0.00	$690.58	$497.92	$192.66	$76,566.04	$11,095.12
51	1/1/2022	$76,566.04	$690.58	$0.00	$690.58	$499.17	$191.42	$76,066.88	$11,286.54
52	2/1/2022	$76,066.88	$690.58	$0.00	$690.58	$500.41	$190.17	$75,566.46	$11,476.71
53	3/1/2022	$75,566.46	$690.58	$0.00	$690.58	$501.67	$188.92	$75,064.80	$11,665.62
54	4/1/2022	$75,064.80	$690.58	$0.00	$690.58	$502.92	$187.66	$74,561.88	$11,853.29
55	5/1/2022	$74,561.88	$690.58	$0.00	$690.58	$504.18	$186.40	$74,057.70	$12,039.69
56	6/1/2022	$74,057.70	$690.58	$0.00	$690.58	$505.44	$185.14	$73,552.26	$12,224.83
57	7/1/2022	$73,552.26	$690.58	$0.00	$690.58	$506.70	$183.88	$73,045.56	$12,408.71
58	8/1/2022	$73,045.56	$690.58	$0.00	$690.58	$507.97	$182.61	$72,537.59	$12,591.33
59	9/1/2022	$72,537.59	$690.58	$0.00	$690.58	$509.24	$181.34	$72,028.36	$12,772.67
60	10/1/2022	$72,028.36	$690.58	$0.00	$690.58	$510.51	$180.07	$71,517.85	$12,952.74
61	11/1/2022	$71,517.85	$690.58	$0.00	$690.58	$511.79	$178.79	$71,006.06	$13,131.54
62	12/1/2022	$71,006.06	$690.58	$0.00	$690.58	$513.07	$177.52	$70,492.99	$13,309.05
63	1/1/2023	$70,492.99	$690.58	$0.00	$690.58	$514.35	$176.23	$69,978.64	$13,485.29
64	2/1/2023	$69,978.64	$690.58	$0.00	$690.58	$515.64	$174.95	$69,463.01	$13,660.23
65	3/1/2023	$69,463.01	$690.58	$0.00	$690.58	$516.92	$173.66	$68,946.08	$13,833.89
66	4/1/2023	$68,946.08	$690.58	$0.00	$690.58	$518.22	$172.37	$68,427.87	$14,006.26
67	5/1/2023	$68,427.87	$690.58	$0.00	$690.58	$519.51	$171.07	$67,908.36	$14,177.32
68	6/1/2023	$67,908.36	$690.58	$0.00	$690.58	$520.81	$169.77	$67,387.54	$14,347.10
69	7/1/2023	$67,387.54	$690.58	$0.00	$690.58	$522.11	$168.47	$66,865.43	$14,515.56
70	8/1/2023	$66,865.43	$690.58	$0.00	$690.58	$523.42	$167.16	$66,342.01	$14,682.73
71	9/1/2023	$66,342.01	$690.58	$0.00	$690.58	$524.73	$165.86	$65,817.29	$14,848.58
72	10/1/2023	$65,817.29	$690.58	$0.00	$690.58	$526.04	$164.54	$65,291.25	$15,013.13
73	11/1/2023	$65,291.25	$690.58	$0.00	$690.58	$527.35	$163.23	$64,763.89	$15,176.35
74	12/1/2023	$64,763.89	$690.58	$0.00	$690.58	$528.67	$161.91	$64,235.22	$15,338.26
75	1/1/2024	$64,235.22	$690.58	$0.00	$690.58	$529.99	$160.59	$63,705.23	$15,498.85
76	2/1/2024	$63,705.23	$690.58	$0.00	$690.58	$531.32	$159.26	$63,173.91	$15,658.12
77	3/1/2024	$63,173.91	$690.58	$0.00	$690.58	$532.65	$157.93	$62,641.26	$15,816.05
78	4/1/2024	$62,641.26	$690.58	$0.00	$690.58	$533.98	$156.60	$62,107.29	$15,972.65
79	5/1/2024	$62,107.29	$690.58	$0.00	$690.58	$535.31	$155.27	$61,571.97	$16,127.92
80	6/1/2024	$61,571.97	$690.58	$0.00	$690.58	$536.65	$153.93	$61,035.32	$16,281.85
81	7/1/2024	$61,035.32	$690.58	$0.00	$690.58	$537.99	$152.59	$60,497.33	$16,434.44
82	8/1/2024	$60,497.33	$690.58	$0.00	$690.58	$539.34	$151.24	$59,957.99	$16,585.68
83	9/1/2024	$59,957.99	$690.58	$0.00	$690.58	$540.69	$149.89	$59,417.30	$16,735.58
84	10/1/2024	$59,417.30	$690.58	$0.00	$690.58	$542.04	$148.54	$58,875.26	$16,884.12
85	11/1/2024	$58,875.26	$690.58	$0.00	$690.58	$543.39	$147.19	$58,331.87	$17,031.31

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
86	12/1/2024	$58,331.87	$690.58	$0.00	$690.58	$544.75	$145.83	$57,787.12	$17,177.14
87	1/1/2025	$57,787.12	$690.58	$0.00	$690.58	$546.11	$144.47	$57,241.00	$17,321.61
88	2/1/2025	$57,241.00	$690.58	$0.00	$690.58	$547.48	$143.10	$56,693.53	$17,464.71
89	3/1/2025	$56,693.53	$690.58	$0.00	$690.58	$548.85	$141.73	$56,144.68	$17,606.44
90	4/1/2025	$56,144.68	$690.58	$0.00	$690.58	$550.22	$140.36	$55,594.46	$17,746.81
91	5/1/2025	$55,594.46	$690.58	$0.00	$690.58	$551.60	$138.99	$55,042.86	$17,885.79
92	6/1/2025	$55,042.86	$690.58	$0.00	$690.58	$552.97	$137.61	$54,489.89	$18,023.40
93	7/1/2025	$54,489.89	$690.58	$0.00	$690.58	$554.36	$136.22	$53,935.53	$18,159.62
94	8/1/2025	$53,935.53	$690.58	$0.00	$690.58	$555.74	$134.84	$53,379.79	$18,294.46
95	9/1/2025	$53,379.79	$690.58	$0.00	$690.58	$557.13	$133.45	$52,822.66	$18,427.91
96	10/1/2025	$52,822.66	$690.58	$0.00	$690.58	$558.53	$132.06	$52,264.13	$18,559.97
97	11/1/2025	$52,264.13	$690.58	$0.00	$690.58	$559.92	$130.66	$51,704.21	$18,690.63
98	12/1/2025	$51,704.21	$690.58	$0.00	$690.58	$561.32	$129.26	$51,142.89	$18,819.89
99	1/1/2026	$51,142.89	$690.58	$0.00	$690.58	$562.72	$127.86	$50,580.16	$18,947.75
100	2/1/2026	$50,580.16	$690.58	$0.00	$690.58	$564.13	$126.45	$50,016.03	$19,074.20
101	3/1/2026	$50,016.03	$690.58	$0.00	$690.58	$565.54	$125.04	$49,450.49	$19,199.24
102	4/1/2026	$49,450.49	$690.58	$0.00	$690.58	$566.96	$123.63	$48,883.54	$19,322.86
103	5/1/2026	$48,883.54	$690.58	$0.00	$690.58	$568.37	$122.21	$48,315.16	$19,445.07
104	6/1/2026	$48,315.16	$690.58	$0.00	$690.58	$569.79	$120.79	$47,745.37	$19,565.86
105	7/1/2026	$47,745.37	$690.58	$0.00	$690.58	$571.22	$119.36	$47,174.15	$19,685.22
106	8/1/2026	$47,174.15	$690.58	$0.00	$690.58	$572.65	$117.94	$46,601.50	$19,803.16
107	9/1/2026	$46,601.50	$690.58	$0.00	$690.58	$574.08	$116.50	$46,027.43	$19,919.66
108	10/1/2026	$46,027.43	$690.58	$0.00	$690.58	$575.51	$115.07	$45,451.91	$20,034.73
109	11/1/2026	$45,451.91	$690.58	$0.00	$690.58	$576.95	$113.63	$44,874.96	$20,148.36
110	12/1/2026	$44,874.96	$690.58	$0.00	$690.58	$578.39	$112.19	$44,296.57	$20,260.55
111	1/1/2027	$44,296.57	$690.58	$0.00	$690.58	$579.84	$110.74	$43,716.73	$20,371.29
112	2/1/2027	$43,716.73	$690.58	$0.00	$690.58	$581.29	$109.29	$43,135.44	$20,480.58
113	3/1/2027	$43,135.44	$690.58	$0.00	$690.58	$582.74	$107.84	$42,552.69	$20,588.42
114	4/1/2027	$42,552.69	$690.58	$0.00	$690.58	$584.20	$106.38	$41,968.49	$20,694.80
115	5/1/2027	$41,968.49	$690.58	$0.00	$690.58	$585.66	$104.92	$41,382.83	$20,799.72
116	6/1/2027	$41,382.83	$690.58	$0.00	$690.58	$587.12	$103.46	$40,795.71	$20,903.18
117	7/1/2027	$40,795.71	$690.58	$0.00	$690.58	$588.59	$101.99	$40,207.12	$21,005.17
118	8/1/2027	$40,207.12	$690.58	$0.00	$690.58	$590.06	$100.52	$39,617.05	$21,105.69
119	9/1/2027	$39,617.05	$690.58	$0.00	$690.58	$591.54	$99.04	$39,025.51	$21,204.73
120	10/1/2027	$39,025.51	$690.58	$0.00	$690.58	$593.02	$97.56	$38,432.50	$21,302.29
121	11/1/2027	$38,432.50	$690.58	$0.00	$690.58	$594.50	$96.08	$37,838.00	$21,398.37
122	12/1/2027	$37,838.00	$690.58	$0.00	$690.58	$595.99	$94.59	$37,242.01	$21,492.97
123	1/1/2028	$37,242.01	$690.58	$0.00	$690.58	$597.48	$93.11	$36,644.53	$21,586.07
124	2/1/2028	$36,644.53	$690.58	$0.00	$690.58	$598.97	$91.61	$36,045.56	$21,677.69
125	3/1/2028	$36,045.56	$690.58	$0.00	$690.58	$600.47	$90.11	$35,445.09	$21,767.80
126	4/1/2028	$35,445.09	$690.58	$0.00	$690.58	$601.97	$88.61	$34,843.13	$21,856.41
127	5/1/2028	$34,843.13	$690.58	$0.00	$690.58	$603.47	$87.11	$34,239.65	$21,943.52
128	6/1/2028	$34,239.65	$690.58	$0.00	$690.58	$604.98	$85.60	$33,634.67	$22,029.12
129	7/1/2028	$33,634.67	$690.58	$0.00	$690.58	$606.49	$84.09	$33,028.17	$22,113.21
130	8/1/2028	$33,028.17	$690.58	$0.00	$690.58	$608.01	$82.57	$32,420.16	$22,195.78
131	9/1/2028	$32,420.16	$690.58	$0.00	$690.58	$609.53	$81.05	$31,810.63	$22,276.83
132	10/1/2028	$31,810.63	$690.58	$0.00	$690.58	$611.06	$79.53	$31,199.58	$22,356.35
133	11/1/2028	$31,199.58	$690.58	$0.00	$690.58	$612.58	$78.00	$30,586.99	$22,434.35

