City of Ramsey
Agenda
Regular City Council
Tuesday, August 22, 2017
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation

3. Citizen Input

4. Consent Agenda

1. Receive July 2017 Financial Reports - General Fund and Enterprise Funds

2. Note the Following Boards and Commissions Meeting Minutes:
   - Planning Commission Meeting Minutes Dated June 1, 2017
   - Economic Development Authority Meeting Minutes Dated June 8, 2017
   - Park and Recreation Meeting Minutes Dated June 8, 2017
   - Special Planning Commission Meeting Minutes Dated June 12, 2017
   - Environmental Policy Board Meeting Minutes Dated June 19, 2017

3. Approve Licenses

4. Approve Rental Licenses

5. Approve the Following Meeting Minutes:
   1. City Council Work Session dated 08/08/17
   2. City Council Regular dated 08/08/17

6. Approve Lease Agreement Amendment: Northern Light Church: 6701 Hwy 10 Office Space

7. Adopt Resolution #17-08-204 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received during the Period of August 3, 2017 through August 16, 2017

8. Adopt Resolution #17-08-203 Approving an Encroachment Agreement for a Chain Link Fence in a Drainage and Utility Easement at 7066 167th Crossing NW

5. Approve Agenda

6. Public Hearing

7. Council Business

1. Adopt Resolution #17-08-197 Approving a Request for an Amended Conditonal Use Permit for Motor Vehicle Sales and Repair at 6845 Highway 10 NW (Project No. 17-136); Case of EJ Properties LLC

2. Approval of Final Plat and Site Plan for Greenway Terrace (Project #16-84); Case of Aeon, LLC

3. Approve Actions for Cole Addition Located Near 168th Ave NW and 168th Ln NW; Case of Bryon and Lynn Cole (Project No. 17-132)
    1. Introduce Ordinance #17-12 Vacating Certain Drainage and Utility Easements
    2. Adopt Resolution #17-08-202 Approving Final Plat and Development Agreement

4. Adopt Resolution #17-08-205 Granting Final Plat and Development Agreement for Anoka Hennepin 2nd Addition; Case of Anoka Hennepin School District

5. Receive Update on Proposed Plat Known as Northfork Meadows Located Near Puma Street and Alpine Drive; Case of Paxmar (Project #17-126)

6. Review Inland Group Proposed Project

7. Approve Settlement Agreement and Mutual Release by and between the City of Ramsey, Minnesota and McDonald's USA, LLC and Adopt Resolution #17-08-206 Authorizing Transfer of Right of Re-Entry Contained in Deed

8. **Mayor/Council/Staff Input**

9. **Adjournment**

CC Regular Session **4. 1.**

Meeting Date: 08/22/2017

By: Diana Lund, Finance

Information

Title

Receive July 2017 Financial Reports - General Fund and Enterprise Funds

Purpose/Background:

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

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

Action:

No action required. Informational only.

Attachments

July 2017 General Fund Financial Report - Budget to Actual

July 2017 Enterprise FInancial Reports - Budget to Actual

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/17/2017 04:16 PM
Form Started By: Diana Lund		Started On: 08/16/2017 07:42 AM
Final Approval Date: 08/17/2017		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2016 THROUGH PERIOD ENDING: July 31, 2017

GENERAL FUND EXPENDITURES - BY DEPARTMENT -

Dept	-CURRENT YEAR ADOPTED BUDGET-	CURRENT YTD GENERAL LEDGER
Admin	1,977,847.00	936,873.32
Com Dev	806,971.00	461,719.85
Contingency	180,448.00	75,891.55
Council	127,259.00	68,265.74
Finance	477,560.00	398,924.28
Fire	895,212.00	528,042.42
Legal	128,600.00	52,420.89
Police	3,453,477.00	1,807,758.50
Public Works	3,081,385.00	1,441,048.32
Grand Total	**11,128,759.00**	**5,770,944.87**

GENERAL FUND EXPENDITURES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Capital Outlay	302,406.00	235,875.01
Debt Service	120,412.00	75,891.55
Other Services & Charges	2,631,607.00	1,061,691.18
Personal Services	7,249,034.00	4,004,232.92
Supplies	825,300.00	393,254.21
Grand Total	**11,128,759.00**	**5,770,944.87**

GENERAL FUND REVENUES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Taxes	8,685,635.00	4,482,384.20
Charges for Services	619,462.00	308,597.34
Business Licenses/Permits	49,300.00	42,586.36
Fines and Forfeits	66,000.00	35,493.45
Federal Intergovernmental	7,500.00	-
State Intergovernmental	336,550.00	151,419.00
Interest	100,000.00	-
Local Intergovernmental	8,000.00	-
Miscellaneous	31,000.00	11,344.14
Non-Business Licenses/Permits	462,500.00	306,463.15
Transfers in	762,812.00	258,000.00
Grand Total	**11,128,759.00**	**5,596,287.64**

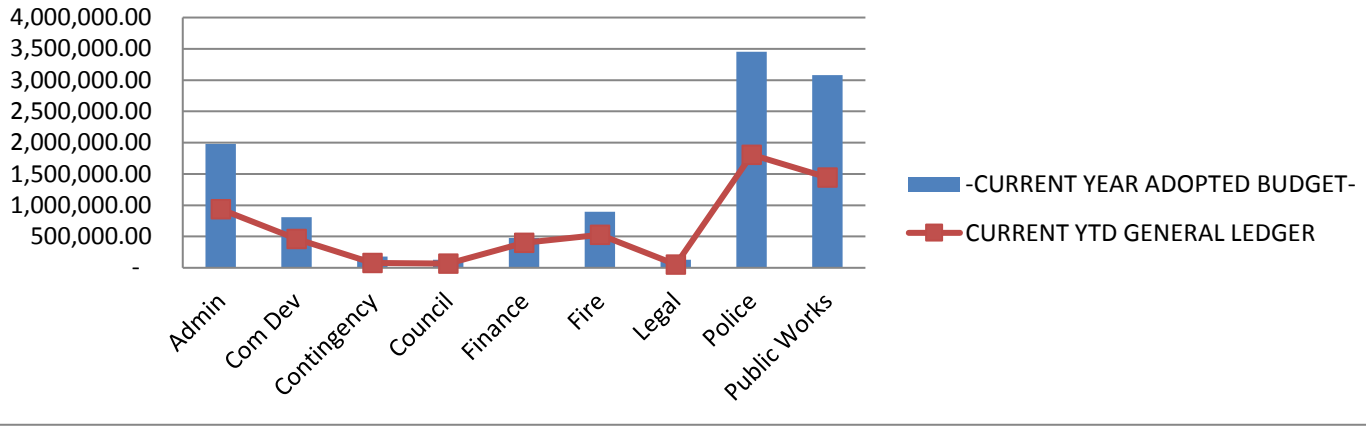
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

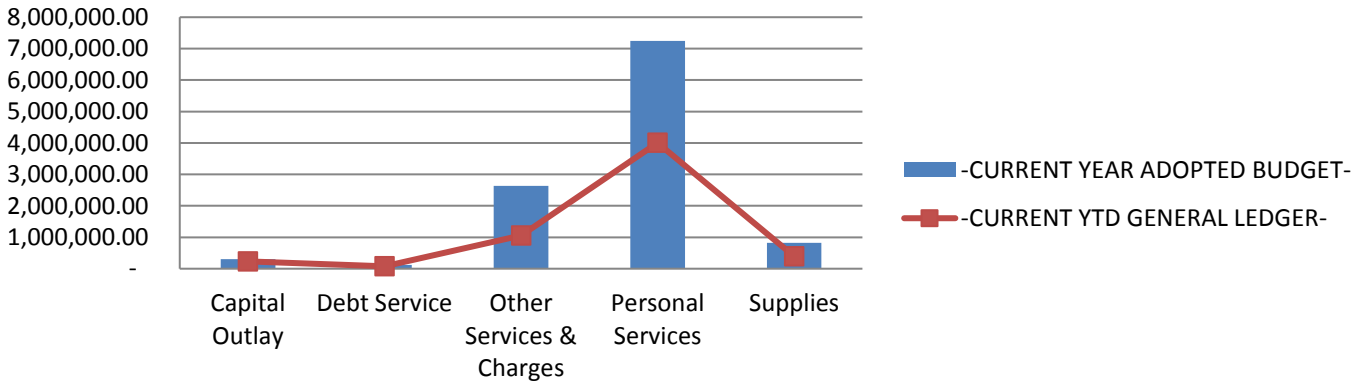
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2016 THROUGH PERIOD ENDING: July 31, 2017

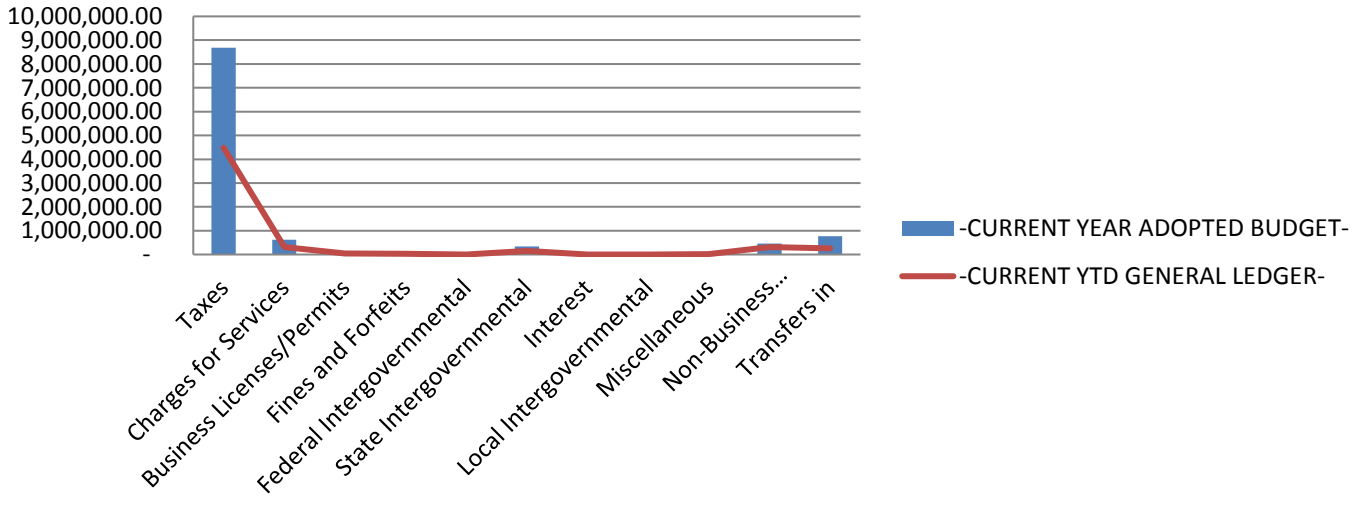
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



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

PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2016 THROUGH PERIOD ENDING: July 31, 2017

REVENUES

BUSINESS UNIT	9601	WATER UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(12,000.00)	(3,811.07)	31.76%
4609 OTHER MISCELLANEOUS REVENUES	62,000.00	64,893.75	104.67%
4651 WATER REVENUE		92.00	0.00%
4652 WATER SALES - RESIDENTIAL	1,098,237.00	652,690.84	59.43%
4653 WATER SALES-COMMERCIAL	859,824.00	314,176.11	36.54%
4654 WATER PENALTIES	37,995.00	11,592.63	30.51%
4655 WATER METER INSTALLATION	10,000.00	9,380.00	93.80%
4656 WATER METERS	25,000.00	21,811.75	87.25%
4657 CONNECTION/RECONNECTION FEES	500.00	100.00	20.00%
4701 INTEREST ON INVESTMENTS	120,000.00	-	0.00%
4702 MISCELLANEOUS INTEREST	-	9,589.83	0.00%
4606 DEVELOPER FEES (WAC)		239,064.00	0.00%
4601 MISCELLANEOUS REVENUE		753.46	0.00%
Grand Total	**2,201,556.00**	**1,320,333.30**	

EXPENSES

BUSINESS UNIT	9601	WATER UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	223,557.00	84,797.47	37.93%
6103 FULL TIME-REGULAR-OVERTIME	13,500.00	6,670.19	49.41%
6105 TEMPORARY-WAGES & SALARIES	17,066.00	3,280.54	19.22%
6121 PERA CONTRIBUTIONS	17,779.00	7,383.64	41.53%
6122 FICA/MEDICARE CONTRIBUTIONS	19,574.00	7,841.46	40.06%
6131 GROUP INSURANCE	28,356.00	12,820.50	45.21%
6133 WORKERS COMP INSURANCE PREMIUM	8,914.00	-	0.00%
6208 MISCELLANEOUS OFFICE SUPPLIES	600.00	53.61	8.94%
6223 GASOLINE	3,500.00	901.50	25.76%
6225 DIESEL FUEL	4,500.00	1,636.50	36.37%
6229 SHOP MATERIALS	500.00	641.28	128.26%
6231 UNIFORMS & TURN-OUT GEAR	2,800.00	2,268.27	81.01%
6249 MISCELLANEOUS OPERATING SUPPLY	18,000.00	8,444.47	46.91%
6257 OTHER VEHICLE PARTS	7,000.00	1,300.09	18.57%
6273 UTILITY SYSTEM MAINT SUPPLIES	75,000.00	26,499.08	35.33%
6281 SMALL TOOLS & MINOR EQUIPMENT	6,000.00	208.64	3.48%
6292 WATER METERS FOR RESALE	40,000.00	33,576.57	83.94%
6315 MISCELLANEOUS PROFESSIONAL SER	190,000.00	8,470.11	4.46%
6322 POSTAGE	1,000.00	1,665.59	166.56%
6323 CELLULAR PHONES	3,000.00	1,181.32	39.38%
6335 TRAINING	1,500.00	965.00	64.33%
6352 GENERAL NOTICE & PUBLIC INFOR	700.00	-	0.00%
6361 GENERAL LIABILITY/PROPERTY INS	30,554.00	-	0.00%
6371 ELECTRIC UTILITIES	120,000.00	46,080.54	38.40%
6373 GAS	4,000.00	1,160.74	29.02%
6374 REFUSE/RECYCLING	700.00	337.67	48.24%
6381 BUILDING & STRUCTURE REPAIR	2,000.00	-	0.00%
6439 OTHER MISCELLANEOUS	53,000.00	50.00	0.09%
6451 MEMBERSHIP DUES	800.00	-	0.00%
6489 OTHER CONTRACTED SERVICES	72,000.00	8,065.58	11.20%
6722 DEPRECIATION	705,629.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	40,000.00	40,000.00	100.00%
Grand Total	**1,711,529.00**	**306,300.36**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2016 THROUGH PERIOD ENDING: July 31, 2017

REVENUES			
BUSINESS UNIT	**9601**	**WATER UTILITY**	
GENERAL LEDGER ACCOUNT	**CURRENT YEAR REQUESTED BUDGET**	**CURRENT YTD GENERAL LEDGER**	**-% of Budget-**

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2016 THROUGH PERIOD ENDING: July 31, 2017

REVENUES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(11,000.00)	(4,596.35)	41.79%
4273	OTHER STATE GRANTS & AIDS		27,180.81	0.00%
4356	SEWER AVAILABILITY CHARGE-ADM	2,000.00	1,640.10	82.01%
4609	OTHER MISCELLANEOUS REVENUES	15,000.00	2,096.47	13.98%
4661	RESIDENTIAL-SEWER CHARGES	1,138,447.00	580,784.69	51.02%
4662	COMMERCIAL-SEWER CHARGES	350,745.00	187,942.33	53.58%
4663	SEWER PENALTIES	40,152.00	15,589.48	38.83%
4701	INTEREST ON INVESTMENTS	70,000.00	-	0.00%
4702	MISCELLANEOUS INTEREST	15,276.00	14,038.55	91.90%
4606	DEVELOPER FEES (WAC)		107,322.00	0.00%
4601	MISCELLANEOUS REVENUE		753.45	0.00%
Grand Total		**1,620,620.00**	**932,751.53**	

EXPENSES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	147,861.00	43,390.16	29.35%
6103	FULL TIME-REGULAR-OVERTIME	-	226.60	0.00%
6105	TEMPORARY-WAGES & SALARIES	-	6,028.42	0.00%
6121	PERA CONTRIBUTIONS	11,090.00	3,759.18	33.90%
6122	FICA/MEDICARE CONTRIBUTIONS	11,404.00	3,905.46	34.25%
6131	GROUP INSURANCE	7,821.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	4,799.00	-	0.00%
6223	GASOLINE	3,500.00	1,609.66	45.99%
6225	DIESEL FUEL	2,500.00	1,930.61	77.22%
6231	UNIFORMS & TURN-OUT GEAR		41.00	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	11,500.00	7,232.04	62.89%
6275	OTHER EQUIPMENT PARTS	7,000.00	2,643.26	37.76%
6315	MISCELLANEOUS PROFESSIONAL SER	81,000.00	95.00	0.12%
6335	TRAINING	1,500.00	790.00	52.67%
6361	GENERAL LIABILITY/PROPERTY INS	18,540.00	-	0.00%
6371	ELECTRIC UTILITIES	15,000.00	5,379.85	35.87%
6373	GAS	3,000.00	716.01	23.87%
6374	REFUSE/RECYCLING	700.00	337.67	48.24%
6377	SEWER SERVICE CHARGE	755,600.00	503,733.20	66.67%
6489	OTHER CONTRACTED SERVICES	22,000.00	15,217.41	69.17%
6722	DEPRECIATION	498,397.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	34,000.00	34,000.00	100.00%
Grand Total		**1,637,212.00**	**631,035.53**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2016 THROUGH PERIOD ENDING: July 31, 2017