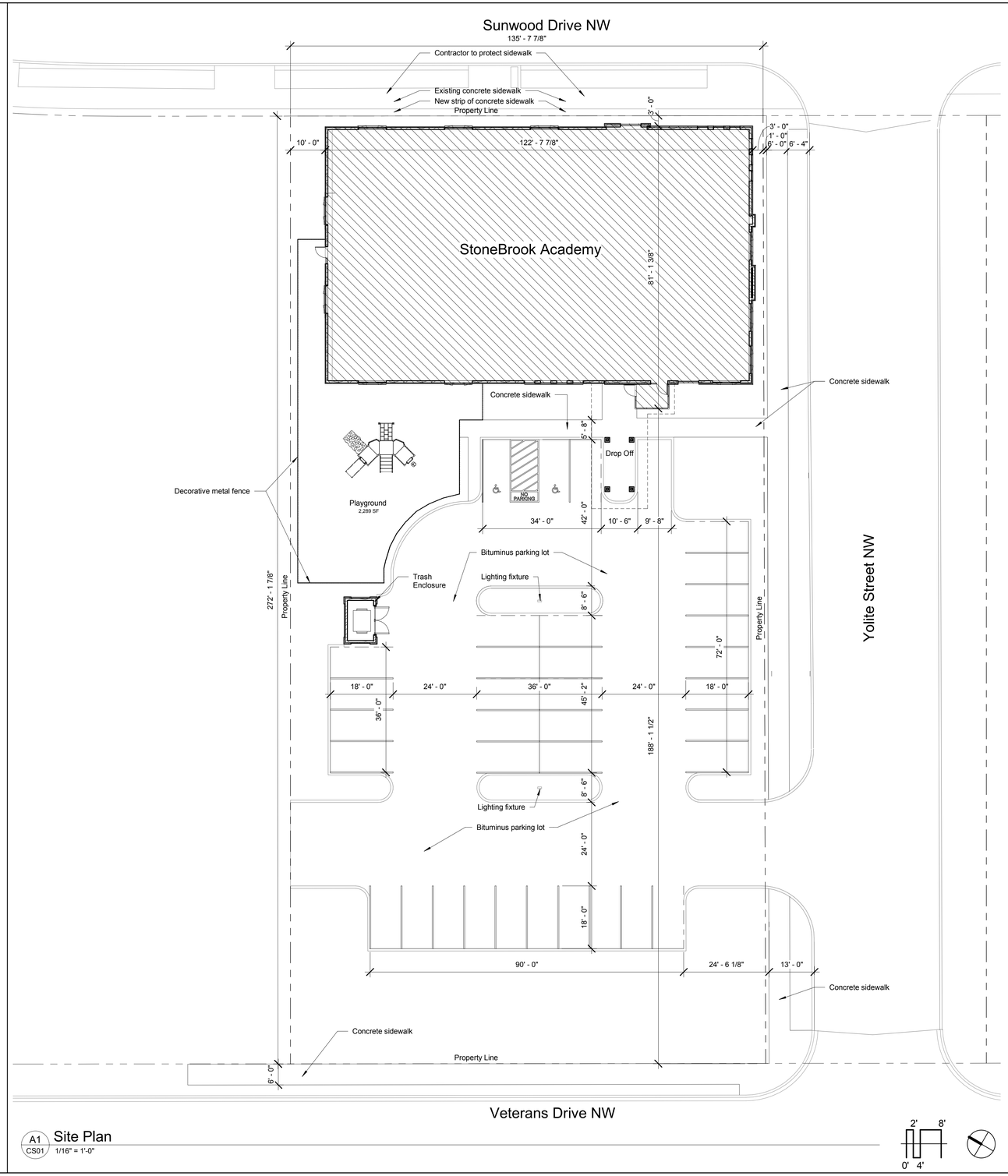
PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
134	12/1/2028	$30,586.99	$690.58	$0.00	$690.58	$614.11	$76.47	$29,972.88	$22,510.82
135	1/1/2029	$29,972.88	$690.58	$0.00	$690.58	$615.65	$74.93	$29,357.23	$22,585.75
136	2/1/2029	$29,357.23	$690.58	$0.00	$690.58	$617.19	$73.39	$28,740.04	$22,659.15
137	3/1/2029	$28,740.04	$690.58	$0.00	$690.58	$618.73	$71.85	$28,121.31	$22,731.00
138	4/1/2029	$28,121.31	$690.58	$0.00	$690.58	$620.28	$70.30	$27,501.03	$22,801.30
139	5/1/2029	$27,501.03	$690.58	$0.00	$690.58	$621.83	$68.75	$26,879.20	$22,870.05
140	6/1/2029	$26,879.20	$690.58	$0.00	$690.58	$623.38	$67.20	$26,255.82	$22,937.25
141	7/1/2029	$26,255.82	$690.58	$0.00	$690.58	$624.94	$65.64	$25,630.88	$23,002.89
142	8/1/2029	$25,630.88	$690.58	$0.00	$690.58	$626.50	$64.08	$25,004.37	$23,066.97
143	9/1/2029	$25,004.37	$690.58	$0.00	$690.58	$628.07	$62.51	$24,376.30	$23,129.48
144	10/1/2029	$24,376.30	$690.58	$0.00	$690.58	$629.64	$60.94	$23,746.66	$23,190.42
145	11/1/2029	$23,746.66	$690.58	$0.00	$690.58	$631.21	$59.37	$23,115.45	$23,249.78
146	12/1/2029	$23,115.45	$690.58	$0.00	$690.58	$632.79	$57.79	$22,482.65	$23,307.57
147	1/1/2030	$22,482.65	$690.58	$0.00	$690.58	$634.38	$56.21	$21,848.28	$23,363.78
148	2/1/2030	$21,848.28	$690.58	$0.00	$690.58	$635.96	$54.62	$21,212.32	$23,418.40
149	3/1/2030	$21,212.32	$690.58	$0.00	$690.58	$637.55	$53.03	$20,574.77	$23,471.43
150	4/1/2030	$20,574.77	$690.58	$0.00	$690.58	$639.14	$51.44	$19,935.62	$23,522.87
151	5/1/2030	$19,935.62	$690.58	$0.00	$690.58	$640.74	$49.84	$19,294.88	$23,572.71
152	6/1/2030	$19,294.88	$690.58	$0.00	$690.58	$642.34	$48.24	$18,652.53	$23,620.94
153	7/1/2030	$18,652.53	$690.58	$0.00	$690.58	$643.95	$46.63	$18,008.58	$23,667.58
154	8/1/2030	$18,008.58	$690.58	$0.00	$690.58	$645.56	$45.02	$17,363.02	$23,712.60
155	9/1/2030	$17,363.02	$690.58	$0.00	$690.58	$647.17	$43.41	$16,715.85	$23,756.00
156	10/1/2030	$16,715.85	$690.58	$0.00	$690.58	$648.79	$41.79	$16,067.06	$23,797.79
157	11/1/2030	$16,067.06	$690.58	$0.00	$690.58	$650.41	$40.17	$15,416.64	$23,837.96
158	12/1/2030	$15,416.64	$690.58	$0.00	$690.58	$652.04	$38.54	$14,764.60	$23,876.50
159	1/1/2031	$14,764.60	$690.58	$0.00	$690.58	$653.67	$36.91	$14,110.93	$23,913.41
160	2/1/2031	$14,110.93	$690.58	$0.00	$690.58	$655.30	$35.28	$13,455.63	$23,948.69
161	3/1/2031	$13,455.63	$690.58	$0.00	$690.58	$656.94	$33.64	$12,798.69	$23,982.33
162	4/1/2031	$12,798.69	$690.58	$0.00	$690.58	$658.58	$32.00	$12,140.10	$24,014.33
163	5/1/2031	$12,140.10	$690.58	$0.00	$690.58	$660.23	$30.35	$11,479.87	$24,044.68
164	6/1/2031	$11,479.87	$690.58	$0.00	$690.58	$661.88	$28.70	$10,817.99	$24,073.38
165	7/1/2031	$10,817.99	$690.58	$0.00	$690.58	$663.54	$27.04	$10,154.45	$24,100.42
166	8/1/2031	$10,154.45	$690.58	$0.00	$690.58	$665.20	$25.39	$9,489.26	$24,125.81
167	9/1/2031	$9,489.26	$690.58	$0.00	$690.58	$666.86	$23.72	$8,822.40	$24,149.53
168	10/1/2031	$8,822.40	$690.58	$0.00	$690.58	$668.53	$22.06	$8,153.87	$24,171.59
169	11/1/2031	$8,153.87	$690.58	$0.00	$690.58	$670.20	$20.38	$7,483.68	$24,191.97
170	12/1/2031	$7,483.68	$690.58	$0.00	$690.58	$671.87	$18.71	$6,811.80	$24,210.68
171	1/1/2032	$6,811.80	$690.58	$0.00	$690.58	$673.55	$17.03	$6,138.25	$24,227.71
172	2/1/2032	$6,138.25	$690.58	$0.00	$690.58	$675.24	$15.35	$5,463.02	$24,243.06
173	3/1/2032	$5,463.02	$690.58	$0.00	$690.58	$676.92	$13.66	$4,786.09	$24,256.71
174	4/1/2032	$4,786.09	$690.58	$0.00	$690.58	$678.62	$11.97	$4,107.47	$24,268.68
175	5/1/2032	$4,107.47	$690.58	$0.00	$690.58	$680.31	$10.27	$3,427.16	$24,278.95
176	6/1/2032	$3,427.16	$690.58	$0.00	$690.58	$682.01	$8.57	$2,745.15	$24,287.52
177	7/1/2032	$2,745.15	$690.58	$0.00	$690.58	$683.72	$6.86	$2,061.43	$24,294.38
178	8/1/2032	$2,061.43	$690.58	$0.00	$690.58	$685.43	$5.15	$1,376.00	$24,299.53
179	9/1/2032	$1,376.00	$690.58	$0.00	$690.58	$687.14	$3.44	$688.86	$24,302.97
180	10/1/2032	$688.86	$690.58	$0.00	$688.86	$687.14	$1.72	$0.00	$24,304.70