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(2,500.00)	(964.06)	38.56%
4681 CHARGES FOR STREET LIGHTS	145,000.00	73,001.75	50.35%
4683 STREET LIGHTING PENALTIES	5,300.00	2,335.27	44.06%
4701 INTEREST ON INVESTMENTS	12,000.00	-	0.00%
4684 PRIORITY STREET LIGHT	45,000.00	25,260.24	56.13%
Grand Total	**204,800.00**	**99,633.20**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	130,000.00	68,118.80	52.40%
6489 OTHER CONTRACTED SERVICES	12,000.00	5,985.61	49.88%
6722 DEPRECIATION	43,800.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	19,000.00	19,000.00	100.00%
Grand Total	**204,800.00**	**93,104.41**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2016 THROUGH PERIOD ENDING: **July 31, 2017**

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(2,100.00)	(1,173.62)	55.89%
4287	OTHER LOCAL GOVERNMENT GRANTS	66,000.00	-	0.00%
4609	OTHER MISCELLANEOUS REVENUES	-	354.20	0.00%
4671	RECYCLING CHARGES	302,000.00	152,459.37	50.48%
4672	RECYCLING PENALTIES	8,000.00	3,447.66	43.10%
4701	INTEREST ON INVESTMENTS	2,000.00	-	0.00%
Grand Total		**375,900.00**	**155,087.61**	

EXPENSES

BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	20,288.00	7,367.73	36.32%
6103	FULL TIME-REGULAR-OVERTIME	-	775.86	0.00%
6104	PART TIME-WAGES & SALARIES	7,280.00	-	0.00%
6105	TEMPORARY-WAGES & SALARIES		425.74	0.00%
6121	PERA CONTRIBUTIONS	1,981.00	655.94	33.11%
6122	FICA/MEDICARE CONTRIBUTIONS	2,117.00	613.07	28.96%
6131	GROUP INSURANCE	2,110.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	209.00	-	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	15,500.00	17,371.58	112.07%
6322	POSTAGE	400.00	157.55	39.39%
6489	OTHER CONTRACTED SERVICES	315,000.00	184,134.06	58.46%
6820	OPERATING TRANSFERS TO OTHER F	11,000.00	11,000.00	100.00%
Grand Total		**375,885.00**	**222,501.53**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2016 THROUGH PERIOD ENDING: **July 31, 2017**

REVENUES

BUSINESS UNIT	9605	STORM WATER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(3,500.00)	(1,865.02)	53.29%
4693	STORM WATER-RESIDENTIAL	474,000.00	236,943.23	49.99%
4694	STORM WATER-COMMERCIAL	465,800.00	233,278.38	50.08%
4695	STORM WATER-PENALTIES	18,102.00	7,421.75	41.00%
4701	INTEREST ON INVESTMENTS	10,000.00	-	0.00%
Grand Total		**964,402.00**	**475,778.34**	

EXPENSES

BUSINESS UNIT	9605	STORM WATER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	126,773.00	18,902.32	14.91%
6105	TEMPORARY-WAGES & SALARIES	-	372.02	0.00%
6121	PERA CONTRIBUTIONS	9,508.00	1,457.69	15.33%
6122	FICA/MEDICARE CONTRIBUTIONS	9,724.00	1,438.19	14.79%
6131	GROUP INSURANCE	14,993.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	3,516.00	-	0.00%
6223	GASOLINE	1,000.00	-	0.00%
6225	DIESEL FUEL	4,000.00	2,281.93	57.05%
6249	MISCELLANEOUS OPERATING SUPPLY	10,000.00	482.01	4.82%
6257	OTHER VEHICLE PARTS	8,000.00	5,800.68	72.51%
6315	MISCELLANEOUS PROFESSIONAL SER	60,000.00	3,282.50	5.47%
6361	GENERAL LIABILITY/PROPERTY INS	8,000.00	-	0.00%
6371	ELECTRIC UTILITIES	2,800.00	1,233.71	44.06%
6373	GAS	3,000.00	716.02	23.87%
6374	REFUSE/RECYCLING	700.00	337.65	48.24%
6451	MEMBERSHIP DUES	21,000.00	20,965.00	99.83%
6489	OTHER CONTRACTED SERVICES	20,000.00	6,385.64	31.93%
6722	DEPRECIATION	270,000.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	29,000.00	29,000.00	100.00%
Grand Total		**602,014.00**	**92,655.36**	

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

CC Regular Session **4. 2.**

Meeting Date: 08/22/2017

By: JoAnn Shaw, Community Development

Information

Title

Note the Following Boards and Commissions Meeting Minutes:

- Planning Commission Meeting Minutes Dated June 1, 2017
- Economic Development Authority Meeting Minutes Dated June 8, 2017
- Park and Recreation Meeting Minutes Dated June 8, 2017
- Special Planning Commission Meeting Minutes Dated June 12, 2017
- Environmental Policy Board Meeting Minutes Dated June 19, 2017

Attachments

Planning 6.1.17

Park 6 8 17

EDA 6.8.17

Special Planning 6 12 17

EPB 6.19.17

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/17/2017 03:39 PM
Form Started By: JoAnn Shaw		Started On: 08/10/2017 09:46 AM
Final Approval Date: 08/17/2017		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 1, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Cindy Nosan Commissioner Patrick Surma Commissioner Gary VanScoy
Members Absent:	Commissioner Ralph Brauer
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Nosan, Anderson, Gengler, and Surma. Voting No: None. Absent: Brauer.

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated May 4, 2017

Motion by Commissioner Anderson, seconded by Commissioner Surma, to approve the following minutes as presented: Planning Commission Meeting Minutes dated May 4, 2017.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Surma, Gengler, Nosan, and VanScoy. Voting No: None. Absent: Brauer.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Request for Conditional Use Permit for Danner's Cabinet Shop, Inc. on the Property located at 16735 Quicksilver Street NW (Project No. 16-37); Case of Danner's Cabinet Shop, Inc.

Public Hearing

Chairperson Bauer called the public hearing to order at 7:02 p.m.

Presentation

City Planner Anderson presented the staff report stating the City has received an application for a Conditional Use Permit to expand a lawful, nonconforming use on the property located at 16735 Quicksilver St NW (the "Subject Property") along with a Site Plan for a building expansion. Danner's Cabinet Shop, Inc. (the "Applicant") is proposing a small building expansion on the Subject Property to provide additional office space for their operation. Staff reviewed the request in detail with the Commission and recommended approval of the Site Plan and Conditional Use Permit approval for an expansion of a lawful nonconforming use.

Citizen Input

Commissioner Anderson questioned where the septic system was located.

City Planner Anderson reviewed the location of the mound septic system on an aerial photo.

Troy Danner, 16735 Quicksilver Street NW, thanked the Commission for their consideration. He stated he was hoping to add showroom space to his property.

Commissioner VanScoy asked if the additional landscaping was a concern to the applicant.

Mr. Danner stated he did not object to any of the proposed landscaping.

Commissioner VanScoy questioned how many years Danner's Cabinet Shop had been in business.

Mr. Danner stated he was the third-generation owner and was celebrating 50 years in business.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Gengler, and Nosan. Voting No: None. Absent: Brauer.

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

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #17-06-126 granting Site Plan and Conditional Use Permit approval for an expansion of a lawful nonconforming use at 16735 Quicksilver Street NW.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Surma, Gengler, Nosan, and VanScoy. Voting No: None. Absent: Brauer.

5.02: Public Hearing: Consider Request for Preliminary Plat and Final Plat for COR StoneBrook Academy, and Site Plan for StoneBrook Academy (Project #17-101); Case of Michael and Kristen Johnson.

Public Hearing

Chairperson Bauer called the public hearing to order at 7:13 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the City has received an application for Preliminary Plat, Final Plat and Site Plan for StoneBrook Academy, a proposed 9,132 square foot building for a new child care center to be located west of Sunwood Village between Sunwood Drive and Veterans Drive. Staff reviewed the request in detail with the Commission and recommended approval of the project, contingent on revisions outlined in the Staff Review Letter (including architectural corrections).

Citizen Input

Commissioner Nosan asked what changed on the plan.

Community Development Director Gladhill reviewed the changes that were made to the building façade in detail with the Commission.

Commissioner VanScoy asked if the request required a variance.

Community Development Director Gladhill explained the Planning Commission had the ability to waive the variance for the architectural design elements.

Commissioner Anderson believed a door needed to be added to the elevation facing Sunwood Drive. He stated he did not support the asphalt roof as this was out of character with the surrounding buildings. He indicated he would rather see a flat roof.

Community Development Director Gladhill commented the applicant could construct a flat roof, but the applicants supported a pitched roof for their building design. He explained that for safety purposes, the applicants wanted the building to have no access point from Sunwood Drive.

Chairperson Bauer indicated he would rather see a pitched roof on this building than a flat roof.

Quinn Hudson, C&H Architects, stated he has been working with City staff to address the comments and concerns expressed by the Planning Commission. He discussed the numerous changes that were made to the building façade in order to create a four-sided building. He explained the playground had been placed in the target zone. He stated he would continue to work on upgraded building materials with staff. He requested the pitched roof be allowed to remain in place as this created a more comfortable, residential atmosphere for the proposed daycare.

Chairperson Bauer supported the elevation on Sunwood Drive not having a door. He believed this would be an extreme danger.

Commissioner Surma asked if the fire department had reviewed the proposed building designs.

Community Development Director Gladhill explained the entire Public Safety Team has reviewed the building plans and were supportive.

Commissioner Anderson did not believe this building had the same look and feel as the other buildings within The COR and for this reason he would not be offering his support on this request.

Commissioner Nosan stated she appreciated the mix of the flat and gable rooflines as this provided more character to the building. She was pleased the building now had brick and had a more pronounced entrance.

Commissioner VanScoy agreed that the applicant had made significant improvements to the building. He suggested brick be placed along the windows on Sunwood Drive to further enhance the building.

Commissioner Nosan supported the building having brick half-way up to enhance the entire building.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Gengler, and Nosan. Voting No: None. Absent: Brauer.

Chairperson Bauer closed the public hearing closed at 7:36 p.m.

Commission Business

Commissioner VanScoy questioned how staff would address the comments made by the Commission this evening.

Community Development Director Gladhill recommended staff make a motion clarifying the items they would like addressed within the building materials or building façade.

Commissioner Anderson stated he would not be offering his support for this project as presented.

Community Development Director Gladhill indicated the Planning Commission could opt to table action on this item to June 12th in order to further review the proposed changes.

Chairperson Bauer supported this item moving forward.

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Resolution #17-06-127 approving the Plat for COR Stone Brook Academy and approving Site Plan for StoneBrook Academy, contingent upon revisions outlined in the Staff Review Letter, with the design for the elevation along Sunwood Drive being amended to be more consistent with Page 52 of the design framework.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Nosan, and Gengler. Voting No: Anderson and Surma. Absent: Brauer.

5.03: Review Sketch Plan for Pearson Place (Project No. 16-31a); Case of John Dobbs.

Presentation

City Planner Anderson presented the staff report stating the purpose of this case is to review the official Sketch Plan, prepared by Otto Associates and dated May 4, 2017, for a proposed twelve (12) lot residential subdivision near the southern/eastern end of Bowers Drive. The Sketch Plan Review process affords the Planning Commission to opportunity to provide early direction on the layout of the proposed plat, before the Developer prepares detailed Preliminary Plat plans. A key decision will occur at Preliminary Plat, in which the layout will be approved, subject to approving final construction plans and Final Plat documents. At that time, the City will review items including, but not limited to, Grading Plan, Utility Plan, Landscape Plan, and Street Light Plan. It was noted the City hosted two (2) public workshops regarding a concept plan for this project in 2016. Comments from attendees of those workshops was reviewed with the Commission. Staff reviewed the request in further detail and requested feedback from the Commission on the sketch plan for Pearson Place.

Commission Business

Commissioner Anderson stated he supported the concept and believed this was a nice addition. He suggested Outlot C be flattened out to allow for better access in the case of an emergency during construction.

Commissioner Nosan requested further information on the buffer.

City Planner Anderson described the location of the 50-foot buffer that is behind the existing homes along Bowers Drive to provide a buffer for them from potential future development of the adjacent agricultural land.

Commissioner VanScoy believed the buffer was very generous. He questioned how the City would address street damage that may occur during construction.

City Planner Anderson stated this issue would have to be addressed with the applicant. He noted an escrow could be requested from the applicant by the City and the amount could be reduced over time as the lots develop.

Community Development Director Gladhill reported the applicant has been working with the City Engineer on a surety for construction damage.

John Dobbs, Pearson Place developer, discussed his development in further detail and thanked the Commission for their feedback. He discussed the proposed lot depths for both sides of the street. He clarified he would not be controlling the future of Outlot C and then discussed the grading that would occur within the development for the retention ponds. He explained he would work to install 12 driveways without removing significant trees from the proposed lots.

Commission VanScoy asked what the capacity of Bowers Drive was.

Mr. Dobbs stated he has had conversations with the City Engineer regarding this matter and would address the road limits with the future contractors.

Commissioner VanScoy stated his only concern with the project was access for emergency vehicles. He inquired if there was an alternative access point, other than Outlot C.

Mr. Dobbs did not believe there was another option and noted this was a quiet neighborhood with a dead-end street.

Commissioner Surma questioned if the units would have underground septic or mound systems.

Mr. Dobbs anticipated each of the lots would have an underground septic system.

Chairperson Bauer asked for final thoughts from the Commission. There were no additional comments.

The Commission offered their support to the Sketch Plan.

5.04: Review Sketch Plan for Estates of Silver Oaks 2nd Addition (Project No. 17-119); Case of Marcel Eibensteiner.

Presentation

City Planner Anderson presented the staff report stating the purpose of this file is to review the official Sketch Plan prepared by E.G. Rud & Sons, Inc., Roshell Engineering, and Royal Oaks Realty for the purpose of an eight (8) lot subdivision located on Lithium Street NW. The Sketch Plan submitted includes nine (9) sheets. The Sketch Plan Review process affords the Planning Commission the opportunity to provide early direction on the layout of the proposed plat, before the Developer prepares detailed Preliminary Plat plans. A key decision will occur at Preliminary Plat, in which the layout will be approved, subject to approving final construction plans and Final Plat documents. At that time, the City will review items including, but not limited to, Grading Plan, Utility Plan, Landscape Plan, and Street Light Plan. Staff discussed the sketch plan further and requested feedback from the Commission.

Commission Business

Commissioner VanScoy understood the development would have a permanent cul-de-sac. He asked if staff had considered a future connection to 164th Avenue.

City Planner Anderson stated should the area to the north ever develop, staff would recommend a connection to 164th Avenue be made.

John Peterson, the applicant, commented on the tree survey he had completed for the development. He believed that his plan was being very sensitive to the adjacent developments.

Commissioner Nosan thanked Mr. Peterson for working so hard to preserve the trees within this development.

The Commission offered their support to the Sketch Plan.

5.05: Review Concept Plan for Bunker Lake Industrial Park; Case of PSD, LLC

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review a concept plan in design stages for Bunker Lake Industrial Park by PSD, LLC. This is not yet a formal application. The intent is to get preliminary feedback to the Developer before a formal land use application is submitted.

Commission Business

Commissioner VanScoy asked if the proposed property was adjacent to residential property.

Community Development Director Gladhill reviewed the boundary of the property noting there was a few 100 feet between the proposed parcel and residential property. He discussed the proposed buffering that was being planned by the applicant.

The Commission offered their support to the Concept Plan.

5.06: Adopt Resolution #17-06-130 Finding Compliance with the City's Comprehensive Plan Compliance for Proposed Tax Increment Finance District No. 16 Creation.

Presentation

Community Development Director Gladhill presented the Staff Report stating the City has received a request from PSD LLC to create Tax Increment Financing (TIF) District No. 16 to facilitate the development of the new Ramsey Business Park located south of Bunker Lake Boulevard and just east of Puma Street. As part of the creation of the district, the TIF Plan must be found to be in compliance with the City's land use plans (Comprehensive Plan). The District will be created to capture new increment created by future development within the District. When a TIF District is created or modified, the Planning Commission shall review the plan or modification to determine if they are in compliance with the City's Comprehensive Plan. The City Council recently amended the Comprehensive Plan for this parcel to allow for industrial/warehouse users after recommendation of the same from the Planning Commission. Staff reviewed the request in further detail and recommended approval.

Commission Business

Motion by Commissioner Nosan, seconded by Commissioner VanScoy, to adopt Resolution #17-06-130 finding that the creation of Tax Increment Finance District No. 16 and its associated TIF Plan to conform to the general plans for the development and redevelopment of the City, contingent upon final approval of the Comprehensive Plan Amendment by the Metropolitan Council.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Nosan, VanScoy, Anderson, and Surma. Voting No: None. Absent: Brauer.

5.07: Review Concept Plan for Redevelopment Plan at 6021, 6043, and 6101 Highway 10 NW; Case of 13120 Sunset Trail LLC.

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review a concept plan submitted by 13120 Sunset Trail LLC for a small redevelopment project. The Developer currently owns 6043 Highway 10 NW, and has a purchase agreement for 6021 Highway 10 NW (former ICO gas station). The Developer is also interested in purchasing 6101 Highway 10 NW (City-Owned, former Ralph's Gun and Pawn). Staff requested feedback on the proposed Concept Plan.

Commission Business

Commissioner Anderson was excited to see the ICO gas station site being redeveloped. He suggested the concept of a service road remain in the plan. He stated he supported the plan.

Commissioner VanScoy asked if the service road was consistent with MnDOT's plans for the area.

Community Development Director Gladhill reported this was the case. He provided further comment on alignment of the frontage road.

Commissioner Nosan supported this area of the City being redeveloped.

The Commission offered their full support of the project with a frontage road.

5.08: Receive Update on Riverstone Addition Preliminary Plat; Case of Capstone Homes.

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to receive an update on the Preliminary Plat for Riverstone Addition reviewed by the Planning Commission at the May 4, 2017 Regular Meeting. The Preliminary Plat is expected to be considered by the City Council on Tuesday, June 13. The following items have been discussed in more detail since Planning Commission Review.

1. Park Dedication and Trail Development
2. Vacation of Roadway Easement for former section of Puma Street south of Bunker Lake Boulevard
3. EAW Public Comment Period

Commission Business

Chairperson Bauer stated did not want to see a 10-mile noise wall but rather would encourage this project to have a natural berm.

Community Development Director Gladhill explained staff was interested in pursuing a natural berm as well.

5.09: Receive Update on The COR Interim Development Plan.

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review preliminary comments from the EDA on The COR Interim Development Plan, which essentially puts into motion a more formal amendment to the master plan. Direction from the April 25, 2017 Joint Work Session was to review this draft with advisory boards and commissions. The draft was reviewed by the Economic Development Authority on May 25, 2017. The draft will be reviewed by the Parks and Recreation Commission and Environmental Policy Board at their respective June Meetings. It was noted staff will be seeking authorization for public comment on the draft in July.

Commission Business

Commissioner VanScoy asked if the retail area south of Highway 10 would be formally included in The COR.

Community Development Director Gladhill stated staff does not have that level of detail within the plan to date.

6. COMPREHENSIVE PLAN UPDATE

Community Development Director Gladhill provided the Commission with an update on the Comprehensive Plan.

7. COMMISSION / STAFF INPUT

7.01: Receive Staff Update

The Staff Update was noted.

Chairperson Bauer reported the Commission would be holding a Special Planning Commission meeting on Monday, June 12th.

City Planner Anderson introduced Intern Alec Henderson to the Planning Commission.

7.02: Zoning Bulletins

Zoning Bulletins were noted.

8. ADJOURNMENT

Motion by Commissioner Anderson, seconded by Commissioner Surma, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Gengler, Nosan, Surma, and VanScoy. Voting No: None. Absent: Brauer.

The regular meeting of the Planning Commission adjourned at 9:14 p.m.

Respectfully submitted,

_____
Tim Gladhill
Development Services Manager

ATTEST:

_____
JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

PARK AND RECREATION COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Park and Recreation Commission conducted a regular meeting on June 8, 2017 at Elmcrest Park, 16303 Quicksilver Street NW.

Commission Members Present:	Chair Shane Bennett Commissioner Russell Bayer Commissioner Andrew Fyten Commissioner Jennifer Leistico Commissioner Brandon Sis Commissioner Charles Tchuinkwa Commissioner Jon Trappen
Commission Members Absent:	None
Also Present:	Parks & Assistant Public Works Superintendent Mark Riverblood Heather Lorch, Capstone Homes Bruce Jacobsen, Consultant

1. CALL TO ORDER

Chair Bennett called the Park and Recreation Commission meeting to order at 6:39 p.m.

2. CITIZEN INPUT

No one was present to address the Commission.

3. APPROVE AGENDA

Motion by Commissioner Sis, seconded by Commissioner Bayer, to approve the Park and Recreation Commission meeting agenda as presented.

Motion carried. Voting Yes: Chair Bennett, Commissioners Sis, Bayer, Fyten, Leistico, Tchuinkwa, and Trappen. Voting No: None. Absent:

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

Motion by Commissioner Trappen, seconded by Commissioner Leistico, to approve the following Park and Recreation Commission Regular Meeting Minutes:

1) Park and Recreation Commission Regular Meeting Minutes dated May 11, 2017.

Motion carried. Voting Yes: Chair Bennett, Commissioners Trappen, Leistico, Bayer, Fyten, Sis, and Tchuinkwa. Voting No: None. Absent:

5. COMMISSION BUSINESS

5.01 Recommend Park Dedication Components of the Development Agreement; Riverstone Subdivision

Parks & Assistant Public Works Superintendent Mark Riverblood provided a summary of the purpose and background of this case noting for the last several months, the specifics of Park Dedication (land, cash or improvements for the proposed mini-park) for the proposed Riverstone Subdivision has been discussed between Capstone Homes and the City. There continues to be strong consensus on providing credit for the land needed for the greenway trail and the associated improvements. In contrast, there had not been clear consensus on aspects of Capstone's proposed mini-park, commonly known as Outlot C.

Since there was no agreement on the matter of Outlot C, Staff brought the matter to the City Council Work Session on April 25, 2017 in light of the long-standing policy "…to favor larger, accessible neighborhood and community public parks with quality amenities and improvements, and provide trail connections between them, over smaller, pocket parks with few to no 'destination' improvements". This discussion was intended to address whether the City should consider full, partial, or no Park Dedication credit for Outlot C proposed by the Developer. The outcome of the work session topic was to address the policy itself. This occurred as part of a joint meeting between council and the Park and Recreation Commission meeting on May 9, 2017.

Following the joint meeting, Staff prepared alternatives for Park Dedication relating to Outlot C which was the subject of considerable discussion at the last Park and Recreation Commission meeting (May 11, 2017). Following that meeting, three alternatives were developed relating to Outlot C and on May 23, 2017 City Council selected "Alternative 2" for the basis of the Park Dedication for the Riverstone Subdivision. The three alternatives developed were:

Alternative 1 – Outlot C – Not Credit Eligible.
Alternative 2 – Outlot C – Primarily Credit Eligible.
Alternative C – Outlot C – Full Park Dedication credit consistent with Capstone's April Park Dedication memo.

Mr. Riverblood reviewed the details of Alternative 2 – Outlot C – Primarily Credit Eligible, which was the Council selected Park Dedication scenario, and directs that the mini-park development be "unique" (nature-based play) and ancillary to greenway trail (either contiguous, or effective and safe pedestrian crossing of adjoining street). No land credit for the mini-park area is calculated under this alternative, as the Developer is requesting the mini-park and deviation from the Park plan and Park Development Policy. The land dedication for the mini-park (approximately one acre), is thoroughly consistent with the requirements of the PUD, which is the land use mechanism under which the Riverstone Subdivision is to be developed.

Outlot C "park"	Park Dedication Credit
Nature Based Playground	$100,000
Landscaping irrigation (with H20 feature for play area)	$100,000
Pavilion	$50,000
Parking (parallel to street)	$4,620
On-street pedestrian safety treatments (50% park ded, 50% developer)	$5,000
Benches (4)	$7,680
Drinking fountain and mister with pet attachment	$8,000
Water and sewer services/stubs (Developer expense)	
Sidewalk(s) parallel to street (Developer expense)	
Total not to exceed Park Dedication credit amount	$275,300

Max Credit - $275,300 (if other improvements are desired by the developer e.g. monument/sign, these shall be at the developers expense).

The Development Agreement (DA) shall specify that the park shall be developed as a Stage 1 improvement and be substantially complete by August 1, 2018. All improvements and specifications shall be pre-approved by the City, with the Developer bearing all costs of bidding, administration, permitting (if any) as well as construction administration. The park construction agreement will be a reimbursable project, with the developer paying all cash Park Dedication owed, with the City issuing associated payment for each improvement as they are completed and accepted – for a total not-to-exceed amount of $275,300.

Provided for Commission review were the following:

Outlot C location map.
Draft City Council May 23, 2017 Meeting Minutes.
May 11, Park and Recreation Commission Meeting Minutes
Draft City Council Work Session/Joint Meeting with Park and Recreation Commission.
Area Parks Plan (synopsis).
Capstone proposal April 2017.
Example Development Agreement.
Example of Nature Based Play Area.

Mr. Riverblood also provided two exhibits provided by Capstone Homes. One element of considerable discussion in May was the width of the greenway – and a concern that it was too narrow and not conducive for the movement of wildlife. On the drawings, the thick black easement line was traced with a red dashed line. These lines represent the area that would be subject to Park Dedication credit (the 10' foot bituminous trail, plus the 2' clear zone on either side). The dimensions are indicated in white on the drawing. Another element relating to the greenway corridor's use/value for wildlife, would be appropriate plantings/landscape.

Staff is recommending the Park and Recreation Commission recommend the City Council approve the Preliminary Play for the Riverstone Subdivision with the detail above included within the Development Agreement to fulfill Park Dedication and Trail Fees, with Cash payment calculated per lot after credit is applied for completed park and trail improvements, as well as areas of trail easement.

A drawing of the concept was provided for Commission review. Ms. Heather Lorch representing Capstone was present at the meeting.

Ms. Lorch provided examples. She stated she has spent countless hours working on these concepts to meet the needs of Ramsey residents. The lots are smaller and at a lower price point. She stated a park element would be a good addition to the project. She has been working with the architect and have looked at different communities to view as examples. The architect's designs are providing elements that are within the budget while creating the best project they can. The trail was designed as 10 feet wide with 2 feet easements on either side. The trail was inserted after the first revision when the lots had already been determined. This is the reason the trail is somewhat winding through the project. One area she pointed out on the map is rather tight due to some drainage issues and a retaining wall will be created along with natural plantings. Within the cost limits they will make every effort to naturalize the area with the use of pollinators and prairie grasses.

Mr. Riverblood stated the trail will be "off center" due to a wetland area. Ms. Lorch distributed to the Commission another drawing which detailed further the trail location. Mr. Riverblood stated the developer and staff are in agreement with what the Council has requested. This will come before Council in the form of a resolution.

Ms. Lorch stated one of the conditions is they will work closely with Mr. Riverblood and staff and the project results will be a collaboration.

Chair Bennett stated the work that has been done is good and it fits the needs of the subdivision.

Commissioner Sis asked if there is any divider between the townhomes and the trail and Ms. Lorch said at this point there is no intention to have a divider.

Commissioner Leistico left the meeting at 6:56 p.m.

Motion by Commissioner Trappen, seconded by Commissioner Tchuinkwa to recommend City Council approve the Preliminary Play for the Riverstone Subdivision with the detail above included within the Development Agreement to fulfill Park Dedication and Trail Fees, with Cash payment calculated per lot after credit is applied for completed park and trail improvements, as well as areas of trail easement.

Motion carried. Voting Yes: Chair Bennett, Commissioners Trappen, Tchuinkwa, Bayer, and Fyten. Voting No: Commissioner Sis. Absent: Commissioner Leistico

5.02: Review Update on The COR Interim Development Plan

Parks & Assistant Public Works Superintendent Riverblood reviewed the Commission is requested to review a preliminary draft of The COR Interim Development Plan, which essentially puts into motion a more formal amendment to the master plan. Details of the recommendations prepared by the Planning Commission were provided for Commission review. Mr. Riverblood noted direction from the April 25, 2017 Joint Work Session was to review this draft with advisory boards and commissions. The draft was reviewed by the Economic Development Authority on May 25, 2017. The Park and Recreation Commission and Environmental Policy Board will review the draft at their June 2017 meetings. Staff will be seeking authorization for public comment on the draft in July 2017. There were some revisions to the plan in 2011. At one point there appeared to be conflicting goals for The COR's development plan—one being to sell the land, and get the city out of the business of being a developer, the other to 'hold the vision'. A market panel was held which brought a lot of clarity to questions of market forces and the potentiality for big box retail etc. This evening is the second opportunity for the Park and Recreation Commission to weigh in.

Mr. Riverblood reviewed the Interim Development Plan. The porch element is something that will be held fast. The apartments are necessary to provide businesses 'rooftops' to attractthe restaurants and other businesses in the community.

Commissioner Leistico returned to the meeting at 7:04 p.m.

Mr. Riverblood showed the Commission The COR Development Concept indicating the various sections of the plan. The Planning Commission has recommended higher density for the residential area. There has been a shift in focus for large retailers to smaller retail businesses. The other major policy change would be regarding the office areas, where the office area would be retained until fully developed by office businesses.

Commissioner Sis asked for the location of Bunker Lake and Mr. Riverblood indicated it on a map. Mr. Riverblood indicated the Greenway area on a map. Mr. Riverblood reviewed the revisioning steps. The budget will be used to hire multiple consultants to assist in road planning, grading, stormwater, and sign plan. The retailers will help pay for some of the signage. Even during the recession, The Draw was being constructed and developers viewed that as the City's commitment to developing The COR. Mr. Riverblood drew for the Commission the parking lot plan with future expansion to a parking ramp.

5.03: Review Goals and Strategies within Ramsey's Chapter 10 of the Comprehensive Plan

Parks & Assistant Public Works Superintendent Riverblood reviewed the purpose of this case is to review the Goals and Strategies within the City's existing Comprehensive Plan, relating to parks, trails and open space. This discussion was tabled in May. This review will be useful in the context of the update to the Comprehensive Plan (underway now) and also as the Park and Recreation Commission begins the Master Park Plan endeavor. Mr. Riverblood provided a status report on each of the Goals and Strategies. The Commission is asked to identify which Goals and

Strategies remain germane for the Comp Plan update – and other Goals and Strategies as may be envisioned.

a) A comprehensive, balanced park and trail system consisting of large and small scale parks, active and passive parks, natural preserves, and recreational facilities.

STRATEGIES:

1. Incorporate planned parks and trails into all new development where appropriate.
   Update - Master Park and Trail Plan.

2. Design for connectivity with local and regional parks
   Update – Again, and Priority Trails

3. Improve coordination of park and trail planning within City and adjacent communities.
   Update – Essence of Comp Plan, Joint Meetings

4. Establish a regional trail along the Mississippi River
   Update – Done

5. Develop a Trott Brook Trail Corridor
   Update – Significant land acquisition, trail in place, boardwalk grant app. (hear any day). ¾ of trail is in.

6. Explore providing pedestrian access from the Mississippi River to the north side of Highway 10
   Update – Mississippi Skyway, grants, preliminary design, final plans and specs in process, $300K shaved off the project.

7. Design trails with a variety of surfaces appropriate for different uses.
   Update – Uncertainty

8. Seek out alliances and partnerships with non-profit and governmental agencies to assist in securing funding and other resources that will assist in implementing the park, and trail plan.
   Update – Rec programming – low hanging fruit – develop partnerships.

9. Improve quality of existing parks, through careful planning, continued maintenance and adequate funding.
   Update – Maint/replacement/fixed assets – Master Park Plan

10. Explore options for an additional community park
    Update – 6th Community Park/purchase of Lk Itasca – Northern Tier of Ramsey

11. Where appropriate, consolidate existing parks to improve quality and provide more efficient service.

Update – Tried this – did not go well

12. Explore options for a revenue source for permanent protections of parks, trails and open space.
    Update – Aspect/outcome of the Master Park plan – Future bonding discussions possible.

b) A system of safe parks and trails

STRATEGIES

1. Locate trails where appropriate in greenway corridors and natural areas.
   Update – More work on greenways needed (Master Parks Plan).

2. Promote Crime Prevention Through Environmental Design CPTED and other techniques
   Update – SOP – City does that – neighborhood parks.

3. Where appropriate, use existing power/utility easements for the trail system
   Update – Mr. Riverblood provided the Alpine example.

4. Provide adequate signage and pavement markings to warn automobile traffic of park and trail traffic
   Update – Crosswalk inventory needed – (do not sign trails) – not feasible to put signs on 50 miles of trails.

5. Explore use of pedestrian-activated signals, continuous flashing signage, and mid-block crossings where safe and appropriate to further increase park and trail safety
   Update – Case Study – Toole Group exercise re – Riverstone. Working with School District and County.

6. Minimize at-grade crossings of trails and roads and other interactions between trail users and automobiles, with underpasses or overpasses.
   Update – Expensive – No engineering costs included.

c) A variety of park facilities and programs that meet the life cycle needs of residents.

   Demographics – Recreation/program planning. Large segment of population in 50-60 age group. Need to plan for them (arts, pickle ball, etc).

STRATEGIES

1. Work with the schools and community organizations to plan for athletic fields and facilities that will accommodate the growing community.
   Update – New elementary school potentially at Nowthen Blvd.

2. Explore options for a revenue source for recreational facilities and programming.

Update – Council will tackle. Recreation Intern position will become full time Specialist – general fund.

3. Study the need for a Community Center that offers a variety of recreational uses for all age groups.
   Update – RCP – Study of other community centers.

Chair Bennett stated the goals and strategies are consistent with the Parks and Recreation Commission discussions over the past few years.

5.04: Commission Work Session on Master Parks Plan – Visioning Exercise

Mr. Riverblood reviewed the purpose of this case is to conduct an informal work session for a visioning exercise relative to the long-range plan for the future of Ramsey's park and trail system.

Mr. Bruce Jacobson, landscape architect, was present at the meeting. Mr. Riverblood and Mr. Jacobson have worked together for many years. Mr. Jacobson facilitated the Visioning Exercise. Mr. Jacobson noted the work done in Ramsey is very promising. "I See" was the first exercise to write down the vision of the future of Ramsey's trail and park system. Each Commissioner read their statement. The second exercise was "We See". The next exercise was to determine one word that each Commissioner is most interested in.

Chair Bennett thanked Mr. Jacobson for his help this evening.

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Superintendent Riverblood provided updates on the following:

Review May/June projects and events – Mr. Riverblood suggested the Commissioners sign up for the weekly update.

Next Comp Plan Workshop June 12, 2017 – Natural Resources and Economic Development.

Motion by Commissioner Sis, seconded by Commissioner Bayer to adjourn the meeting.

Motion carried. Voting Yes: Chair Bennett, Commissioners Sis, Bayer, Fyten, Leistico, Tchuinkwa, and Trappen. Voting No: None. Absent:

The Park and Recreation Commission meeting adjourned at 8:15 p.m.

Respectfully submitted,

_____

Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Debbie Wolfe
TimeSaver off Site Secretarial, Inc.