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST



A1 / CS01 Site Plan
1/16" = 1'-0"

Building Statistics	
Proposed Name	StoneBrook Academy
Type of Use	Daycare
Expected Number of Employees	22-24
Zoning	COR-2

Site Statistics	
Site Square Footage	37,022 SF
Site Acreage	.85 Acres
Building Square Footage/ Percentage	9,132 SF / 25%
Impervious Surface Square Footage / Percentage	24,482 SF / 66%
Green Space Square Footage / Percentage	12,443 SF / 33%
Parking Spaces	36 (Including 2 Handicap)
F.A.R.	.25

CNH ARCHITECTS
7300 WEST 147TH STREET, SUITE 504 APPLE VALLEY, MN 55124-7680 (952) 431-4433
© COPYRIGHT BY CNH ARCHITECTS, INC.

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

PRINT NAME: Quinn S. Hutson
SIGNATURE:
DATE: 05/04/17
LIC. NO.: 21234

CNH NO.: 17018
DATE: 05/23/17
REVISIONS:

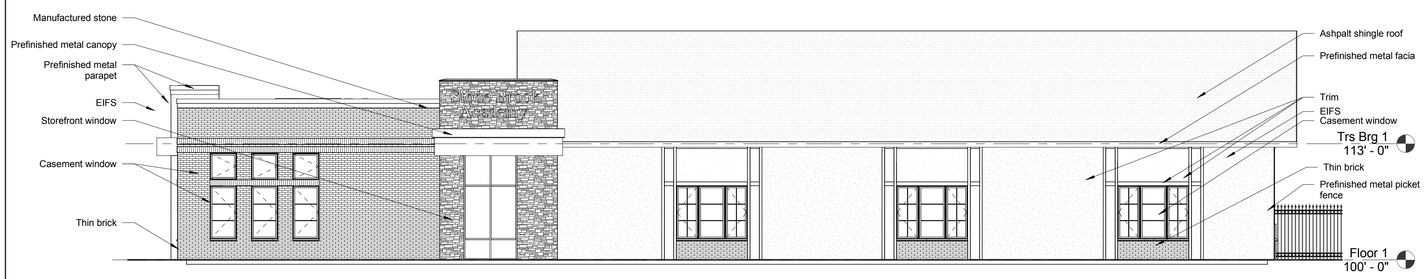
Stone Brook Academy
7800 Sunwood Drive
Ramsey, MN 55303

Site Plan

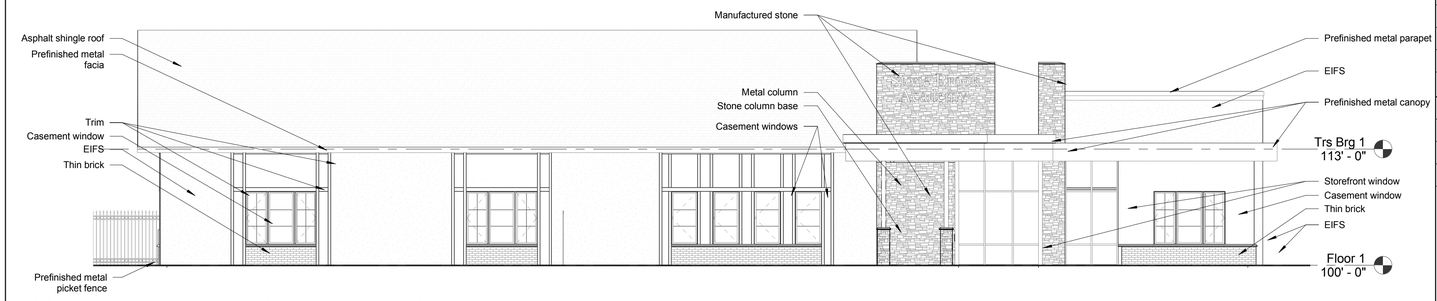
CS01

NOT FOR CONSTRUCTION

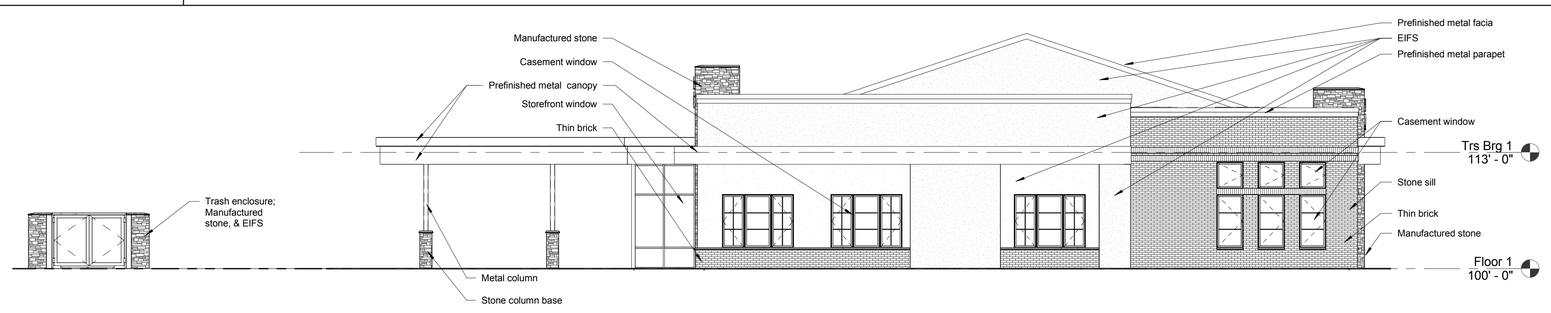
C:\Revit\RE\VIT 2017\17018 - Ramsey Daycare_maduenas.rvt
5/31/2017 3:04:30 PM