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, June 8, 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 7:42 a.m.)
Members Absent:	Member Philip Brunt
Also Present:	Patrick Brama, Econ. Dev. Mgr/Assistant City Administrator Tim Gladhill, Community Development Director Kurt Ulrich, City Administrator Brian Pankratz, CBRE Jason Aarsvold, Ehlers and Associates

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 May 25, 2017

Motion by Member Skaff, seconded by Member Hardin, to approve the May 25, 2017, minutes as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Hardin, Burandt, and Riley. Voting No: None. Absent: Members Brunt and Williams.

4. EDA BUSINESS

4.01: Aeon Purchase Agreement: Multiple Actions

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Member Hardin asked and received confirmation that the parcels were being purchased under separate entities. Staff confirmed that was correct.

Motion by Member Skaff, seconded by Member Hardin, to recommend to City Council to approve the second amendment to the original Purchase Agreement between the City and Aeon, and to approve the second Purchase Agreement with Aeon, for the second phase of their proposed development.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Hardin, Burandt, and Riley. Voting No: None. Absent: Members Brunt and Williams.

4.02: Sharp and Associates Purchase Agreement

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Chairperson Steffen asked if the geotechnical was discovered as part of the last offer on the property.

Economic Dev. Mgr/Assistant City Administrator Brama explained that the issue was discovered during due diligence and was not part of the shovel ready process during the last offer. He confirmed that the soil test had an impact on the purchase price.

Member Hardin asked if there have been estimates on the soil corrections.

Dennis Sharp stated that there would need to be soil corrections and the site would need to be brought up to grade. He estimated $300,000 to $400,000, depending on what is needed.

Chairperson Steffen asked and received confirmation that there is room for a second building on the site.

Member Riley asked and received confirmation that Mr. Sharp is comfortable with the language staff suggested regarding the building letter of credit.

Economic Dev. Mgr/Assistant City Administrator Brama clarified that the building language is tied to phase one, the first building, and there is nothing tied to the second building. He provided additional information on the process Mr. Sharp follows in developing sites in this manner.

Member Hardin asked if this parcel has not been listed.

Economic Dev. Mgr/Assistant City Administrator Brama stated that this parcel has never been officially listed with CBRE, but staff was directed by the Council to do so in 2016. However, a purchase agreement came forward at that same time, and the property has been tied up since 2016. As a result, it was never officially listed.

Member Hardin stated that he would be opposed to paying a broker fee for a parcel that has never been listed with the broker.

Member Williams arrived.

Brian Pankratz, CBRE, stated that he had been working with developers to find a parcel, and attention was brought to this parcel through that process.

Member Hardin stated that the City has a long relationship with Mr. Sharp and the purchase agreement was drafted with staff, and therefore he would be opposed to paying a broker fee.

Chairperson Steffen asked how Mr. Sharp had discovered this parcel.

Mr. Sharp stated that he was alerted to the parcel through conversations with Economic Dev. Mgr/Assistant City Administrator Brama. He stated that the land is near his other parcels and is a good location for him. He stated that he thought the land was fairly undisturbed prior to the soil testing. He stated that most of his buildings have been speculative, noting that his last one was in 2009. He believed that there is a demand for this smaller space. He explained that when bigger companies come, that tends to draw smaller companies as well and he enjoys working with the smaller companies. He stated that those businesses eventually grow and then he often builds a larger building for them. He confirmed that he builds the shell, and the interior is then built out to match the size and needs of the company.

Member Riley asked for the input of staff on the brokerage commission.

Economic Dev. Mgr/Assistant City Administrator Brama stated that the property was identified as available land and was directed to work with CBRE to market the land. He noted that almost immediately a purchase agreement was brought forward from CBRE with Platinum Properties. He stated that it has been a fluid situation that Mr. Sharp and Platinum Properties were working on together, and it evolved into just Mr. Sharp. He stated that perhaps the EDA's concern has been expressed, and he can have a discussion with CBRE, to find a resolution, prior to the Council review.

Chairperson Steffen noted that in the previous case CBRE brought forth the developer while in this case they did not, although there may have been a tie. He stated that he likes the project and is excited to have another project with Mr. Sharp.

Motion by Chairperson Steffen, seconded by Member Hardin, to recommend to City Council to approve the purchase agreement between the City of Ramsey and Sharp & Associates LLC for 9.33 acres of City owned land, with direction for further discussion regarding the CBRE commission.

Further discussion: Member Hardin stated that he is opposed to the CBRE commission. Economic Dev. Mgr/Assistant City Administrator Brama stated that if there is strong consensus that would be good to know prior to the Council review. He noted that another option would be to reduce the payment to CBRE. City Administrator Ulrich stated that it would be helpful to have input as to whether the EDA is opposed to the full commission or whether a lower commission would be allowed. Member Hardin suggested amending the purchase agreement to remove the commission for CBRE. Members Skaff and Burandt agreed that the commission should not be paid. Member Hardin suggested amending the language in the purchase agreement to remove paragraph 16.

Motion by Chairperson Steffen, seconded by Member Hardin, to amend the motion to recommend to City Council to approve the purchase agreement between the City of Ramsey and Sharp & Associates LLC for 9.33 acres of City owned land, removing paragraph 16.

Further discussion: Member Williams stated that this deal has a structure different from the original purchase agreement. She was concerned that it would be more difficult to obtain funds after the fact rather than refunding the funds. Economic Dev. Mgr/Assistant City Administrator Brama provided additional details on the structures of the purchase agreements. Member Hardin noted that these are two different deals and that is why the structure is different. Economic Dev. Mgr/Assistant City Administrator Brama provided additional information on the letter of credit. Community Development Director Gladhill stated that letters of credit are used frequently and you can draw on them without approval from the developer. He did agree that there is some risk, compared to having straight cash. He noted that every project that goes before the Planning Commission has a letter of credit. He noted that in the mid-2000's there were several times the City had to draw on letters of credit. Mr. Pankratz stated that there is a difference in what Platinum was proposing compared to what Mr. Sharp is proposing. He noted that Platinum was going to build two buildings, while Mr. Sharp is proposing to build the first building and then future buildings as needed to meet client needs. He stated that the additional geotechnical information also changes the deal. Chairperson Steffen asked when Mr. Sharp would begin construction. Mr. Sharp stated that he would like to start construction this year but at the latest, it would be spring 2018.

Motion carried. Voting Yes: Chairperson Steffen, Members Hardin, Burandt, Riley, and Skaff. Voting No: Member Williams. Absent: Member Brunt.

4.03: PSD LLC Business Park: Approve MOU Related to New Internal Public Roadway

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report and reviewed all three requests from PSD, which are split between three cases.

Chairperson Steffen stated that at the last meeting this was discussed and there was one building, but now there are two buildings. He noted that the City cost requested was not changed.

Motion by Member Skaff, seconded by Member Burandt, to recommend to City Council to adopt the Memorandum of Understanding (MOU), authorizing amount not to exceed $250,000

reimbursement to PSD LLC for the construction of a new public roadway located within the City's new business park.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Burandt, Hardin, Riley, and Williams. Voting No: None. Absent: Member Brunt.

4.04: PSD LLC Business Park: Establish TIF District 16 and Approve TIF Agreement (Building #1)

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report with the previous case.

Jason Aarsvold, Ehlers and Associates, stated that they review the project costs, total development costs, rents that will be charged, and other costs attached, to evaluate that those are in line with the request for assistance. He stated that they are comfortable with the requests, given the nature of the building. He stated that the next step will be to determine the impact to the developer's return on investment, to ensure that it is not outside of the range of seven to nine percent. He noted that providing the assistance will help the developer obtain financing and will not be outside of the typical range of the return on investment.

Matt Kuker, PSD, stated that the first building is always the toughest, and once that is established people will want to come into the business park.

Motion by Member Skaff, seconded by Chairperson Steffen, to recommend to City Council to Adopt Resolution #17-06-131 to Modify Development District 1, Establish TIF District 16, and Adopt a Plan for TIF District 16, subject to changes by the City Attorney; Adopt Resolution #17-06-132 Authorizing Execution of a TIF Agreement, subject to changes by the City Attorney; and Adopt Resolution #17-06-133 Authorizing the Establishment of an Inter Fund Loan for TIF District 16.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Burandt, Hardin, Riley, and Williams. Voting No: None. Absent: Member Brunt.

4.05: PSD LLC Business Park: Accept Business Subsidy Application & Call for a Public Hearing (Building #2)

Economic Dev. Mgr/Assistant City Administrator Brama presented additional details on the staff report.

Chairperson Steffen noted that it seems a similar request to the last.

Economic Dev. Mgr/Assistant City Administrator Brama stated that the review is not as stringent with this request as this is not TIF.

Member Riley stated that he likes the idea that this is tied to the building.

Mr. Kuker provided additional details on the building and how it could be converted if Adrenalin leaves after their seven-year lease. He noted that the structure itself would be almost identical, with the exception of the dock doors that would not be installed.

Chairperson Steffen asked if TIF is not available because of the recreational use.

Economic Dev. Mgr/Assistant City Administrator Brama confirmed that recreational uses are not available for TIF.

Mr. Kuker noted that the rent would be slightly smaller for this second building because there is a lesser cost to build out the building. He noted that the cost for rent will be higher than the tenant was paying at their current location, but confirmed that the tenant does have leases in place for this site which will be larger than their current location.

Chairperson Steffen noted that the timeline appears very tight.

Mr. Kuker agreed that the timing is very tight as the tenant has leases that start on January 1, 2018. He stated that in essence the tenant is paying rent for 12 months of the year while they will most likely only use the facility six months out of the year, as the soccer will be outdoors in the warmer months. He noted that the tenant will be exploring options for additional activities that could occur during the warmer months. He confirmed that the tenant is currently not in a location, as the site he was previously located in has been closed.

Chairperson Steffen asked if the developer could build the building within the timeline.

Mr. Kuker stated that the closing will occur on June 27th and he has received permission to begin grading.

Community Development Director Gladhill noted that it is a very aggressive schedule and some preapprovals can be given. He noted that the more they deviate from the regular schedule, the more risk that will come. He stated that the process can be sped up, but acknowledged that the developer is willing to take on the risk and liability regarding grading and stormwater. He stated that staff will do what they can to be flexible.

Mr. Kuker acknowledged that there is risk in expediting the timelines, and that risk would fall on him as developer. He stated that Adrenalin would bring in additional traffic to The COR. He noted that if there are additional costs that arise from speeding this process up, those costs could be split up between the future pads that will be sold.

Member Williams asked if that sensitivity would be part of the business subsidy analysis.

Economic Dev. Mgr/Assistant City Administrator Brama confirmed that would be included in the review.

Chairperson Steffen stated that he loves the project and the signage.

Member Williams stated that she has experience as a parent of a child that went to Adrenalin Sports, and once this is open she will go to Acapulco rather than stay at Adrenalin. She believes that many other parents will do the same and frequent businesses in The COR.

Motion by Member Williams, seconded by Member Hardin, to recommend to City Council to accept a business subsidy application from PDS LLC and call for a public hearing on July 25, 2017.

Motion carried. Voting Yes: Chairperson Steffen, Members Williams, Hardin, Burandt, Riley, and Skaff. Voting No: None. Absent: Member Brunt.

4.06: CBRE Update

Mr. Pankratz provided the first quarter statistics metro wide, noting that net absorption for office and retail are negative. He stated that the retail world is changing as many retailers continue to close their doors and follow the virtual trend. He stated that the trend is now on food and fitness. He stated that traffic patterns take time to change and people are now utilizing the Armstrong interchange more often. He stated that the residential market is booming. He stated that Ramsey is in between two retail nodes and with large stores closing in Riverdale, retailers will most likely backfill in that location. He noted that the additional homes being built in Ramsey will help to attract businesses. He stated that the restrictive covenant is no longer in force, which is good for additional food locations that may want to come. He stated that the additional industrial and PSD projects will bring in additional traffic and could attract more business. He stated that they continue to see interest from medical office tenants. He provided an update on marketing. He noted that he has been pushing Ramsey for quick food users and hard goods and has heard that Ramsey is on their growth plans. He noted that he has also reached out to gas stations in attempt to bring a tenant to Armstrong as traffic patterns push more vehicles on that route. He reviewed the marketing suggestions and next steps.

4.07: Review Architectural Design for Stonebrook Academy (Project #17-101); Case of Michael and Kristen Johnson

Community Development Director Gladhill presented the staff report.

Chairperson Steffen asked for details on the materials for the Sunwood side of the building.

Community Development Director Gladhill provided details on the proposed materials.

Member Williams stated that it appears that no landscaping is proposed for the west side. She asked if the windows are all real.

Community Development Director Gladhill confirmed the lack of landscaping for the west, noting that it would allow for future development on the adjacent parcel and meets the requirements of The COR. He stated that it is his understanding that they would be real windows, although they may be shaded.

Member Williams asked for the location of the two out parcels on the plat.

Community Development Director Gladhill noted that the case references the remnant parcels that are not used for the daycare center, to the west and the east.

Member Williams stated that it appears there is not a door on the Sunwood side.

Community Development Director Gladhill noted that the existing plan is silent on whether a door is needed on Sunwood. He stated that the main entrance is not on Sunwood and the daycare center has concern with having even a security door that would allow children to leave the building to the Sunwood side.

Chairperson Steffen stated that he generally supports the plan and noted that the applicant has come a long way from the first rendition. He confirmed the consensus of the EDA.

5. MEMBER / STAFF UPDATE

The EDA reviewed the Staff Update.

City Administrator Ulrich provided an update on McDonald's. He noted that both USBank and Coborn's have installed their taller signs.

6. ADJOURNMENT

Motion by Chairperson Steffen, seconded by Member Riley, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Steffen, Members Riley, Burandt, Brunt, Hardin, Skaff, and Williams. Voting No: None. Absent: None.

The regular meeting of the Economic Development Authority adjourned at 9:02 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.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a special meeting on Monday, June 12, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Ralph Brauer Commissioner Cheri Gengler Commissioner Cindy Nosan Commissioner Patrick Surma
Members Absent:	Commissioner Gary VanScoy
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson Alec Henderson, Planning Intern

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner Anderson, seconded by Commissioner Surma, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Surma, Brauer, Gengler, and Nosan. Voting No: None. Absent: VanScoy.

4. APPROVE PLANNING COMMISSION MINUTES

None.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Review Sketch Plan for Cole Addition Sketch Plan (Project No. 17-132); Case of Bryon and Lynn Cole

Presentation

Planning Intern Alec Henderson presented the staff report stating the purpose of this file is to review the official Sketch Plan, prepared by Landform and dated May 23, 2017, for the purpose of an eight (8) lot subdivision located northwest of the intersection of 168th Avenue NW and Garnet Street NW. The Sketch Plan submitted includes seven (7) sheets. The Sketch Plan Review process affords the Planning Commission the opportunity to provide early direction on the layout of the proposed plat, before the Developer prepares detailed Preliminary Plat plans. A key decision will occur at Preliminary Plat, in which the layout will be approved, subject to approving final construction plans and Final Plat documents. At that time, the City will review items including, but not limited to, Grading Plan, Utility Plan, Landscape Plan, and Street Light Plan. Staff requested the Commission review the Sketch Plan and direct the Developer to proceed to preparing a Preliminary Plat.

Commission Business

Chairperson Bauer understood the current temporary cul-de-sac was being replaced.

Planning Intern Henderson reported this was the case and noted the new cul-de-sac would have to meet all City requirements.

Commissioner Anderson asked if the trees on the eastern edge would remain in place.

Planning Intern Henderson stated the trees on the eastern edge would remain.

Reid Schulz, Landform Professionals, stated he was a representative for Brian Cole, the applicant. He thanked staff and the Commission for their time and consideration. He explained he was looking forward to moving the Sketch Plan on to the Preliminary Plat.

Commissioner Anderson questioned what type of house styles would be built.

Mr. Schulz commented the new homes would match the character of the existing neighborhood. He reported the homes would have full basements that were a rambler or two-story.

Consensus was to direct the Developer to proceed to preparing a Preliminary Plat, with the considerations listed in the staff report.

5.02: Consider Sketch Plan Review for Northfork Meadows located Near Puma Street and Alpine Drive; Case of Paxmar (Project #17-126)

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to review a sketch plan for a 149-lot subdivision (56 detached single-family lots with 65-foot-wide lots, and 93 detached townhome lots). A Sketch Plan affords the Planning Commission the opportunity to review a project before it enters the official Preliminary Plat stage. The Preliminary Plat (future step) is the most important step in the review process and gives the project 'entitlement' to the project. Please note that the request requires a Comprehensive Plan Amendment. The City can approve said amendment, but is not obligated to approve said amendment. The City has discretion on how to move forward with the request.

Commission Business

Chairperson Bauer stated he was not on the Planning Commission when the current Comprehensive Plan was put in place. He understood the Commission had to thoroughly evaluate each change and questioned why the current zoning designation was put in place.

Community Development Director Gladhill explained the current zoning designation (Low Density Residential) has been in place for the past 20 years. However, in the yearly 2000's Pulte homes proposed a housing development which matched the LDR zoning. He indicated this development was never completed. He reported this zoning designation was reconfirmed in the 2030 Comprehensive Plan.

Commissioner Brauer recalled this property had been zoned LDR since before The COR was developed.

Commissioner Gengler asked if the neighborhood to the east was zoned LDR.

Community Development Director Gladhill reported this property was zoned Rural Developing and was outside of the MUSA.

Commissioner Nosan questioned if Capstone's subdivision would be across the street from Paxmar's proposed project.

Community Development Director Gladhill stated this was the case.

Commissioner Nosan inquired what the differences were between the Capstone and Paxmar developments.

Community Development Director Gladhill explained both developments were medium density projects. He described the differing buffers between the two projects.