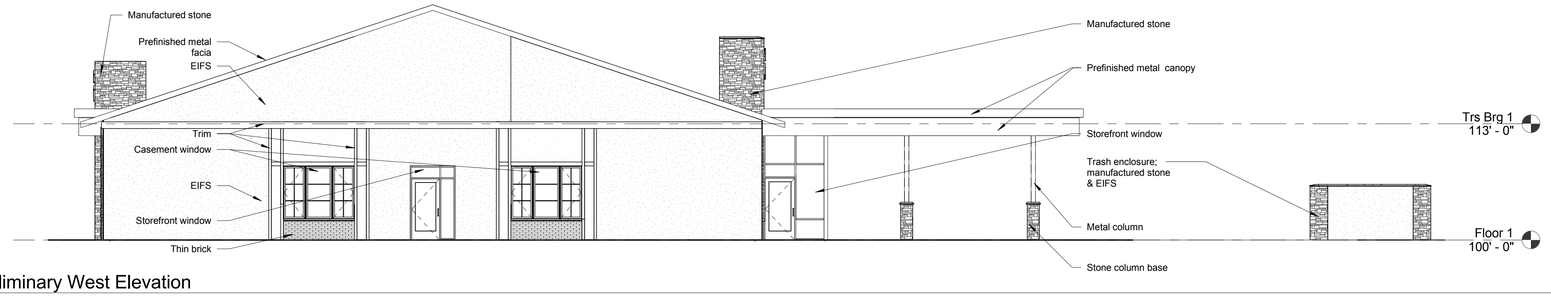
K4 / CS02 Preliminary North Elevation (View from Sunwood Drive)
1/8" = 1'-0"



G4 / CS02 Preliminary South Elevation (View from Veterans Drive)
1/8" = 1'-0"



D2 / CS02 Preliminary East Elevation (View from Yolite Street)
1/8" = 1'-0"



A2 / CS02 Preliminary West Elevation
1/8" = 1'-0"

Sign Statistics	
Sign Total	2
Sign Types	Wall Sign (2)
% of facade allowable	15%
% of facade total	North Facade: 2% South Facade: 2%
North Elevation Statistics	
Facade SF	1800 SF
EIFS %	40%
Stone/Brick/Metal %	44%
Windows %	16%
South Elevation Statistics	
Facade SF	1895 SF
EIFS %	51%
Stone/Brick/Metal %	27%
Windows %	22%
East Elevation Statistics	
Facade SF	1510 SF
EIFS %	39%
Stone/Brick/Metal %	41%
Windows %	20%
West Elevation Statistics	
Facade SF	1590 SF
EIFS %	83%
Stone/Brick/Metal %	3%
Windows %	14%

CNH ARCHITECTS
7300 WEST 147TH STREET, SUITE 504, APPLE VALLEY, MN 55124-7580 (952) 431-4433
© COPYRIGHT BY CNH ARCHITECTS, INC.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINT NAME: Quinn S. Hutson
SIGNATURE:
DATE: 05/04/17
LIC. NO.: 21234

CNH NO.: 17018
DATE: 05/23/17
REVISIONS:

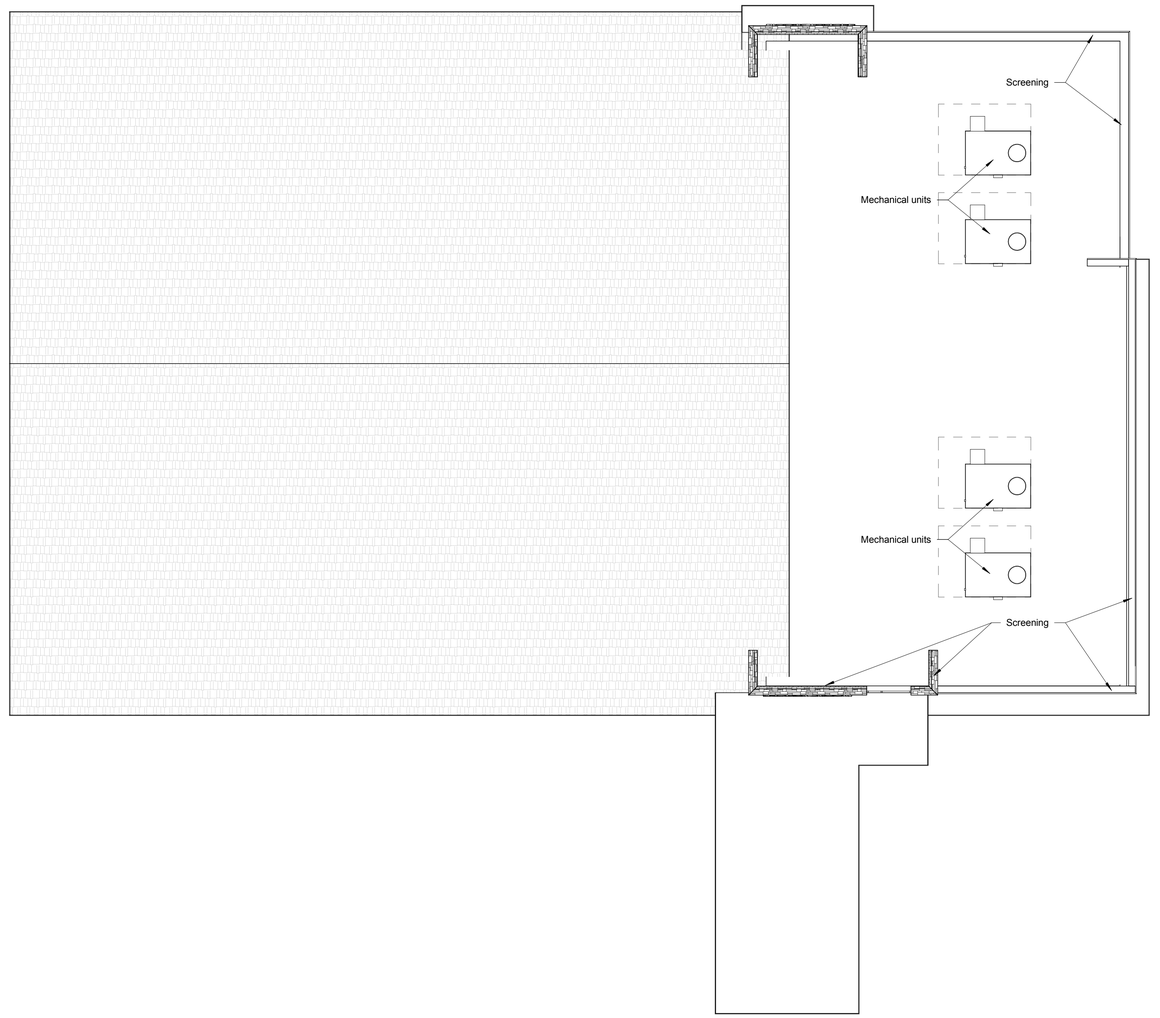
Stone Brook Academy
7800 Sunwood Drive
Ramsey, MN 55303

Elevations

CS02

NOT FOR CONSTRUCTION

C:\Revit\REVIT 2017\17018 - Ramsey Daycare_matkuenas.rvt
5/31/2017 3:04:33 PM



A7 / CS03 Roof Plan
1/8" = 1'-0"

0' 2' 4' 8'

NOT FOR CONSTRUCTION

C:\Revit\REVIT 2017\17018 - Ramsey Daycare_maduenas.rvt
5/31/2017 3:04:33 PM

CNH ARCHITECTS

7300 WEST 147TH STREET, SUITE 504, APPLE VALLEY, MN 55124-7580 (952) 431-4433

© COPYRIGHT BY CNH ARCHITECTS, INC.