Kent Roessler, Paxmar Land Development, introduced himself to the Commission and thanked them for their time. He explained he had several national and local builders that were interested in a housing development in Ramsey. He stated he currently had a development in Elk River with 250 to 300 lots, and other developments he was working on in Blaine, Buffalo and North Branch. He discussed the proposed detached townhouse community in further detail with the

Commission and indicated these types of units were in demand. He reported this development would have a homeowner's association to maintain the exterior of the units. He provided further comment on the styles and types of detached townhome units that would be constructed, along with the proposed price points. He then discussed the advantages of his proposed upscale neighborhood.

Commissioner Brauer asked if the developer believed the site was being proposed for multi-family based on the site or current market conditions.

Mr. Roessler stated he had considered both the site location and the market conditions. He discussed the developments that surrounding the subject property and recommended the Commission consider re-guiding the property. He anticipated his development would nicely complement the Capstone development.

Commissioner Brauer commented on the density transition issue. He questioned if the developer could amend his plans.

Mr. Roessler explained there was no easy way to completely buffer the project from the three adjacent homeowners. He reported there was an existing tree line in place that was quite dense. He stated he could work with staff to enhance the rear elevation of the units.

Commissioner Gengler asked what the price range would be for the detached townhome units.

Mr. Roessler stated the single-family homes would be in the high $200,000 to $400,000. He noted the detached townhome units would range in price from $190,000 to $250,000.

Commissioner Nosan believed Paxmar completed nice developments and noted her daughter lived in a Paxmar development in Monticello. She stated she was having a hard time with the transition between the proposed project and the existing homeowners. She questioned how much space was between the new units and the existing homes.

Mr. Roessler reviewed the rear yard setback (30 feet) with the Commission and noted most of his units were 50 feet from the property line. He encouraged the Commission to consider the greater good for the entire community and not strictly how six properties will be impacted.

Community Development Director Gladhill provided further comment on the City's landscaping and buffer requirements. He understood that more work had to be done to address density transition and stated the City was aware of the fact that the existing residents were important to Ramsey.

Commissioner Brauer recommended that the City keep the promises that it has made to its existing residents.

Commissioner Anderson stated he was not in favor of 28 foot streets as this was too narrow. He reviewed the variances from City Code within the project and suggested these areas of the

development be further considered. He questioned if the detached townhouse units would have brick.

Mr. Roessler reported the front of the units would have brick or stone.

Commissioner Anderson indicated he was struggling with the proposed unit types but stated he would be willing to listen to future plans from the developer.

Commissioner Surma expressed concern with the existing homeowners and how their property rights would be impacted.

Steve Bona, Capstone Homes, stated he did not oppose the development of this property. He explained he designed his neighborhood with the understanding the subject property would be zoned R-1. He feared the market would be flooded with too many high to mid-density units if both projects were completed. He believed the Paxmar units did not fit with the character of the surrounding neighborhood and for this reason he encouraged the Commission to keep this property zoned R-1.

Chairperson Bauer recommended a worksession meeting be held on this development to allow for further discussion of the project.

Community Development Director Gladhill stated staff could set a date for a worksession meeting.

Commissioner Brauer stated he would like to see the neighboring property owners involved in the discussions for the proposed development. He did not see how the Planning Commission could move forward on this project until the Commission received direction from the City Council on the Comprehensive Plan amendment. He explained he did not see a compelling reason to change the Comprehensive Plan at this time.

Commissioner Brauer encouraged the developer to continue to work with the City and not take the feedback from the Commission as a no.

Chairperson Bauer recommended a work session meeting be scheduled if the City Council supports the Comprehensive Plan amendment.

Community Development Director Gladhill anticipated that a worksession meeting would not be able to be scheduled until July.

6. COMMISSION / STAFF INPUT

6.01: Receive Staff Update

The Staff Update was noted.

7. ADJOURNMENT

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Nosan, Gengler, Anderson, Brauer, and Surma. Voting No: None. Absent: VanScoy.

The regular meeting of the Planning Commission adjourned at 8:19 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, June 19, 2017, the Environmental Policy Board (EPB) met in the COR Conference Room at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:	Chairperson Thomas Stodola Board Member Colleen Anderson Board Member Jane Covart Board Member Michael Hiatt Board Member Lucas Trossen Board Member Michael Valentine
Members Absent:	Board Member Reid Bernard
Also Present:	City Planner Chris Anderson City Council Liaison John LeTourneau

1. CALL TO ORDER

Chairperson Stodola called the meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Valentine and seconded by Board Member Hiatt to approve the agenda as submitted.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Valentine, Hiatt, Anderson, Covart, and Trossen. Voting No: None. Absent: Board Member Bernard.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated May 15, 2017

Motion by Board Member Covart and seconded by Board Member Trossen to approve the regular meeting minutes dated May 15, 2017.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Covart, Trossen, Anderson, Hiatt, and Valentine. Voting No: None. Absent: Board Member Bernard.

5. POLICY BOARD BUSINESS

5.01: Consider Natural Resources Elements for Greenway Terrace Sketch Plan and Site Plan (Project No. 84): Case of Aeon

City Planner Anderson presented the staff report. He stated that the City has received an application for Sketch Plan, Final Plat and Site Plan for Greenway Terrace, a three story, 54-unit apartment building located on the block bordered by Center Street, 146th Avenue, Traprock Street, and Ramsey Parkway. He stated that the Plan would subdivide the subject property into a buildable lot and an outlot, noting that developer intends to complete a second phase of the project on the outlot in the future. He stated that the purpose of this is to review the proposed Landscape Plan for the project. He noted The COR Design Framework emphasizes landscape improvements for the "streetscape" and is less prescriptive for the private property. Not noted that streetscape elements would include sidewalks, boulevards, and boulevard plantings.

Councilmember LeTourneau asked for details on the elements along the dog run.

City Planner Anderson replied that it would be a type of shrub.

Councilmember LeTourneau asked how this plan would look visually from the street side and asked if it would be similar to the Horton townhome development.

City Planner Anderson confirmed that the streetscape plantings would look similar but noted that this building would be larger than the Horton product. He noted that additional greenspace will be provided between the sidewalk and the building. He explained that this is a slightly different subdistrict of The COR and therefore the regulations are a bit different.

Chairperson Stodola asked if a holding tank would be allowed in this instance because infiltration is not allowed.

City Planner Anderson confirmed that could be done but the applicant is proposing to have the drainage flow directly to the central storm water for this area.

Board Member Hiatt asked for details on the material that would be used for the dog walk area.

City Planner Anderson replied that area would be turf. He noted that the crushed traprock paving would be used in areas of the dog run and around the community garden plantings and the remainder of that area would be turf. He confirmed that this area would fall into the area that allows for surface parking.

Councilmember LeTourneau stated that he appreciates the plantings in the middle of the parcel to break it up a bit.

City Planner Anderson noted that there is a connection proposed that would eventually connect to the second phase of the project.

Board Member Covart asked if the only access for the parcel would be from 146th Avenue.

City Planner Anderson confirmed that would be the only access point for this development. He was unsure if the second phase of the project would share that access or whether a second access would be provided.

Board Member Hiatt asked if the plans meet the requirements for landscaping.

City Planner Anderson noted that the proposed plans exceed the requirements of the City.

Councilmember LeTourneau asked what the Board is supposed to measure in these types of cases.

City Planner Anderson stated that there are minimum standards for the streetscape that are reviewed as well as ensuring there is not obstruction of sight lines at intersections, reviewing species and size, and providing comment or feedback on the internal landscaping. He noted that this plan goes above the minimum requirements and therefore there are not a lot of issues that require additional discussion in this case.

Motion by Chairperson Stodola and seconded by Board Member Hiatt to recommend approval of the Landscape Plan contingent on compliance with the Staff Review Letter.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Hiatt, Anderson, Covart, Trossen, and Valentine. Voting No: None. Absent: Board Member Bernard.

5.02: Consider Natural Resources Elements for Cole Addition Preliminary Plat (Project No. 17-132)

City Planner Anderson presented the staff report. He reported that the City has received an application for Preliminary Plat from Bryon and Lynn Cole to subdivide their property at 6951 168th Avenue NW into eight lots, one of which will retain their existing home. He noted that the subject property is zoned R-1 Residential (MUSA) and guided for Low Density Residential. He highlighted the existing drainage and utility easements that would encumber the first four lots and noted that the developer has submitted plans to address the stormwater that are currently being reviewed by the engineering department. He noted that the applicant would need to design the stormwater from the site to meet the existing easement to the east, or work with the neighboring property owner to negotiate additional easement. He stated that staff also requests the construction of a segment of sidewalk to that would connect to the cul-de-sac. He noted that there is an existing row of evergreen trees that runs down the property line and would provide buffering from this proposed development and the existing more rural lots that would abut the development.

Board Member Covart asked for more details on the process to abandon a well and septic system.

City Planner Anderson noted that the Department of Health has regulations for abandoning wells and the City Building Code would have regulations for abandoning septic systems. He stated that one could choose to not abandon the well and instead use that for their irrigation system but noted that these plans choose to abandon and seal the wells.

Chairperson Stodola asked the number of lots.

City Planner Anderson stated that there would be a total of eight homes, one of which would possess the existing home. He noted that the lot for the existing home would be larger than the other seven buildable lots that would be created.

Board Member Valentine stated that it seems the big issue will be the stormwater and easement issues.

City Planner Anderson agreed that will be a large issue but noted that there are solutions and explained that it will simply come down to whether the solutions are feasible for the development.

Board Member Hiatt asked if the developer initially provided the narrative on the easements.

City Planner Anderson stated that the applicant did not provide the information in their narrative but when staff mentioned that item the applicant was able to turn that information around quickly, therefore he believes that they had the information ready. He noted that the engineering staff is reviewing the plans to determine if the proposed plans would be sufficient.

Board Member Hiatt stated that he does like the plan but expressed concern with the drainage issue, noting that the issue should be resolved not just for the subject parcels but the surrounding parcels as well.

City Planner Anderson noted that the engineering memorandum that addresses that issue would become a part of the Staff Review Letter that moves forward to the Planning Commission. He noted that the plans would also be subject to the approval of the Lower Rum River Water Management Organization.

Motion by Board Member Hiatt and seconded by Board Member Valentine to recommend approval of the Tree Preservation and Landscape Plans contingent upon compliance with the Staff Review Letter.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Hiatt, Valentine, Anderson, Covart, and Trossen. Voting No: None. Absent: Board Member Bernard.

5.03: Consider Natural Resources Elements for Estates of Silver Oaks 2nd Addition Preliminary Plat

City Planner Anderson presented the staff report. He reported that the City has received an application for Preliminary Plat for a proposed eight lot subdivision to be known as Estates of Silver Oaks 2nd Addition. He stated that the site is located east of TH 47 and north of 162nd Lane. He stated that the site is currently zoned R-1 Residential (Rural Developing) and thus, as proposed, a Zoning Amendment and Comprehensive Plan amendment would also be needed. He noted that the EPB reviewed certain aspects of this request at their May meeting. He provided additional details on density transitioning that would be needed, noting that most often developers choose landscaping and provided additional details on what would be needed. He asked for feedback on the impact to the oak stand and the density transitioning on the eastern portion of the plat.

Chairperson Stodola asked for additional details on the impact the future connection would have on the oak stand.

City Planner Anderson confirmed that further fragmentation of the natural corridor would occur if the parcel to the north develops.

Board Member Hiatt stated that perhaps staff could work with the developer to add additional landscaping to the larger western lot because of the impact to the oak stand that will occur on the eastern side.

City Planner Anderson stated that is a possibility that staff could request. He confirmed that the element could not be required. He stated that the developer has to work with the existing access to expand that which puts a challenge on the developer. He stated that the oak forest could not be recreated and therefore perhaps they are more specific on what would be proposed and attempt to go above and beyond that. He noted that perhaps oaks, and native trees, could be emphasized for the density transitioning.

Board Member Valentine stated that it is unclear to him whether they have exhausted all possibilities of preserving that oak forest or whether there are additional options that could be reviewed to preserve more of the forest without destroying the development value of the property.

City Planner Anderson replied that looking at the natural topography he is unsure that there is a lot more that could be done, short of custom grading the lots and attempting to work around trees. He noted that can be costly and sometimes setup the future home owner to have the cost of removing a tree that should've been removed to begin with, as the root system can receive damage during the construction period. He stated that staff can approach the developers in attempt to carve out more of the trees that could be preserved.

Board Member Hiatt stated that it appears unlikely that the parcel to the west would develop further in the future because of the issue of access.

City Planner Anderson agreed that it would be highly unlikely that the parcel to the west could develop because of the access issues.

Councilmember LeTourneau referenced the idea of custom grading and asked if this would be a spec development or whether it would be custom development.

City Planner Anderson replied that it is his understanding that the developer is looking to create the lots and sell those the builders. He was unsure whether the builders would be doing spec homes or custom homes.

Councilmember LeTourneau stated that perhaps the new homeowner could be given the option of custom grading in attempt to save some of the existing oaks on their property as a method to mitigate the loss.

City Planner Anderson confirmed that this could be moved forward and staff could continue to explore that option with the developer and the engineering department prior to the review of the Preliminary Plat by the Planning Commission.

Board Member Hiatt stated that he drove through the development portion to the south and noticed that it is fairly open, although meeting the requirements of the City.

Board Member Covart asked and received confirmation that a pond would be created with this development as part of the stormwater management requirements.

City Planner Anderson noted that per the City ordinance, the trees needed to be removed for the stormwater pond are not counted towards the total loss of trees. He noted that required trails and major/connector streets are also exempt from the tree removal total.

Councilmember LeTourneau referenced the lots that meet up with more rural lots from the development southeast of this parcel and received confirmation that the density transitioning required for those lots would be similar to what is required for this development.

Chairperson Stodola asked if there is consideration to making these lots larger.

City Planner Anderson replied that the City does not have to approve a zoning or Comprehensive Plan amendment, but noted that there is something to be said that these lots would be consistent with the existing portion of the development.

Board Member Hiatt stated that if there is a way to preserve that oak forest, it should be. He noted that if two to three homes were constructed under the current zoning, that would preserve more of the oak forest.

Chairperson Stodola stated that there are a lot of trees being removed with this plan and therefore he would not support the Tree Plan and Landscape Plan as proposed.

City Planner Anderson stated that the request meets the minimum requirements under City Code. He stated that the application is not deficient in meeting the minimum standards and therefore if this were challenged legally the City would have no legs to stand on.

Board Member Hiatt agreed that this is too many oak trees going away from a mature area and the City should fight hard to preserve that. He noted that the zoning would need to be changed to support this plan and therefore he would ask that the zoning amendment not be approved further along in this process.

Board Member Trossen asked how many trees would be saved with fewer lots.

City Planner Anderson stated that you likely would preserve more trees but you would still need stormwater treatment and septic system drain fields, which would both require tree removal. He stated that he was unsure that the rate of removal would be considerably less than that proposed. He stated that the Board could state that because of the zoning and Comprehensive Plan amendment are required and that the oak forest was identified as moderate value, the Board could recommend denial of the request

Motion by Chairperson Stodola and seconded by Board Member Hiatt to recommend denial of the Tree Plan and Landscape Plan because of the impacts to the oak forest and the need for the zoning and Comprehensive Plan amendments.

Further discussion: Board Member Hiatt stated that he would love to see a comparison development plan that would meet the current zoning and Comprehensive Plan guiding to determine the extent of the oak forest that could be preserved. Board Member Covart stated that she likes the idea of larger lots and asked if the proposed plan would have individual septic systems. City Planner Anderson stated that this proposed plan would have City sewer and water while lots developed under the current zoning would require individual septic. Councilmember LeTourneau stated that he has heard the support from the Board to preserve the oak forest. He stated that there is a tree preservation policy in place that helps to guide development in the City but noted that an exception could be made to that policy in this instance. He provided an example of how he had to clear a lot of trees from his lot to build but now 30 years later his lot looks great. He noted that there is a large section of the community in this quadrant that is under pressure from a lot of things. He stated that there are a lot of people in that quadrant that would like to have the commercial node viable and more rooftops will be needed in order to make that happen. He stated that this is another step along that path and noted that while it is unfortunate that there is a tree stand in that area, this is a step in the right direction for that quadrant of the community. He provided an example of another route a developer could take in the future to provide a connection to the lot to the north. Board Member Hiatt stated that the tree preservation policy assumes that all trees are equal and maybe a future improvement to the policy should put prioritization on certain species. City Planner Anderson stated that the tree preservation standards do identify a definition for significant trees. Board Member Valentine asked whether the tree preservation is a policy or ordinance. City Planner Anderson replied that it is an ordinance. He noted that the Natural Resources Inventory includes four levels, noting that moderate falls just above low and there are two higher quality categories. Board Member Valentine stated that this seems to be a very common contention between development and preservation and the solution often falls in finding a balance point for each of the parcels as they come forward. He asked the type of progress that should be anticipated because this does not have the ordinance behind for support. City Planner Anderson replied that he does not think the developer would be supportive. He stated that perhaps the better choice would be to open the dialogue to determine how the preservation could be maximized while still meeting the requirements of the City Code. He noted that the requirements of the Code are being met and therefore the better approach would be to attempt to work with the developer to attempt to maximize what could be protected. He stated that the Planning Commission has already reviewed the Sketch Plan and did not raise any issues from that perspective, so the developer used that initial feedback to further guide their design plans. Board Member Valentine stated that he likes the idea of going back to the developer to determine if additional trees could be preserved. Board Member Covart asked if the Staff Review Letter would be changed to reflect that statement. City Planner Anderson confirmed that he would update the Staff Review Letter that will go before the Planning Commission and City Council. He noted that the lengthy discussion regarding this oak forest would be included in the packet information.

Motion failed. Voting Yes: Chairperson Stodola, Board Member Trossen. Voting No: Board Member Anderson, Covart, Hiatt, and Valentine. Absent: Board Member Bernard.