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

PRINT NAME: Quinn S. Hutson

SIGNATURE:

DATE: 05/04/17 LIC. NO.: 21234

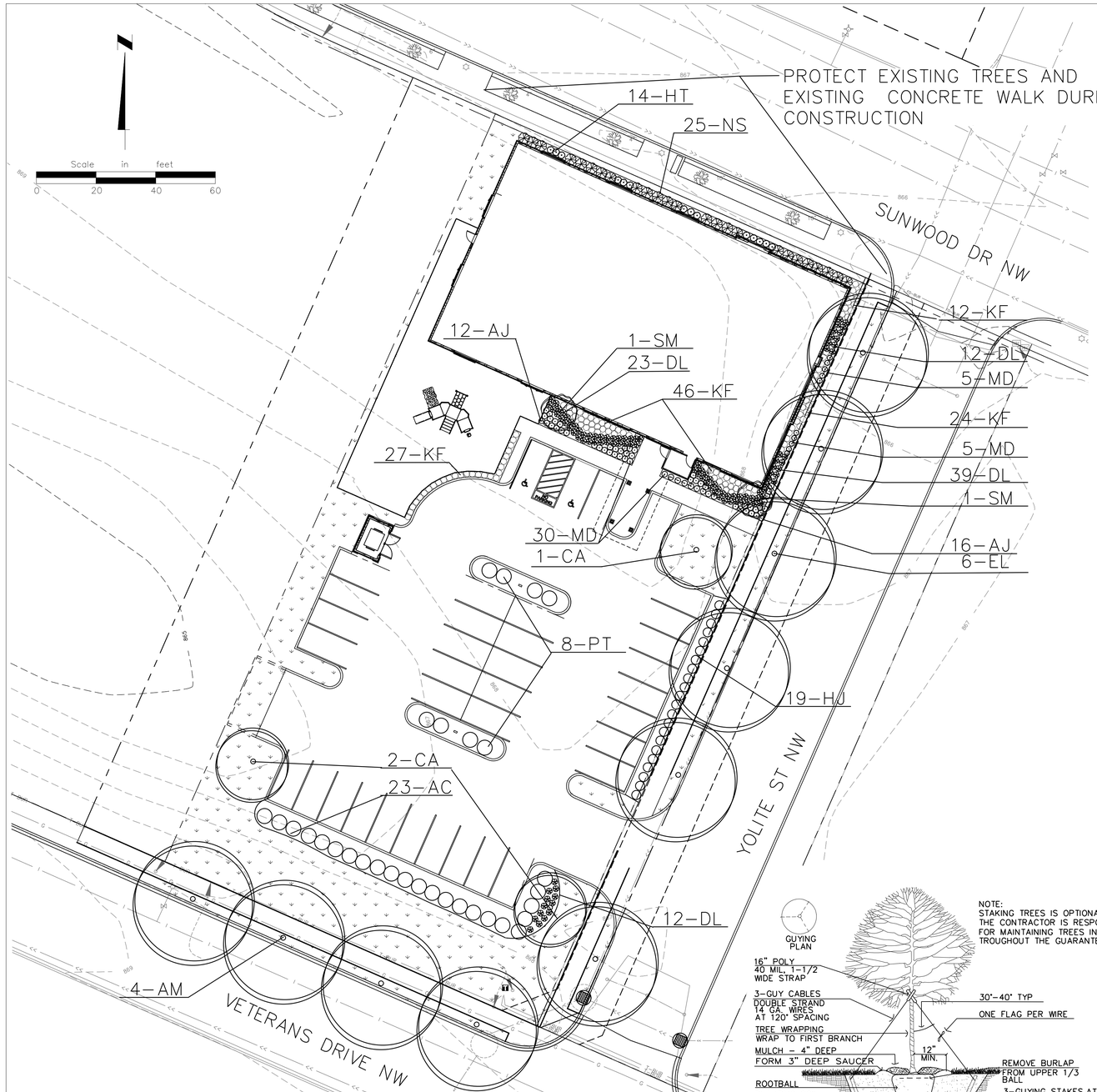
CNH NO.: 17018
DATE: 05/23/17
REVISIONS:

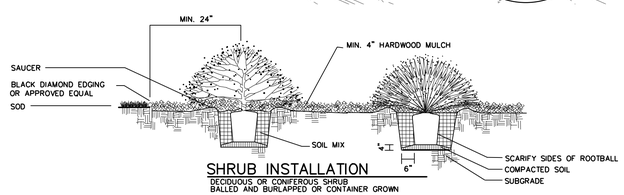
Stone Brook Academy

7800 Sunwood Drive
Ramsey, MN 55303

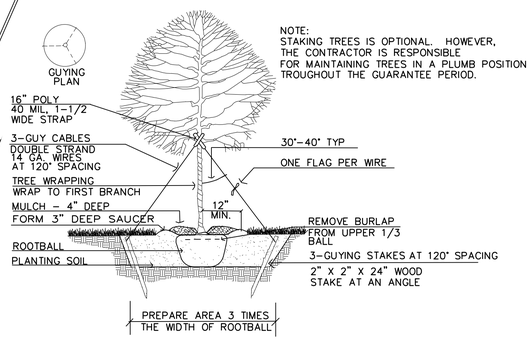
Roof Plan

CS03





SHRUB INSTALLATION
DECIDUOUS OR CONIFEROUS SHRUB
BALLED AND BURLAPPED OR CONTAINER GROWN



TREE INSTALLATION
DECIDUOUS TREE
BALLED AND BURLAPPED

IRRIGATION NOTES:

ALL SODDED AREAS, PLANTING BEDS AND PARKING ISLANDS SHALL HAVE AN IRRIGATION SYSTEM PER CITY REQUIREMENTS AND SHALL BE BID AS DESIGN BUILD. DO NOT IRRIGATE ANY SEEDED AREAS.

THE IRRIGATION SYSTEM WILL BE DESIGNED BY THE CONTRACTOR CHOSEN TO DO THE WORK. A DESIGN DRAWING IS TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT SHOWING LOCATIONS, SIZES, AND KINDS OF EQUIPMENT TO BE INSTALLED.

CONTRACTOR TO VERIFY MECHANICAL ROOM LOCATION AS SOURCE OF ELECTRIC AND WATER SUPPLY. CONTRACTOR SHALL COORDINATE ROUTING OF SUBWATER AND IRRIGATION CONTROL WIRING FROM MECH. ROOM TO FRONT OF BUILDING.

SUBMIT SHOP DRAWINGS AND PRODUCT FOR APPROVAL SHOP DRAWINGS SHALL INCLUDE LAYOUT OF SYSTEM AND DESIGN CALCULATIONS. SUBMIT PRODUCT DATA FOR PUMPS, CONTROLLER, SPRINKLE HEADS, BACKFLOW PREVENTER, RAIN SENSOR, AUTOMATIC VALVES AND OTHER MATERIALS.

OPERATING AND MAINTENANCE MANUALS SHALL BE SUBMITTED AND THE OWNERS PERSONNEL SHALL BE INSTRUCTED IN THE USE AND MAINTENANCE OF THE SPRINKLER SYSTEM.

IRRIGATION CONTRACTORS QUALIFICATIONS. THE IRRIGATION SYSTEM SUB-CONTRACTOR SHALL HAVE AT LEAST 3 YEARS CONTINUOUS, SATISFACTORY EXPERIENCE IN INSTALLING IRRIGATION SYSTEMS OF A SIMILAR SIZE AND TYPE. SUBMIT REFERENCE LIST OF SIMILAR SYSTEMS INSTALLED IN THE METRO AREA BY THE CONTRACTOR BIDDING.

FINAL ACCEPTANCE SHALL BE CONTINGENT UPON THE COMPLETION OF THE PROJECT. A DEMONSTRATION OF THE SYSTEM SHALL BE PROVIDED TO THE OWNER. ANY ADJUSTMENT TO HEADS SHALL BE MADE PRIOR TO THE DEMONSTRATION.

THE CONTRACTOR SHALL MAINTAIN A SKILLED JOURNEYMEN ON THE JOB DURING INSTALLATION, TOGETHER WITH A COMPETENT SUPERINTENDENT WHO HAS THE AUTHORITY TO ACT IN ALL MATTERS PERTAINING TO THE WORK..

IRRIGATION SYSTEMS MUST HAVE AN APPROVED BACKFLOW DEVISE INSTALLED IN THE IRRIGATION ENCLOSURE. IRRIGATION ENCLOSURE LOCATION AND CONSTRUCTION MATERIALS ARE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER. ALL SYSTEMS MUST INSTALL A RAIN SENSOR DEVISE TO STOP IRRIGATION DURING RAIN EVENTS.