Motion by Board Member Hiatt and seconded by Board Member Valentine to recommend approval of the Tree Plan and Landscape Plan contingent upon compliance with the Staff Review Letter and direct staff to work with the developer in attempt to preserve additional portions of the oak forest.

Motion carried. Voting Yes: Board Member Hiatt, Valentine, Anderson, Covart, and Trossen. Voting No: Chairperson Stodola. Absent: Board Member Bernard.

5.04: Consider Natural Resources Elements of Pearson Place Preliminary Plat

City Planner Anderson presented the staff report. He reported that the purpose of this case is to review various elements of a Preliminary Plat, prepared by Otto Associated and dated May 24, 2017, for a proposed 12 lot residential subdivision near the southern/eastern end of Bowers Drive. He stated that a key decision occurs at Preliminary Plat, in which the layout can be approved, subject to approving final construction plans and Final Plat documents. He noted that the majority of the project area is cropland and thus, there should be minimal impact to trees. He noted that there is a row of trees along Bowers Drive (within the right-of-way) and also in the southeastern corner of the project site (Lot 11, Block 2) but nothing beyond that. He noted that the applicant has verbally stated that the only impacts to existing trees would be from providing access to each lot via a driveway. He provided additional information on the Mississippi River Corridor Critical Areas (MRCCA) and the existing rules, compared to the new State rules that have yet to be adopted by the City. He noted that the developer has proposed a PUD in order to bridge the gap between what is in place currently and what will be in effect after the rules are adopted. He highlighted a strip of heavily wooded area that would be preserved to create a buffer from the existing homes on Bowers Drive. He stated that while the area is within the MUSA, the nearest connection is not close and therefore this development would have lots served by private septic and water service. He stated that the proposed lot sizes would fit the character of the existing homes along Bowers Drive. He noted the exception of the homes directly across the street that have 200-foot lot widths compared to the 100-foot widths proposed in this development. He stated that he proposal appears to avoid removal of any significant trees and noted that the additional trees proposed would exceed the requirements. He stated that at the direction of staff, the developer would provide Outlot C, which could serve as a future road connection should an adjacent parcel develop.

Board Member Valentine stated that he does not have any concerns.

Councilmember LeTourneau stated that he has had a few conversations with people from his neighborhood and their concerns were outlined in the memorandum. He stated that the residents would like to see that buffer preserved and it seems the developer is in favor of that as well. He stated that this appears to be low impact development. He noted that the buffer area is very low quality and is mainly brush.

Board Member Hiatt asked why this area has remained undeveloped for this long.

Councilmember LeTourneau stated that the land has been farmed and is currently farmed.

City Planner Anderson confirmed that there is a very thin line of vegetation that acts as a buffer.

Board Member Hiatt stated that perhaps the additional landscaping and development could improve the quality of the existing lots.

Councilmember LeTourneau stated that the 50-foot buffer is a nice addition to the project. He stated that the neighborhood is talking about creating a discussion with the City to acquire the woods to protect that from development in perpetuity.

City Planner Anderson stated that he is not requesting formal action because the information was submitted to close to the meeting date and therefore the Board did not have time to thoroughly review the information as it was just presented tonight.

5.05: Receive Update on The COR Interim Development Plan

City Planner Anderson presented the staff report. He stated that the purpose of this case is to review a preliminary draft of The COR Interim Development Plan, which essentially puts into motion a more formal amendment to the Master Plan. He noted that details of the recommendations prepared by the Planning Commission over a series of workshops were attached to the case. He noted that the direction form the April 25, 2017 Joint Work Session was to review this draft with the advisory Boards and Commissions. He stated that the draft was review by the Economic Development Authority on May 25, 2017 and by the Parks and Recreation Commission at their June 8, 2017 meeting. He advised that staff will be seeking authorization for public comment on the draft in July.

Board Member Valentine commented that the plan is coming along nicely.

Chairperson Stodola asked for more information on the boundaries of The COR.

City Planner Anderson provided the boundaries of The COR, explaining that some of The COR zoning extends past those boundaries.

Councilmember LeTourneau stated that one of the driving factors of the Council is the market, noting that the development will have to be market driven. He explained that the big box retail that was originally desired will not fit into The COR because of the challenges that exist lying between two retail nodes and other market factors. He noted that the other factors that bring in business is density and that is why additional housing is being considered.

City Planner Anderson stated that while residents have said they do not want more apartments in The COR, additional rooftops are needed to attract business and that is the quickest method. He noted that the original plan for The COR included apartments because that would concentrate density and allow other portions of the City to remain more rural.

Councilmember LeTourneau noted that this has been a balance approach with market rate apartments.

Board Member Valentine stated that the planning for growth in the community has been done well.

Board Member Hiatt stated that the challenge in The COR is the density focus and balancing that with an environmental aspect. He provided examples of additional plantings that the Board has been able to negotiate on more dense projects. He noted that often with big box retail there is less landscaping and stated that in smaller retail settings you are able to maintain that landscaping to make it more appealing.

City Planner Anderson provided additional details on the Lake Itasca Greenway Corridor which plays into the concepts.

6. BOARD / STAFF INPUT

- **Summer Recycling Event**

City Planner Anderson reported that a summer recycling event will be held on July 29th, noting that this will be a carbon copy of the spring and fall events to determine if there is a desire for this additional event.

- **Pilot Organics Drop-Off Program Update**

City Planner Anderson stated that the planning intern is working to finalize details on a pilot organics drop-off program. He noted that additional information will soon be distributed through the newsletter and website.

- **Comprehensive Plan Update Natural Resources Workshop Update**

City Planner Anderson stated that a workshop was recently held for the natural resources chapter of the Comprehensive Plan update. He noted that it was not heavily attended, but advised that he did not anticipate heavy attendance. He welcomed any additional input from the Board on the topic.

7. ADJOURNMENT

Motion by Board Member Valentine and seconded by Board Member Hiatt to adjourn the meeting.

The meeting adjourned at 9:12 p.m.

Respectfully submitted,

_____
Chris Anderson
City Planner

ATTEST:

_____
JoAnn Shaw
Community Development Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **4. 3.**

Meeting Date: 08/22/2017

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

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/17/2017 04:31 PM
Form Started By: Jo Thieling		Started On: 08/17/2017 10:02 AM
Final Approval Date: 08/17/2017		

License Applications
08/22/17

*Transient Merchant	JWT Heavenly Springers	5900 – 75th Ave SE 8241 – 161st Ave NW	St. Cloud, MN 56304 Ramsey, MN 55303	320-493-9222
**Transient Merchant	FML Solutions Inc.	429 Minnesota St N 8154 – 161st Ave NW	Ortonville, MN 56278 Ramsey, MN 55303	320-305-9057
***Transient Merchant	Ice Coffee Girl	14540 Bowers Dr NW 8404 161st Avenue NW	Ramsey, MN 55303 Ramsey, MN 55303	763-486-2949
****Transient Merchant	G.I. Joe's Food Truck	10006 Oakwood Ct. N 8204 – 161st Avenue NW	Brooklyn Park, MN 55443 Ramsey, MN 55303	763-486-5611
*****Therapeutic Massage Establishment	Balance Through Bodywork, LLC	14141 Iodine St NW	Ramsey, MN 55303	612-670-9093
*****Therapeutic Massage Therapist	Michele Reid – Balance Through Bodywork, LLC	14141 Iodine St NW	Ramsey, MN 55303	612-670-9093

*Outside Game Fair – puppies, dog training services, t-shirts, grooming supplies, misc. dog supplies, pop, candy, marinate dog toys, etc – expires August 21
**Outside Game Fair – Portable deer stand/cart – expires August 21
***Inside Game Fair – Iced and hot coffee – expires August 21
****Outside Game Fair – Food Truck – expires August 21
*****In-home Therapeutic Massage Establishment – will be very part-time. Applicant has also completed all in-home occupation paperwork as well. – expires December 31

Background checks were completed and approved on each applicant. These licenses have been administratively approved. Staff is asking for Council ratification.

CC Regular Session **4. 4.**

Meeting Date: 08/22/2017

By: JoAnn Shaw, Community Development

Information

Title

Approve Rental Licenses

Purpose/Background:

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

Background: Detached Single-Family Homes and Attached Single-Family Homes (townhomes, duplexes, etc.) are required to obtain a license (registration), but are not subject to inspections (unless the City has sufficient evidence of a violation of City Code).

Multi-Family Units (apartments, condos, etc.) will continue to be subject to the license and inspection program as required today, but the inspection frequency will be reduced.

New license application requests are attached for Council approval.

Recommendation:

Staff recommends approval of license applications.

Action:

Motion to approve rental license applications.

Attachments

Rental License Applications

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/17/2017 03:42 PM
Form Started By: JoAnn Shaw		Started On: 08/14/2017 08:49 AM
Final Approval Date: 08/17/2017		

Report Name: Rental License - License Types
Council Dates: 8/22/2017 to 8/22/2017
Status: Active, Inactive
License Type(s): Rental, Rental-Type I-3 Year, Rental-Type II-2 Year, Rental-Type III-1 Year, Rental-Type IV-6 Months, Rental-Type IV-Pending

City of Ramsey
Rental License - License Types

Company	Location	Complex	Exp. Date	Council Date	Statu
Rental					
John Burrall IV	6966 139th Ave NW		8/22/2020	8/22/2017	A
Jeff Johnson	6886 139th La NW #5		8/22/2020	8/22/2017	A
Amy Mick	5401 145th Ave NW		8/22/2020	8/22/2017	A
Grant Bergquist	6881 147th Ave NW		8/22/2020	8/22/2017	A
Adam Ahmed	5631 148th La NW		8/22/2020	8/22/2017	A
Jagdish Chumber	5660 148th La NW		8/22/2020	8/22/2017	A
Todd Bialon	7351 151st Ave NW		8/22/2020	8/22/2017	A
Francis Lo	7360 Bunker Lake Blvd NW		8/22/2020	8/22/2017	A
Adriel B Villarreal	15100 Cobalt St NW		8/22/2020	8/22/2017	A
Doug Anderson	16611 Dolomite St NW		8/22/2020	8/22/2017	A
Marina Flint	14022 Dysprosium St NW		8/22/2020	8/22/2017	A
Miquel & Marisela Franco	14280 Dysprosium St NW		8/22/2020	8/22/2017	A
Todd Bialon	15420 Iguana St NW		8/22/2020	8/22/2017	A
Todd Bialon	14827 Olivine St NW		8/22/2020	8/22/2017	A
Ardeen Prekker	15170 Oneida St NW		8/22/2020	8/22/2017	A
Francis Lo	15450 Radium St NW		8/22/2020	8/22/2017	A
Penny A Baldwin	14642 Sapphire La NW		8/22/2020	8/22/2017	A
Pinto Properties	15327 Sodium St NW		8/22/2020	8/22/2017	A
Sara Hallbert	15509 Sodium St NW		8/22/2020	8/22/2017	A
Adam Ahmed	15362 Vanadium St NW		8/22/2020	8/22/2017	A
Jeff & Kelly Johnson	14200 Xenon St NW #14		8/22/2020	8/22/2017	A

Rental License Count: 21

Total Licenses: 21

CC Regular Session **4. 5.**

Meeting Date: 08/22/2017

By: Jo Thieling, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 08/08/17
2. City Council Regular dated 08/08/17

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 08/08/17
2. City Council Regular dated 08/08/17

Attachments

CCWS Mts

CC Mts

Form Review

Form Started By: Jo Thieling Started On: 08/17/2017 09:19 AM

Final Approval Date: 08/17/2017

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, August 8, 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 (arrived at 5:47 p.m.)
Councilmember Melody Shryock
Councilmember Kristine Williams

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Fire Chief Matt Kohner
Police Captain Tim Frankfurth
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
Human Resources Manager Colleen Lasher
Community Development Director Timothy Gladhill
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 5:35 p.m.

2. TOPICS FOR DISCUSSION

2.01: Discussion on 2018 General Fund Budget and Tax Levies

Human Resources Manager Lasher reviewed the proposed 12-year staffing plan, noting that the plan would assume the proposed 2018 positions are accepted by the Council.

Councilmember Kuzma asked the population level from the beginning through current.

Human Resources Manager Lasher replied that in 2007 the population was at 22,308 and currently the estimation would be near 26,500.

Finance Director Lund reviewed the staff report including the adjustments that have been made since the July 25th discussion, which results in an overall reduction of $70,307. She presented a

five-year budget expenditure chart, which identifies the impact for each of the proposed personnel positions.

Councilmember Shryock asked if the dollar amounts were only considering salary.

Finance Director Lund replied that the figures include, salary, benefits, a three percent COLA annually and single health insurance. She continued to review the future personnel plan, highlighting the proposed positions to be added each year.

Mayor Strommen noted that it appears that the cumulative totals include all the positions being added each year, in addition to the impact for the proposed 2018 positions.

Councilmember Riley arrived at 5:47 p.m.

Finance Director Lund identified where the breakdown is shown for just the proposed 2018 positions. She continued to review the information included in the staff report regarding the capital improvement plan. She stated that currently the City has the standard $2,000,000 liability coverage package but noted that the City would need to make the decision on whether it should pursue an additional $1,000,000 in coverage.

Councilmember Kuzma stated that seems to be an excessive cost for an additional $1,000,000 in coverage.

Finance Director Lund replied that is the quote provided by the League of Minnesota Cities. She stated that the insurance agent felt that $3,000,000 in liability coverage should be sufficient.

Councilmember Riley stated that your insurance limits dictate what you negotiate to, therefore if the City does not have $3,000,000 in coverage, it would not negotiate to that point.

Councilmember Kuzma disagreed and stated that people would most likely assume the City has deep pockets and therefore would support additional coverage up to $5,000,000.

Councilmember Williams asked if there are statutory limits on the liability of the City, or whether there are gaps and this is meant to cover those gaps.

City Administrator Ulrich confirmed that there are limits of $2,000,000 but there is a theory that could be tested.

Mayor Strommen stated that the threat is very real and therefore the City should consider that based on the recent local case that occurred.

Councilmember Kuzma noted that precedent has been set by that case.

City Administrator Ulrich provided information on the proposed costs to finish the upper level of City Hall, which has been vacant since the engineering department was moved. He stated that there is sufficient space for additional staffing within the departments. He stated that this could

be an opportunity to explore an incubator office space, which could help local people establish businesses and have quick access to meeting space as well. He noted that the space has not been utilized for the past five years and there has not been interest in the market thus far. He stated that the concept would be to have a setup similar to the Itasca Room, as there is always a need and desire for that type of meeting space. He believed that it would be a benefit to the community as the City currently does not have a community center. He stated that the proposed estimate is figured on the cost to finish the Itasca Room and the room finished for the County. He noted that if the Council is interested, staff would work with an architect to get a better idea of costs. He stated that if there is not interest, the space would continue to be utilized as it is currently. He noted that the funding would come from the facility fund, which has been built up over time to improve and maintain the facility.

Councilmember LeTourneau asked for more information on demand.

City Administrator Ulrich stated that staff can bring that full data back to the Council. He provided examples of groups that rent similar spaces with the City such as Homeowners Associations, civic groups, and business retreats. He stated that there are times when staff has to shuffle reservations to ensure that the groups have sufficient space. He stated that there is a room divider but it is not the most effective.

Councilmember LeTourneau asked if the City would be reacting to the demand or would be getting ahead of the demand.

Councilmember Kuzma asked if future staffing needs have been considered and whether additional remodeling would be needed in the future to provide space for staff if this space is converted to meeting space.

Councilmember LeTourneau asked if the item would have any impact to the levy.

City Administrator Ulrich stated that the item would not impact the levy but there would be costs for future maintenance that would also come from that fund. He stated that staff can attempt to project some future maintenance costs.

Councilmember LeTourneau stated that he could support the action, as these dollars have been levied in the past and this would be a way to provide a benefit to the community as this would be additional space for members of the community to gather. He stated that this might be a great way to utilize funds that have been collected from residents and return some value.

Finance Director Lund stated that there is a safety factor as there is not a real divider between the staff space and the meeting space. She noted that there are also noise concerns as the noise from the rented space travels to the adjacent work spaces for staff.

City Administrator Ulrich noted that the classes, such as yoga, are discretionary, but this additional space would allow for more programing to utilize the space as well. He stated that he would bring back additional data on room rentals and the projected maintenance.

Mayor Strommen noted that the requests for additional information will need to come to a close and the Council will need to start making decisions so that the budget information can be finalized prior to the deadline. She suggested that the Council be ready to make decisions at the next meeting.

City Administrator Ulrich noted that the capital improvement items could be delayed as those will not impact the levy and therefore the focus can be on the items that impact the levy.

Councilmember Riley stated that he would like to see additional information on lesser impacts to the levy and prioritization.

City Administrator Ulrich confirmed the consensus of the Council, that staff will provide three scenarios based on the different priorities.

Councilmember LeTourneau stated that a lot of work went into the Strategic Plan, which drives a lot of the choices the City makes. He stated that he would assume that the staffing positions proposed would help the City achieve the goals in the Strategic Plan. He stated that perhaps the Council should review which goals on the Strategic Plan they are willing to bend on, as there is a cost to achieving those goals. He stated that it is a good Plan and vision that people are drawn to.

Mayor Strommen stated that the Council has done that in the past alternating between the Strategic Plan and budget and what a position would represent in terms of service. She stated that perhaps the dashboard from the Strategic Plan can be provided at the next meeting to facilitate the next discussion.

Councilmember LeTourneau stated that some of the goals and imperatives may be defined differently, as some of the language is vague and therefore does not provide staff with a matrix or guidelines.

Mayor Strommen noted that one challenge is that the levy is tied to the valuation of the tax base and that figure can vary.

Councilmember Shryock stated that perhaps the guideline could be tied to the proposed revenue amounts.

Councilmember Kuzma stated that another challenge would be the contracts that the City is tied to, such as COLA and other contracts that the City is obligated to. He stated that the City cut staffing levels so deeply in the past, that at some point the Council needs to listen to the staff as to what they need to maintain positive service levels. He stated that the Council should be cognizant not to overwork the current staff.

Mayor Strommen noted that there are other needs, such as roads and infrastructure, which are not yet complete and also need to be considered as they will have impacts on the budget and community expectations.

Councilmember Riley stated that although it is a small number, he would like to see the EDA budget reduced to remain at the 2017 level. He stated that he would also like to see a projected chart that identifies the increasing debt of the City.

Finance Director Lund stated that she typically provides that information but was waiting for direction from the Council on the proposed 2018 personnel positions.

Councilmember Shryock stated that she does not believe that all six positions should be included in the projections as that would have a bigger impact on the budget moving forward.

Councilmember Riley stated that perhaps the five-year budget projection be done on the middle ground, with the top tier positions being added.

City Administrator Ulrich noted that a challenge would be what would happen to the other positions that are not added in 2018, as those positions would then be added in future years.

Mayor Strommen suggested including all six positions and the Council can then make estimations on what would happen if positions are not added.

2.02: Demolition/Clean-Up of 6401 Highway 10 (former Sunfish Lake Gas Station)

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

Councilmember Kuzma asked how the site would be left in terms of safety if the demolition is done this year.

Asst. City Administrator/Economic Development Manager Brama noted that the site would be rough graded and signed appropriately for the winter and the asphalt would then be done next spring. He noted that a dormant winter seeding would be applied and the site would most likely be used for snow storage. He confirmed that the snow pile would not impact traffic as the building is currently in that location. He confirmed that the site would be rough graded to prevent vehicle damage, should someone ignore the signage and drive on the site.

Councilmember Riley asked the items that Hakanson Anderson would be completing during the process to ensure that staff is not overworked.

Asst. City Administrator/Economic Development Manager Brama provided the details on the responsibilities that would be handled by Hakanson Anderson during this process. He estimated that Hakanson Anderson would handle 90 percent of the project management.

Councilmember LeTourneau stated that he does not have concern with the approach proposed. He asked what would occur if the City were to secure a favorable bid and the paving could be done this year still.

Asst. City Administrator/Economic Development Manager Brama noted that bidding both projects would create additional work for Hakanson Anderson and could delay both projects. He

noted that staff did talk about perhaps beginning the second bid process to determine if there would be sufficient time to complete both actions.

Councilmember LeTourneau stated that he would be in favor of completing the demolition and paving next year.

Mayor Strommen agreed, noting that with winter coming the site would be covered anyways and therefore she did not feel pressure to do both aspects this year and would also support splitting the work between seasons.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

City Engineer Westby provided an update on the Potassium Street project and estimated timeline.

City Administrator Ulrich stated that while this is a good solution, it does rely on the cooperation of the homeowners.

Mayor Strommen asked if there can be staff to property owner communication in addition to the attorney to attorney communication prior to this coming forward to the Council again. She stated that additional communication would be best to ensure that this continues to move forward.

City Administrator Ulrich stated that there is a favorable draft agreement with McDonald's which would return the property to the City and will come forward to the Council on August 26th. He noted that there is interest from the Metropolitan Council tour and provided some possible dates.

The Council provided input on the proposed dates and staff will follow up to find the date that would work best.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:50 p.m.

Respectfully submitted,

_____

Kurtis G. Ulrich

City Administrator

ATTEST:

_____

Jo Ann M. Thieling
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, August 8, 2017, 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
Police Captain Tim Frankfurth
Parks and Assistant Public Works Superintendent Mark Riverblood
Human Resources Manager Colleen Lasher
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
Asst. City Administrator/Economic Development Manager Patrick Brama
Public Information and Event Specialist Nichole Wenberg
Administrative Intern Allyson Krattenmaker

1. CALL TO ORDER

Mayor Strommen called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

2. PRESENTATION

2.01: Presentation to Recognize Girl Scout Troop 16479 with Community Spotlight Award

Mayor Strommen recognized Girl Scout Troop 16479 with a Community Spotlight Award for their initiative for pollinators. She explained that the troop built bee houses and installed them throughout the City which not only benefits the City but also helped the troop to earn their Junior Bronze Service Award. She presented the certificate to the troop on behalf of the City and thanked them for their service.

Mayor Strommen invited each of the girls to introduce themselves to the group. The troop leader thanked the City and noted that the troop had a lot of fun, especially with the painting of the bee houses. Mayor Strommen encouraged the members of the community to get out into the parks and look for the new bee houses.

2.02: Oath of Office for a Patrol Officer

Police Captain Frankfurth introduced the newest member of the Police Department, Robert Pullar, who grew up in Elk River. He stated that Officer Pullar joined the force in March, has completed all necessary training and has been serving on a regular shift.

Mayor Strommen administered the oath of the office to Patrol Officer Robert Pullar.

2.03: Introduce New Community Service Officer

Police Captain Frankfurth introduced a newly appointed Community Service Officer, Aaron Pipenhagen, who began on March 10th. He noted that CSO Pipenhagen also grew up in Elk River and is continuing education with hopes to continue a career in law enforcement.

Mayor Strommen congratulated the new members of the Police Department and thanked the members of the department for attending tonight.

2.04: 2017 Happy Days Festival Update

Administrative Intern Allyson Krattenmaker reviewed the schedule of events for the upcoming Happy Days Festival, including new and expanding events for the festival. She noted that the planning for the event is on schedule and the event is operating with a balanced budget with thanks to the City and the event sponsors.

Councilmember Williams noted that there is an online option for volunteers to sign-up to assist with the event.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

4.01: Receive Cash and Investments for Period Ending July 31, 2017
4.02: Approve Licenses:

Solicitor
Southwestern Advantage/2451 Atrium Way, Nashville, TN
Transient Merchant

Pro Metal Fab – Bradey Mackin/24625 Rutgers St NE, Stacy, MN

4.03: Approve the following Meeting Minutes:
1) City Council Work Session dated July 25, 2017
2) City Council Regular dated July 25, 2017

4.04: Approve Request to Declare Surplus Property

4.05: Approve CivicPlus Website Redesign Contract

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

4.07: 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

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

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

6.01: Public Hearing to 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

Presentation

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to approve an on-sale, Sunday and 2:00 a.m. intoxicating liquor license for SM Enterprises Corp, d/b/a Penalty Box Grill.

Public Hearing

Mayor Strommen called the public hearing to order at 7:21 p.m.

Citizen Input

There was none.

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

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

The public hearing was closed at 7:21 p.m.

Council Business

Councilmember LeTourneau stated that he is thankful that the business has remained for many years and he is looking forward to the probability that it will continue for quite some time.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to approve an On-Sale, Sunday and 2:00 a.m. Intoxicating Liquor License for SM Enterprises Corp, d/b/a Penalty Box Grill.

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

7. COUNCIL BUSINESS

7.01: Consider Adopting Resolution #17-08-192 Granting Preliminary Plat Approval to Bunker Lake Industrial Park (Project #17-27); Case of PSD, LLC

Community Development Director Gladhill reviewed the staff report and recommendation to approve the requested Preliminary Plat, contingent upon compliance with the Staff Review Letter. He noted that the proposed project appears to comply with the bulk standards of the City Code and the proposed use would be an asset to the community's growing employment base.

Motion by Councilmember Kuzma, seconded by Councilmember Williams, 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.

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

7.02: Consider Approval of Final Home Designs for Vistas at North Commons; Case of Morning Sun Homes

Community Development Director Gladhill reviewed the staff report and recommendation to authorize the attached models.

Councilmember LeTourneau appreciated the presentation. He stated that he also appreciates the flexibility of the Planning Commission and staff to work with the developer to find an outcome that will be more appropriate for The COR.

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to authorize the attached model homes for Vistas at North Commons.

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

7.03: Consider Stone Brook Children's Academy; Multiple Actions

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and the six recommendations included within the proposed resolution. He noted that items one through five are administrative in nature and are consistent with the past approvals. He explained that with this resolution, the City is simply formalizing said actions. He stated that item six has been reviewed by the EDA and CMDC and both have recommended approval.

Councilmember Riley stated that the EDA did recommend approval of the revolving loan fund. He stated that while the EDA does not operate as a bank, there is a banker on the EDA and an analysis was also done by CMDC.

Councilmember Kuzma asked for information on the process to move forward for construction.

Jeff Benedict, Vanguard Construction, estimated that construction would begin in about two to three weeks and would span about 4.5 months.

Mike Mulrooney, CMDC, provided a summary of his memorandum that was included in the Council packet. He stated that this project stands every chance of success with the community and how the community is changing for the future. He noted that the project is still awaiting SBA approval.

Councilmember LeTourneau hoped that the SBA finds this project to be as great as it has been presented to be. He noted that he is very excited to see this project move forward as it will be another great business in the community.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to Adopt Resolution #17-08-200 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.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

Councilmember Shryock appreciated that she was able to participate in Night to Unite and encouraged those that are interested in being involved to come forward to the City.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 7:43 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. 6.**

Meeting Date: 08/22/2017
Submitted For: Patrick Brama, Administrative Services
By: Patrick Brama, Administrative Services

Information

Title

Approve Lease Agreement Amendment: Northern Light Church: 6701 Hwy 10 Office Space

Purpose/Background:

Purpose of Case:

Approve Two Year Lease Agreement extension (amendment).

Background:

Premier Commercial Properties, the City's contracted property management company, recently approached Staff regarding a request from Northern Light Church to renew their existing Lease Agreement with the City of Ramsey by two years. Northern Light Church's existing Lease Agreement is set to expire on October 31, 2017. Currently, Northern Light Church utilizes approximately 4,820 square feet of office space at 6701 U.S. Highway 10 for a worship / gathering area.

Notification:

NA

Observations/Alternatives:

Premises: 4,820 square feet
Term: two-year term, beginning November 1, 2017
Cancelation: After one year, either party can cancel with a three month notice.
Insurance: $1,000,000 public liability insurance
Rent: checked by Premier Commercial Realty (is market rate)
Year 3 (11/1/17 through 10/31/18): $2,876.10
Year 4 (11/1/18 through 10/31/19): $2,962.38
Utilities: tenant responsible for all utilities.
Property Taxes: will remain tax exempt.
Permitted Use: the Subject Property will be used and occupied by tenant solely for the purpose of office and worship space use.

Funding Source:

Proceeds will be deposited into the designated RALF account.

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

Recommendation:

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

Recommendation:

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

Action:

Motion:

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

Attachments

2017 Amendment

2015 Lease Agreement

2011 Lease Agreement

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/17/2017 03:30 PM
Form Started By: Patrick Brama		Started On: 08/07/2017 04:43 PM
Final Approval Date: 08/17/2017		

FIRST AMENDMENT
TO
LEASE AGREEMENT

This Amendment is to the Lease Agreement dated August 1, 2015, by and between the **City of Ramsey** and **Northern Light Church**, a copy of which is attached hereto. The Lease Agreement is hereby modified as follows:

1. **Term.** The term of the Lease Agreement is extended two years, until midnight on October 31, 2019. In no event may Tenant terminate this Lease, as amended, earlier than October 31, 2018.
2. **Rent.** Tenant covenants and agrees to pay to Landlord at the Landlord's office without demand, monthly rent in the following amounts:

   Year 3 (11/1/17 through 10/31/18): $2,876.10

   Year 4 (11/1/18 through 10/31/19): $2,962.38
3. **Remaining Terms.** All other terms of the original Lease Agreement remain in effect. In the event of a conflict between this Amendment and the Lease Agreement, this Amendment shall control.

CITY OF RAMSEY

By: _____ Dated: _____, 2017
Sarah Strommen, Mayor

ATTEST:

_____
Kurt Ulrich, City Administrator

NORTHERN LIGHT CHURCH OF RAMSEY

By: _____ Dated: _____, 2017
Cullen Tanner, Pastor

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter "Lease") made as of this 1st day of August, 2015, is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation, 7550 Sunwood Drive, Ramsey, Minnesota 55303 ("Landlord") and **Northern Light Church**, a non-profit corporation organized under the laws of the State of Minnesota, 6701 Highway 10, Ramsey, Minnesota ("Tenant"). The Landlord and the Tenant are hereinafter collectively referred to as "the parties" and individually as a "party."

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

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

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

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

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

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

3. **Term.** The term of this Lease is for a period of two years, commencing on November 1, 2015 (the "Commencement Date") and ending at midnight on October 31, 2017, unless extended by written agreement of both parties or sooner terminated as

provided herein ("Lease Term"). If Tenant desires to end this Lease after a period of one year, Tenant may do so by providing Landlord with 90 days prior written notice. However, in no event may Tenant terminate this Lease earlier than October 31, 2016. Notwithstanding the Lease Term, Landlord may terminate this Lease at any time at Landlord's sole option upon 90 days prior written notice to Tenant.

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

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

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

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

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

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

responsible for any interruption in such services beyond the reasonable control of Landlord.

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

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

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

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

Building. Landlord further agrees, at Landlord's expense, to repaint the front facade of the Building.

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

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

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

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

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

of trespass, and prejudice, and Landlord shall have all remedies and recourse which might otherwise be used by Landlord for arrears of Rent or any breach of covenants contained in this Lease.

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

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

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

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

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

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

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

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

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

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

26. **Subordination.** Tenant agrees that, at the Landlord's election, this Lease shall be subordinate to any land Lease or mortgage now on or to be placed in the future on the Premises or Building and to any and all advances to be made thereunder and to the

interest thereon and to all renewals, replacements and extensions thereof, provided that such subordination shall not materially affect either party's obligations under this Lease. Tenant hereby appoints Landlord as its attorney-in-fact to execute such documents as may be required to accomplish such subordination.

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

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

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

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

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

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

Tenant: Cullen Tanner
Northern Light Church
6701 Highway 10
Ramsey, Minnesota 55303

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

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

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

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

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

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

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

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

Landlord's Address:

City Administrator
7550 Sunwood Drive
Ramsey, Minnesota 55303

CITY OF RAMSEY

By: _____
Its: Mayor, Sarah Strommen

ATTEST:

By: _____
Its: City Administrator, Kurt Ulrich

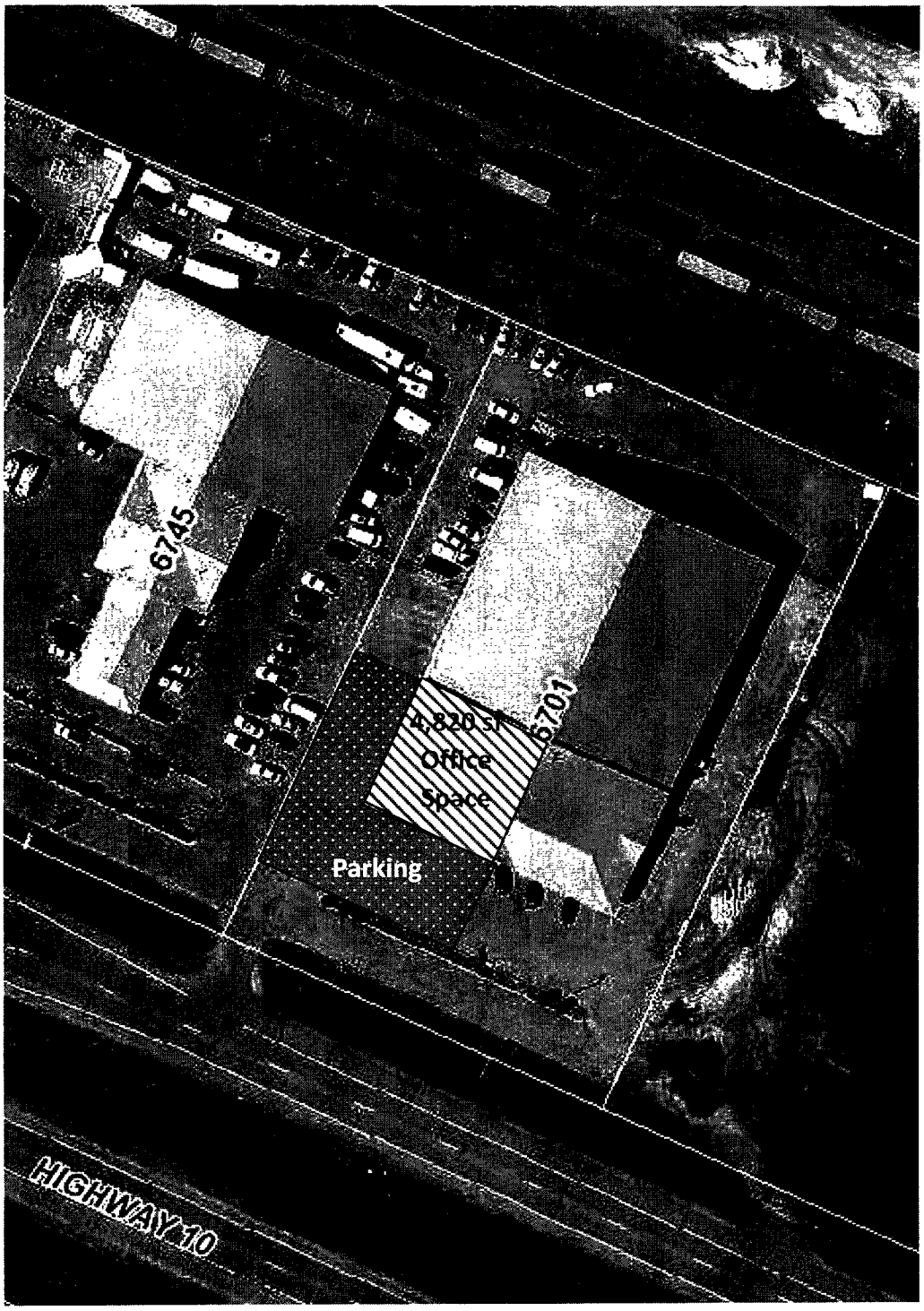
Tenant's Address:

6701 U.S. Highway 10
Ramsey, Minnesota 55303

NORTHERN LIGHT CHURCH of RAMSEY, a Minnesota Non-Profit Organization

By: _____
Its: Pastor, Cullen Tanner

EXHIBIT A



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

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

RECITALS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(c) The existence of any default thereunder;

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

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

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

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

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

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

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

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

LESSOR'S ADDRESS:

City Administrator
7550 Sunwood Drive
Ramsey, Minnesota 55303

CITY OF RAMSEY

By: _____
Its: Mayor

ATTEST: _____

By: _____
Its: City Administrator

Approved at to Form:

_____
William K. Goodrich, City Attorney

LEESSEE'S ADDRESS:

850 South Street
Anoka, MN 55303

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

By: Charles Chovnacki

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

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 1/4b 21st day of ~~October~~ November, 2011, by Bob Ramsey, the Mayor, and Kurt Ulrich, the City Administrator, of the City of Ramsey, a Minnesota Municipal Corporation, under the laws of the State of Minnesota on behalf of the Corporation.