GENERAL NOTES:

SHOULD A PLANT BE UNAVAILABLE AT THE TIME OF INSTALLATION, ALL SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY.

ANY EXISTING VEGETATION TO BE REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A MANNER THAT IS APPLICABLE WITH LOCAL CITY AND STATE REQUIREMENTS.

SEE ENGINEERS GRADING AND UTILITY PLANS FOR EXACT LOCATIONS OF BERMS, FENCE, RETAINING WALLS, AND PIPE LOCATIONS.

ALL TREES SHALL RECEIVE SAUCERS AND MULCH WITH SHREDDED HARD-WOOD INDIVIDUALLY AS PER PLANTING DETAIL. ALL SHRUB GROUPS SHALL RECEIVE A CONTINUOUS BEDLINE A MIN. 24" FROM THE ROOT-BALL OF THE PROPOSED PERIMETER PLANTS OF THAT GROUPING. FINAL SHAPE OF THE BEDLINES ARE TO BE FIELD APPROVED BY THE LANDSCAPE ARCHITECT. PLANTS SHALL BE MULCHED AS A CONTINUOUS MASS. ALL SHRUBS BEDS SHALL BE EDGED WITH A HEAVY DUTY BLACK DIAMOND EDGING OR APPROVED EQUAL.

HARDWOOD MULCH SHALL BE APPLIED TO ALL PLANTING BEDS AND GROUNDCOVER AREAS TO A 4" DEPTH.

ALL LANDSCAPE AREAS INCLUDING ALL PLANTING BEDS, PARKING ISLANDS, AND SODDED AREAS SHALL HAVE AN IRRIGATION SYSTEM PER CITY REQUIREMENTS AND SHALL BE PROVIDED BY OTHERS.

ALL AREAS WITHIN THE PROPERTY THAT ARE NOT SHRUB BEDS OR HARD SURFACED EXCEPT AS NOTED SHALL BE SODDED. ALL AREAS OUTSIDE THE PROPERTY LINES DISTURBED BY GRADING OR UTILITY INSTALLATION SHALL BE RETURNED TO EXISTING CONDITION OR BETTER OR AS NOTED.

PLANT SCHEDULE

SYM	QTY	SIZE	COMMON NAME	LATIN NAME
EL	6	2.5 B&B	ACCOLADE ELM	ULMUS JAPONICA X WILLSONANA MORTON
AM	4	2.5 B&B	AUTUMN BLAZE MAPLE	ACER X FREEMANII JEFFERSRED
CA	3	2.0 B&B	SPRING SNOW CRABAPPLE	MALUS "SPRING SNOW"
SM	2	#10 CONT	SMOKEBUSH	COTINUS COGGYGRID ANCOT
NS	25	#5 CONT	DWF NORWAY SPRUCE	PICEA ABIES PUMILA
HJ	19	#5 CONT	HETZ MIDGET ARBORVITAE	THUJA OCCIDENTALIS "HETZ MIDGET"
PT	8	#5 CONT	POTENTILLA	POTENTILLA FUITICOSA ULMAN
AC	23	#5 CONT	ALPINE CURRANT	RIBES ALPINUM
HT	14	#1 CONT	AUGUST MOON HOSTA	HOSTA "AUGUST MOON"
DL	86	#1 CONT	DAYLILY	HEMEROCALLIS "HAPPY RETURNS"
KF	109	#1 CONT	KARL FOERSTER GRASS	CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER"
MD	40	#1 CONT	MAY NIGHT SALVIA	SALVIA NEMOROSA "MAYNIGHT"
AJ	28	#1 CONT	AUTUMN JOY SEDUM	SEDUM X "AUTUMN JOY"
			INDICATES AREAS TO BE SODDED	

CITY SUBMITTAL

C:\Revit\REVIT 2017\17018 - Ramsey Daycare - mad_snas.rvt
5/1/2017 11:40:58 AM

CNH ARCHITECTS
7300 WEST 147TH STREET SUITE 504 APPLE VALLEY, MN 55124-7580 (952) 431-4430
© COPYRIGHT BY CNH ARCHITECTS, INC.

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

Reg. No. 20893 Date: 5-4-2017

PLS Engineering-Surveying
Landscape Architecture
HANSEN THORP PELLINEN OLSON, Inc.
952-829-0700 • 800-829-7808 fax

CNH NO.: 17018

DATE: 5/4/17

REVISIONS:

05-26-2017 SITE PLAN REVISION

StoneBrook Academy

7800 Sunwood Drive
Ramsey, MN 55303

Landscape Plan

L1



StoneBrook Academy - Preliminary North Perspective

Comm. No.: 17018
Date: 05/23/17



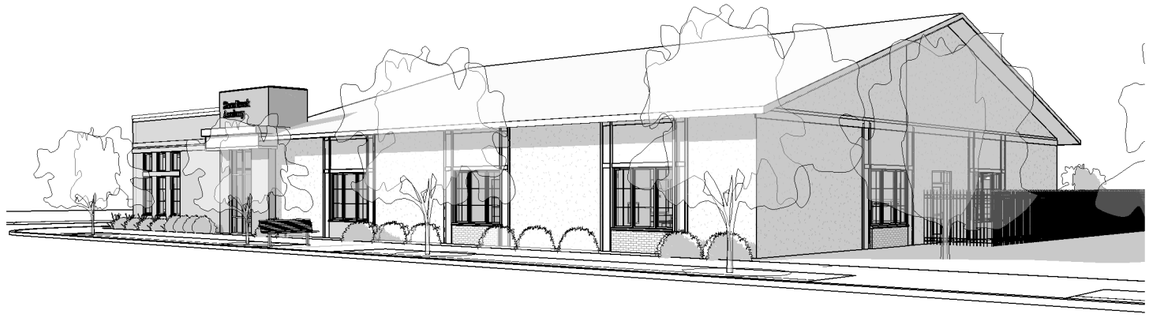
StoneBrook Academy - Preliminary Northeast Perspective

Comm. No.: 17018
Date: 05/23/17

CNH ARCHITECTS



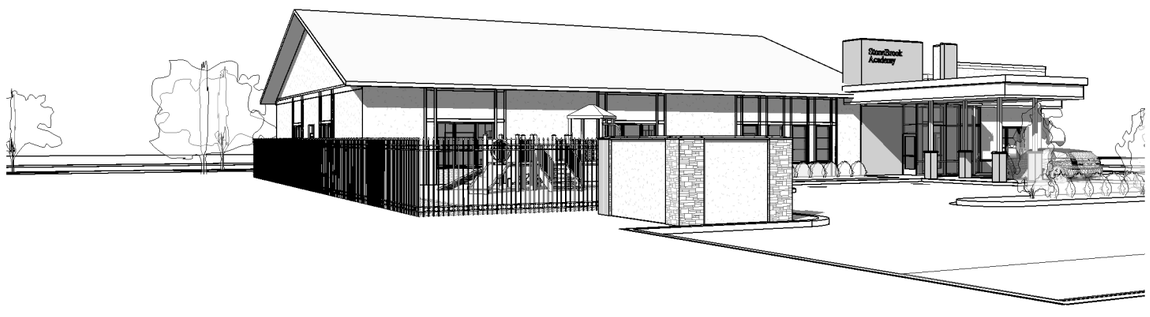
1 SC33 Northeast Perspective - Preliminary



2 SC33 Northwest Perspective - Preliminary



3 SC33 Southeast Perspective - Preliminary



4 SC33 Southwest Perspective - Preliminary

StoneBrook Academy - Preliminary Perspectives

Comm. No.: 17018
Date: 05/02/17

CNH ARCHITECTS

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Michael & Kristen Johnson**, ("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 March 15, 2017 (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, roughly one acre of the Property, legally described as follows:

   Outlot B, COR ONE PLAT, City of Ramsey, County of Anoka

   and further identified by Anoka County by the following property identification number(s):

   28-32-25-23-0010

3. **PURCHASE PRICE.** The purchase price for the Property is $3.30 per square foot (the "Purchase Price"). Buyer intends to purchase roughly 1-acre of land. Buyer is responsible for subdividing property, providing the City of Ramsey with a legal description of the new parcel, and an official parcel size.

4. **EARNEST MONEY.** By March 22, 2017 Buyer must deposit the sum of $7,500 (the "Earnest Money") with Commercial Partners Title Company, 200 South 6th Street, #1300, Minneapolis, MN 55402 ("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 9, $7,500 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) 120 business days after the Effective Date, 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 9(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 9(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. **SURVEY.** Seller shall, at Seller's expense, obtain an ALTA/NSPS 2016 survey (Table A, items 1-4 and 6, 8, and 11) (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. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) 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.

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 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.

8. 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.

9. 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 August 01, 2017 (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).

10. 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.

11. 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.

12. **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.

13. **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: Stone Brook Academy
Michael & Kristen Johnson
2505 153rd LN NW
Andover, MN 55304

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.

14. CLOSING. This transaction shall close within 14 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. The cost of providing Title Commitment as prescribed in Section 6
5. 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.
6. State deed tax

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

15. 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 (5% of final sale price). 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.

16. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party. The City recognizes the Buyer intends to bring a future request to reassign this Agreement to Stone Brook Academy LLC, a company that will be registered officially with the State of Minnesota.

17. THIRD PARTY BENEFICIARY. There are no third party beneficiaries of this Agreement, intended or otherwise.

18. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint venturers or partners.

19. 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.

20. 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.

21. **BINDING EFFECT.** This Agreement binds and benefits the Parties and their successors and assigns.

22. **CONTROLLING LAW.** This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

23. **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.

24. **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.

25. **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.

26. **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.

27. **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.

28. **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.

29. **OPTION TO EXTEND.** In the event Buyer requests a 60-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 immediately, and will comply with terms outlined in Section 4 of this Agreement. Buyer is granted a maximum two extensions.

30. **CONSTRUCTION DEADLINE.** Buyer shall obtain a certificate of occupancy from the City of Ramsey for the construction of a roughly 10,000 square foot commercial building, by September 1, 2018. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcels for which a certificate of occupancy was not obtained, or in the alternative, and at Seller's sole discretion, Buyer shall pay Seller $20,000.

31. **PLATTING & DEVELOPMENT AGREEMENT.** Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for a roughly 1-acre, 10,000 square foot commercial building before Closing. Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards.

32. **ROAD CONNECTION.** Both the Buyer and Seller understand that a road connection must be constructed between Sunwood Drive and Veteran's Drive as part of this proposed development project. If the road connection is required to be a public road, the Buyer will be assigned 20% of total projects costs. If the road connection is required to be a private road connection, the Buyer will be assigned 50% of total project costs. This item will be discussed and finalized during the City of Ramsey's official Site Plan Review process.

33. **ACCESS EASEMENTS.** The Buyer is proposing a 1-acre commercial childcare center development on the Subject Property. Buyer shall provide the City of Ramsey public access easements for any private access roadways constructed across the Subject Property. The City of Ramsey shall determine, during the official Site Plan Review and Platting Processes, the minimum specifications of said private access roadways. A detailed and final form access agreement will be drafted and recorded within the Development Agreement.

SELLER: The City of Ramsey, Minnesota

By: _____ Dated: 3/28, 2017
Sarah Strommen, Mayor

By: _____ Dated: 3/28, 2017
Kurt Ulrich, City Administrator

BUYER: Kristen & Michael Johnson

By: _____ Dated: 3/23/2017, 2017
Kristen Johnson

By: _____ Dated: 3/23/17, 2017
Michael Johnson

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, July 13, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Jim Steffen Member Brian Burandt Member Glen Hardin Member Chris Riley Member Wayne Skaff Member Kristine Williams (arrived at 7:32 a.m.)
Members Absent:	Member Philip Brunt
Also Present:	Patrick Brama, Econ. Dev. Mgr/Assistant City Administrator Kurt Ulrich, City Administrator Brian Pankratz, CBRE Jim Deal, PSD Matt Kuker, PSD Mike Mulrooney, CMDC

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated June 8, 2017

Motion by Member Hardin, seconded by Member Skaff, to approve the June 8, 2017, minutes as presented.

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

Member Williams arrived.

4. EDA BUSINESS

4.01: Strategy for Marketing and Selling City Owned Land

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Chairperson Steffen asked Mr. Pankratz for his input on not working with a broker long-term.

Brian Pankratz stated that if the City were to sell the remaining land in a bulk sale, the developer would have the carry costs and maintenance on their hands, which will take the land price down. He noted that the developer would also want certainty on what can and cannot be developed in each location. He stated that the unknown road alignment for Ramsey Parkway has come into play in some discussions. He stated that another question would be if the amenities will be put into place, such as Lake Ramsey. He stated that another issue is the visibility or lack thereof, from Highway 10, and therefore signage should be considered. He noted that zoning would be another component to consider. He stated that there is a lot of activity and once that is in place and the press releases go out, that will continue to build interest. He stated that a full restaurant is very expensive to build and there are not second and third generation restaurant buildings for a restaurant to come into.

Chairperson Steffen asked if Mr. Deal had input.

Jim Deal stated that the activity has picked up substantially and the industrial side of things is starting to pick-up, which is why PSD thinks there is opportunity for a business park. He noted that the increased industrial business would bring in additional traffic to The COR, which can bring in additional interest for businesses. He stated that the more rooftops you gain, the more interest you will get from commercial and retail. He identified an area (the old Diamonds parcel) that would be perfect for a large anchor, such as a Menards or Fleet Farm, which will then attract additional retailers.

Matt Kuker stated that signage is a huge issue because businesses want to be visible from Highway 10. He stated that people do not want to buy land if they do not know what can be done on it. He stated that rather than master plan the development, they will almost have to piece it together as it comes. He noted that the interest turned down for the Diamonds parcel was another RV dealer and they felt the City did not need another RV dealer.

Chairperson Steffen agreed that the City should probably follow the wait and see approach because there are so many projects in the hopper.

Economic Dev. Mgr/Assistant City Administrator Brama stated staff and the City is not taking the position of not doing anything and waiting, because there are several initiatives currently underway, and there will be more moving forward. He noted that this would be more of an interim approach to allow the market to adjust.

Member Riley stated that doing nothing is not an approach he will support, but stated that he does understand that there is a lot going on right now that could attract additional interest. He stated that the City should be prepared to say what they want when the time is right.

Chairperson Steffen stated that the City is doing all of the things outlined in the case under the recommendation and confirmed the consensus of the EDA to follow the steps of the interim route.

City Administrator Ulrich stated that the recommendation was to stay the course identified and let the pieces get into place in order to reassess the situation and identify a long-term strategy. He stated the recommended approach was not to wait and do nothing.

Member Riley stated that Mr. Pankratz has knowledge of where the City has been in the past, to where they are now, and where they may end up in the future and asked for his opinion.

Mr. Pankratz stated that perhaps there is a happy medium in between that involves the City, a broker, and developer. He stated that the RFP process is unknown, noting that Shakopee is selling their old City Hall for $2, plus incentives through TIF. He stated that from where the City was three years ago to where they are now has changed the perception of the City in a positive manner. He stated that the City is creating a positive momentum. He explained that the retail market has changed so dramatically in the past year that retailers are gun shy. He stated that the housing market continues to boom. He stated that the City could probably get a master developer but he was unsure how much skin those developers would be willing to put in the game. He stated that the unknown with an RFP is how much the developer is willing to put into the game and what they are going to do.

Mr. Kuker stated that ISD #11 is looking for a bond and identified Ramsey as one of their biggest areas. He noted that another school would bring additional interest. He agreed that the perception of Ramsey has changed in the past few years in a positive measure.

Member Riley stated that although there are projects to be excited about, these are not the projects that residents have been asking for.

Member Williams stated that the City does not know the cost to engage a developer, and what the deliverables would specifically be. She stated that this interim plan maintains the status quo but the EDA still needs to identify what they want and what they are willing to pay for.

Mr. Deal noted that restaurants are a tough market and will be a tough sell. He noted that hotels have also been a discussion but those developers are also shy because they are unsure that the traffic flow would support that development. He stated that those projects will come once the City has more activity.

Mr. Pankratz stated that if residents want restaurants they should email those businesses to tell them they would like to see their business in Ramsey.

Member Williams encouraged the group to continue to discuss the vision, because if the EDA does not provide input, they will become reactive to someone else's vision rather than being a part of that voice. She provided additional input on the vision statement and the groups that have been involved.

Economic Dev. Mgr/Assistant City Administrator Brama stated that he can add language that the EDA would like to continue to be a part of the visioning process.

Member Williams suggested that the EDA take the vision statement and make their recommended changes; considering what the statement is today and whether the robust statement is what they want to put forward to developers. She stated that she has thoughts on the plan from an EDA perspective, noting that the momentum of the document is going to represent the vision of The COR, although it reads more like a working document from one group (Planning Commission). She did not believe it is representative of what the EDA or the City as a whole would like to see.

Economic Dev. Mgr/Assistant City Administrator Brama stated that he can bring that document back to the EDA to review and provide input.

Chairperson Steffen agreed that the EDA should be involved rather than simply reviewing the work of the Planning Commission. He stated that it would be helpful for the EDA to jump on board before the train gets too far out of the station.

The consensus of the EDA is to stay the course and reassess in the future, while continuing to participate in the vision discussion.

4.02: 2018 EDA Workplan

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Chairperson Steffen asked for clarification on business incubators.

Economic Dev. Mgr/Assistant City Administrator Brama provided additional details on flexible workspaces, noting that many microbusinesses start in that manner because they do not have the capacity to lease space.

Chairperson Steffen stated that he would support having business incubators within the Workplan. He stated that RALF moved from secondary to primary and asked if there were any other shifts.

Economic Dev. Mgr/Assistant City Administrator Brama confirmed that was the only shift.

Member Riley stated that the City is only looking at strategic RALF properties. He noted that in the past the City was too aggressive and is now being more strategic in acquiring properties, rather than simply acquiring the properties and removing them from the tax roll.

City Administrator Ulrich stated that as the road alignment is known, the City will be able to resell some of the properties that will not be needed that were purchased through RALF.

Member Riley asked for additional clarification on the infrastructure.

Economic Dev. Mgr/Assistant City Administrator Brama stated that there is infrastructure in place, but there is no plan for future infrastructure that will be needed.

Member Riley stated that the City has a few plats that are pending and asked if that would be a good time to redo work and attempt to gain a separate zip code for Ramsey.

Economic Dev. Mgr/Assistant City Administrator Brama stated that the City is able to reapply once per year at minimum for its own zip code. He stated that there are items beyond number of mailing addresses or population that dictate where post offices are placed. He stated that the other items outside of population and addresses are what is keeping the City from that step.

Member Riley asked if the old municipal center should be removed.

Economic Dev. Mgr/Assistant City Administrator Brama stated that there is not much left on that project and the City will continue to progress whether the item is on the Workplan or not.

It was the consensus of the EDA to remove the old municipal center from the Workplan as the EDA's work on that item has been completed.

4.03: CBRE Real Estate Listing Contract, Amendment #2, 1-Year Extension w/Month to Month Termination Option

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Chairperson Steffen asked if Mr. Pankratz is comfortable with this proposal.

Mr. Pankratz stated that he is comfortable with this agreement.

Motion by Member Skaff, seconded by Member Hardin, to recommend to City Council to approve the 1-year contract extension for broker services with CBRE, subject to final review and amendments by the City Attorney.

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

4.04: Riverstone Development Purchase Agreement (Portions may be closed to the public)

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Member Riley asked why the road was incorrectly aligned to begin with.

Economic Dev. Mgr/Assistant City Administrator Brama replied that the road was historically aligned incorrectly.

Member Riley asked, and received confirmation, that the purchase price includes the right-of-way.

Member Williams stated that she would like to consider discussing the purchase price, as the development has a higher density than the other parcels and is on a major road. She believed that the City should carefully consider the purchase price.

Economic Dev. Mgr/Assistant City Administrator Brama replied that the EDA can go into closed session to discuss the purchase price. He noted that the discussion can also occur in open session if the EDA is comfortable with that. He stated that this deal is on the bottom of the range and therefore the EDA could negotiate for a higher price.

Chairperson Steffen stated that discussion could occur in open session.

Member Williams stated that the 1.5 acres has a higher density, has more visibility and is closer to the major road than the section in the middle of the development. She explained that higher density equals higher prices for the developer. She believed that parcel is worth more than 1.5 acres in other areas. She stated that perhaps negotiation should occur on that parcel. She stated that it is not lost on her that the difference is not worth the effort of renegotiating when this supports a development that supports a lot of the goals of the community. She asked for the input of the EDA on whether that is the right price for the right project.

Economic Dev. Mgr/Assistant City Administrator Brama replied that the property is listed at $40,000 per acre and the offer was at $25,000 per acre. He stated that the next step could be for staff to counter and ask for $5,000 to $10,000 more before this moves forward to the City Council.

Chairperson Steffen asked if the road has to be realigned.

Economic Dev. Mgr/Assistant City Administrator Brama confirmed that the Preliminary Plat has already been approved, and therefore the realignment of the road will occur. He confirmed that the realignment does allow approximately four additional lots to be built.

Chairperson Steffen agreed that it would be justified to bring the counteroffer to Capstone for $5,000 to $10,000 more per acre.

Motion by Member Skaff, seconded by Member Burandt, to recommend to City Council to adopt the purchase agreement between the City of Ramsey and Riverstone Development for roughly 1.9 acres of City owned land, and direct staff to counteroffer an additional $5,000 to $10,000 per acre for the sale price.

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

Member Hardin left the meeting at 8:46 a.m.

4.05: Request from Ramsey Business for Use of EDA Revolving Loan Fund: Case of Stone Brook Children's Academy

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Mike Mulrooney, CMDC, stated that when they reviewed the request they believed that it would be helpful for the owners to reserve as much capital for working purposes. He stated that the borrowers are highly educated with excellent track records and have jobs outside of this endeavor, which lends additional support for the repayment ability for the loan long-term. He explained that this is a start-up business and therefore additional equity is required, moving the line from ten percent to 15 percent. He noted that the revolving loan fund could fill that equity gap. He explained the difference between the note rate and effective rate.

Chairperson Steffen asked if the construction costs have risen in the past few months.

Michael Johnson, representing the applicant, replied that the construction costs have risen with the comments and requirements of the Planning Commission. He noted that the increased brick and glass will have a positive impact on the aesthetics of the project, but do have a higher cost.

Member Riley asked if the landowner and business operated are separate entities or whether the two are one in the same.

Mr. Mulrooney replied that the landowner will be separate for the operator but noted that both parties will be signed onto the loan as co-borrowers.

Chairperson Steffen asked if it is necessary to go out 15 years on the term of the loan.

Mr. Mulrooney stated that he believes that it is necessary because the loan will be secured with the same assets and therefore the SBA policy is to match the same term as the SBA. He stated that the SBA term is 20 years but he feels that they will be able to gain approval from the SBA on the 15-year term to match the requirements of the City.

Chairperson Steffen asked for input on the process from the applicant.

Mr. Johnson stated that they are in the final stages of the approvals from the City and are awaiting the finishing touches on the loan processes. He stated that once approval is gained from the City, they would finalize the purchase of the property and would hope to break ground soon after. He stated that they are ready and are about three months behind their original schedule.

Motion by Chairperson Steffen, seconded by Member Burandt, to recommend to City Council to approve a Ramsey EDA Loan to MK Johnson LLC consistent with the terms and conditions outlined in this case and to direct staff to draft proper loan agreements and loan documents for approval by the City Council.

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

4.06: PSD LLC Business Park, Building B, Adrenaline Sports Center, Public Financing Agreement

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Chairperson Steffen asked and received confirmation that the developer has closed on the land since the last meeting.

Mr. Kuker stated that once approval is gained on the 25th they will order the wall panels. He believed that on the 25th they will also be approved to move dirt on the site. He noted that the tree clearing and mass grading was approved subject to the approval of the LRRWMO permit.

Jason Arsvold, Ehlers, stated that the numbers are very similar to the TIF building, noting that this building is a bit larger than the TIF building and there is already a tenant for this building. He stated that with the assistance, after year five there would be a cash on cost return of eight percent; noting that year five would be the year the City assistance runs out. He stated that is within the acceptable range and is not being over subsidized by any means.

Chairperson Steffen asked when the first payment would begin.

Mr. Arsvold replied that the payments would begin one year after completion and would continue for three years, beginning in 2019 and then in 2020 and 2021.

Mr. Kuker stated that he appreciates the quick work of staff to change the parcels. He recognized that changing the plans made things a bit scrambled and wanted to express his appreciation to City staff and the Council.

Motion by Member Skaff, seconded by Member Burandt, to recommend to City Council to approve Resolution #17-07-177 awarding a business subsidy to PSD LLC.

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

5. MEMBER / STAFF UPDATE

The EDA reviewed the Staff Update.

Economic Dev. Mgr/Assistant City Administrator Brama provided an update.

City Administrator Ulrich reported that the City is in the process of attempting to obtain the land back from McDonald's. He noted that the City met with the Game Fair the previous day and provided a flyer for this year's event.

Member Riley stated that the Council reviewed the preliminary budget, noting that there was no change to the EDA portion. He stated that the EDA might be interested in reviewing the preliminary budget to provide input.

6. ADJOURNMENT

Motion by Chairperson Steffen, seconded by Member Skaff, to adjourn the meeting.

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

The regular meeting of the Economic Development Authority adjourned at 9:13 a.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Patrick Brama
Econ. Dev. Mgr/Assistant City Administrator

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.