Pamela Joy Miller
Notary Public

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

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

Pamela Joy Miller
Notary Public

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

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

RENT ESCROW

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

CC Regular Session **4. 7.**

Meeting Date: 08/22/2017

By: Katie Schmidt, Administrative Services

Information

Title

Adopt Resolution #17-08-204 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received during the Period of August 3, 2017 through August 16, 2017

Action:

Adopt Resolution #17-08-204 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received during the Period of August 3, 2017 through August 16, 2017.

Attachments

Bills List 08/22/2017

Resolution 08/22/2017

Form Review

Inbox	Reviewed By	Date
Diana Lund	Kathy Schmitz	08/16/2017 11:10 AM
Diana Lund	Diana Lund	08/16/2017 12:47 PM
Kurt Ulrich	Kurt Ulrich	08/17/2017 04:26 PM
Form Started By: Katie Schmidt		Started On: 08/16/2017 10:55 AM
Final Approval Date: 08/17/2017		

CITY OF RAMSEY - FINANCE OFFICE Printed 8/16/2017

RAMSEY CITY COUNCIL MEETING

8/22/2017

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 8/3/17-8/16/17	296,020.77
Accounts Payable 8/3/17-8/16/17	162,548.36
Payroll 8/11/17	153,341.22

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 611,910.35**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2017 Y.T.D.
NET PAYROLL TOTAL	$ 174,500.65	$ 2,452,208.57
- CORRECTION TO PAYROLL		
PREPAIDS	201,772.20	4,831,871.59
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE		1,083,245.01
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	191,941.50	3,767,025.48
ADD (DELETE) BILLS LIST SUBMITTED PAY ESTIMATE(S)		896,908.58
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 568,214.35**	**$ 13,031,259.23**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
103444	**8/3/2017**		**100012 ACE SOLID WASTE INC**						
		25,458.50	CITY OF RAMSEY RECYCLE AUG 17		87614	3000890	9604.6489		OTHER CONTRACTED SE
		25,458.50							
103445	**8/3/2017**		**113522 ALLIANCE TITLE LLC**						
		86.29	REFUND 7034 139TH AVE NW		87615	07272017	9601.4651		WATER REVENUE
		86.29							
103446	**8/3/2017**		**113045 ANCONA TITLE AND ESCROW**						
		217.84	REFUND 16085 IODINE ST		87616	07272017	9601.4651		WATER REVENUE
		217.84							
103447	**8/3/2017**		**106022 ANDERSON, CHRIS**						
		60.99	MILEAGE REIMB C ANDERSON		87617	08012017	0191.6334		MILEAGE REIMBURSEME
		60.99							
103448	**8/3/2017**		**104915 BLUE LINE COLLISION CENTER**						
		120.41	REFUND 15367 VANADIUM ST NW		87650	07272017	9601.4651		WATER REVENUE
		120.41							
103449	**8/3/2017**		**111326 BURNET TITLE**						
		79.40	REFUND 7244 147TH TERR NW		87618	07272017	9601.4651		WATER REVENUE
		79.40							
103450	**8/3/2017**		**112663 CAPSTONE HOMES INC**						
		140.00	REFUND 4 COMP DINNER EDA GOLF		87619	07272017	9230.6249	00923002	MISCELLANEOUS OPERA
		140.00							
103451	**8/3/2017**		**106670 CENTRAL POWER DISTRIBUTORS INC**						
		10.34	MOWER SUPPLIES		87624	850705	0452.6257		OTHER VEHICLE PARTS
		10.34							
103452	**8/3/2017**		**115318 CITI CARDS**						
		954.07	SAFETY CAMP 2017		87620	07142017	0237.6249		MISCELLANEOUS OPERA
		954.07							
103453	**8/3/2017**		**110734 CITY OF RAMSEY**						
		92.00	CASH PAYMENTS FOR UTILITY BILL		87621	08022017	9601.4651		WATER REVENUE
		23.90	CASH PAYMENTS FOR UTILITY BILL		87621	08022017	9601.4651		WATER REVENUE
		115.90							
103454	**8/3/2017**		**111866 COMMUNITY TITLE AND ESCROW LLC**						
		233.70	REFUND 6930 170TH TRL NW		87622	07272017	9601.4651		WATER REVENUE
		233.70							
103455	**8/3/2017**		**113795 CONCIERGE TITLE INC**						
		252.54	REFUND 15281 TONTO ST NW		87623	07272017	9601.4651		WATER REVENUE
		252.54							
103456	**8/3/2017**		**100870 EDINA REALTY TITLE**						
		341.06	REFUND 5713 160TH LN NW		87625	07272017	9601.4651		WATER REVENUE
		254.82	REFUND 14611 NEON ST NW		87626	07272017A	9601.4651		WATER REVENUE
		283.32	REFUND 5550 145TH CIR NW		87627	07272017B	9601.4651		WATER REVENUE
		879.20							
103457	**8/3/2017**		**111674 FIRST AMERICAN TITLE**						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
									Continued.
103457	**8/3/2017**		**111674 FIRST AMERICAN TITLE**						
		275.51	REFUND 7589 163RD AVE NW		87628	07272017	9601.4651		WATER REVENUE
		275.51							
103458	**8/3/2017**		**115850 GLAD, ALLAN**						
		157.79	REFUND 5336 140TH CT NW		87630	07272017	9601.4651		WATER REVENUE
		157.79							
103459	**8/3/2017**		**113561 HOME TITLE INC**						
		212.07	REFUND 5950 144TH CIRCLE NW		87631	07272017	9601.4651		WATER REVENUE
		186.67	REFUND 14597 PERIDOT ST NW		87632	07272017A	9601.4651		WATER REVENUE
		218.24	REFUND 15771 LITHIUM ST NW		87633	07272017B	9601.4651		WATER REVENUE
		278.10	REFUND 15494 TUNGSTEN ST NW		87634	07272017C	9601.4651		WATER REVENUE
		895.08							
103460	**8/3/2017**		**115849 JAHUR, BIBI**						
		52.08	REFUND 6916 RIVERDALE DR NW		87635	07272017	9601.4651		WATER REVENUE
		52.08							
103461	**8/3/2017**		**115853 JAMES, KATH**						
		246.08	REFUND 7030 147TH LN NW		87636	07272017	9601.4651		WATER REVENUE
		246.08							
103462	**8/3/2017**		**113464 LAND TITLE**						
		176.55	REFUND 5359 140TH LN NW		87637	07272017	9601.4651		WATER REVENUE
		47.16	REFUND 6974 139TH AVE NW		87638	07272017A	9601.4651		WATER REVENUE
		223.71							
103463	**8/3/2017**		**115328 LENNAR**						
		3.17	REFUND 16008 URANIMITE ST NW		87639	07272017	9601.4651		WATER REVENUE
		3.17							
103464	**8/3/2017**		**111865 LIBERTY TITLE INC**						
		199.37	REFUND 15069 HELIUM ST NW		87640	07272017	9601.4651		WATER REVENUE
		145.28	REFUND 6171 145TH LN NW		87641	07272017A	9601.4651		WATER REVENUE
		181.42	REFUND 15535 SODIUM WAY NW		87642	07272017B	9601.4651		WATER REVENUE
		47.94	REFUND 7310 147TH LN NW		87643	07272017C	9601.4651		WATER REVENUE
		238.30	REFUND 7112 148TH LN NW		87644	07272017D	9601.4651		WATER REVENUE
		812.31							
103465	**8/3/2017**		**100351 NCPERS MINNESOTA**						
		384.00	LIFE INSURANCE AUG 17		87645	7048817 AUGUST	9101.2170		DENTAL/DISABILITY/LIFE
		384.00							
103466	**8/3/2017**		**115847 NORTH TITLE INC**						
		216.47	REFUND 15600 YAKIMA ST NW		87646	07272017	9601.4651		WATER REVENUE
		190.97	REFUND 14624 IODINE CT NW		87647	07272017A	9601.4651		WATER REVENUE
		407.44							
103467	**8/3/2017**		**111864 PREMIER TITLE**						
		339.43	REFUND 15223 GERMANIUM CIR NW		87648	07272017	9601.4651		WATER REVENUE
		339.43							
103468	**8/3/2017**		**115851 PROKOPENKO, ALEKSANDR**						
		51.86	REFUND 6171 145TH LN NW		87649	07272017	9601.4651		WATER REVENUE
		51.86							

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103468	8/3/2017		115851 PROKOPENKO, ALEKSANDR						Continued.
103469	8/3/2017		113771 RICE CREEK BUILDING AND REMODELING INC						
		1,500.00	ESC ERO 5724 152ND CT NW		87651	08032017	9804.6433	00115688	REFUNDS
		1,500.00							
103470	8/3/2017		115857 ROSS, CINDY						
		30.00	REFUND HAPPY DAYS EXPO 2017		87652	08022017	0296.4609		OTHER MISCELLANEOUS
		30.00							
103471	8/3/2017		115855 SMITH, SARA						
		30.00	REFUND HAPPY DAYS EXPO 2017		87653	07312017	0296.4609		OTHER MISCELLANEOUS
		30.00							
103472	8/3/2017		101103 SPRINT						
		53.82	JUNE/JULY CELL BILL 2017		87654	570683319-188	0130.6323		CELLULAR PHONES
		107.64	JUNE/JULY CELL BILL 2017		87654	570683319-188	0191.6323		CELLULAR PHONES
		53.82	JUNE/JULY CELL BILL 2017		87654	570683319-188	0240.6323		CELLULAR PHONES
		547.52	JUNE/JULY CELL BILL 2017		87654	570683319-188	0211.6323		CELLULAR PHONES
		117.85	JUNE/JULY CELL BILL 2017		87654	570683319-188	0194.6323		CELLULAR PHONES
		256.88	JUNE/JULY CELL BILL 2017		87654	570683319-188	0311.6323		CELLULAR PHONES
		275.79	JUNE/JULY CELL BILL 2017		87654	570683319-188	0452.6323		CELLULAR PHONES
		247.58	JUNE/JULY CELL BILL 2017		87654	570683319-188	0301.6323		CELLULAR PHONES
		163.79	JUNE/JULY CELL BILL 2017		87654	570683319-188	0220.6323		CELLULAR PHONES
		107.71	JUNE/JULY CELL BILL 2017		87654	570683319-188	0192.6321		TELEPHONE
		231.75	JUNE/JULY CELL BILL 2017		87654	570683319-188	9601.6323		CELLULAR PHONES
		2,164.15							
103473	8/3/2017		114151 TASC (FEES)						
		378.25	FSA ADMIN FEES HRA CLAIMS PROC		87629	IN1066223	0130.6315		MISCELLANEOUS PROFE
		378.25							
103474	8/3/2017		115848 TATRO, THOMAS						
		37.64	REFUND 9240 176TH AVE NW		87655	07272017	9601.4651		WATER REVENUE
		37.64							
103475	8/3/2017		105706 TINKLENBERG GROUP INC						
		6,600.00	RETAINER AGREE JULY/AUG 2017		87657	2030	9400.6315		MISCELLANEOUS PROFE
		6,600.00							
103476	8/3/2017		114172 TITLE GROUP INC						
		40.57	REFUND 8042 153RD LN NW		87656	07272017	9601.4651		WATER REVENUE
		40.57							
103477	8/3/2017		115045 TITLE NEXUS LLC						
		263.23	REFUND 14672 SODIUM ST NW		87658	07272017	9601.4651		WATER REVENUE
		263.23							
103478	8/3/2017		114606 TITLE SMART INC						
		161.99	REFUND 14554 WACO ST NW		87659	07272017	9601.4651		WATER REVENUE
		161.99							
103479	8/3/2017		113806 WATERMARK TITLE AGENCY LLC						
		179.84	REFUND 15466 TUNGSTEN ST NW		87660	07272017	9601.4651		WATER REVENUE
		179.84							

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									Continued.
103480	8/3/2017		115852 WESTLUND, MATTHEW						
		248.23	REFUND 5767 155TH LN NW		87661	07272017	9601.4651		WATER REVENUE
		248.23							
103481	8/3/2017		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	FIRE PANEL MONT SEPT YOUTH 1ST		87662	07272017	9410.6315	00041012	MISCELLANEOUS PROFE
		24.95	MONITORING JUNE 17 RAMP		87663	07272017A	9240.6315		MISCELLANEOUS PROFE
		52.90							
103558	8/10/2017		106639 3M						
		406.60	SIGN MATERIAL		87702	SS74050	0260.6249		MISCELLANEOUS OPERA
		406.60							
103559	8/10/2017		100012 ACE SOLID WASTE INC						
		84.53	FIRE STATIONS		87703	3012035	0220.6374		REFUSE/RECYCLING
		424.80	AUGUST 17 PW MISC ACCTS		87709	3000905	0452.6374		REFUSE/RECYCLING
		185.86	AUGUST 17 PW MISC ACCTS		87709	3000905	0194.6374		REFUSE/RECYCLING
		172.63	AUGUST 17 PW MISC ACCTS		87709	3000905	0311.6374		REFUSE/RECYCLING
		57.54	AUGUST 17 PW MISC ACCTS		87709	3000905	9601.6374		REFUSE/RECYCLING
		57.54	AUGUST 17 PW MISC ACCTS		87709	3000905	9602.6374		REFUSE/RECYCLING
		179.38	AUGUST 17 PW MISC ACCTS		87709	3000905	9604.6249		MISCELLANEOUS OPERA
		57.54	AUGUST 17 PW MISC ACCTS		87709	3000905	9605.6374		REFUSE/RECYCLING
		1,219.82							
103560	8/10/2017		100026 ANDERSON IRRIGATION						
		2,452.64	CENTRAL PARK IRRIG REPAIR		87704	07-7194	0452.6489		OTHER CONTRACTED SE
		2,452.64							
103561	8/10/2017		115865 BAWDEN BARBARA						
		15,000.00	SEPTIC SYS ESC 16640 YTTRIUM		87706	08102017	9252.1155.1		MANUAL-ACCOUNTS REC
		15,000.00							
103562	8/10/2017		115863 BRENT, BENJAMIN AND SHANNAH						
		2,500.00	CONDEMNATION AWARD 16259 COQUI		87707	08102017	9603.6315		MISCELLANEOUS PROFE
		2,500.00							
103563	8/10/2017		100297 CENTERPOINT ENERGY						
		130.90	WATER/SEWER/PARKS/STREETS		87708	8000014064-2 JULY 2017	0311.6373		GAS
		130.90							
103564	8/10/2017		100404 CENTURYLINK						
		65.35	JULY/AUGUST 17 SERVICE		87710	763 422-1452 795 JULY 17	0452.6321		TELEPHONE
		65.35							
103565	8/10/2017		115866 CHURCH OF ST KATHARINE DREXEL						
		155.00	DAMAGE/KEY DEP REF CENTRAL PAR		87711	08082017	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
103566	8/10/2017		110734 CITY OF RAMSEY						
		21.00	ACCT #719803		87705	08092017	9601.4651		WATER REVENUE
		32.16	ACCT #723946		87705	08092017	9601.4651		WATER REVENUE
		23.90	ACCT #726019		87705	08092017	9601.4651		WATER REVENUE
		23.90	ACCT #612206594		87705	08092017	9601.4651		WATER REVENUE
		143.00	ACCT #724901		87705	08092017	9601.4651		WATER REVENUE

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103566	**8/10/2017**		**110734 CITY OF RAMSEY**						**Continued.**
		150.00	ACCT #724431		87705	08092017	9601.4651		WATER REVENUE
		150.00	ACCT #49473964		87705	08092017	9601.4651		WATER REVENUE
		136.32	ACCT #62855296		87705	08092017	9601.4651		WATER REVENUE
		23.90	ACCT #40323049		87705	08092017	9601.4651		WATER REVENUE
		146.00	ACCT #71892199		87705	08092017	9601.4651		WATER REVENUE
		23.90	ACCT #709988723		87705	08092017	9601.4651		WATER REVENUE
		874.08							
103567	**8/10/2017**		**100116 CONNEXUS ENERGY**						
		15,533.26	WELL/WTR TRW/LIFT STATION		87712	759126-303102 JULY 17	9601.6371		ELECTRIC UTILITIES
		690.50	WELL/WTR TRW/LIFT STATION		87712	759126-303102 JULY 17	9602.6371		ELECTRIC UTILITIES
		676.39	PUBLIC WORKS MISC ACCTS		87713	759126-303106 JULY 2017	0311.6371		ELECTRIC UTILITIES
		2,811.79	PUBLIC WORKS MISC ACCTS		87713	759126-303106 JULY 2017	0452.6371		ELECTRIC UTILITIES
		225.47	PUBLIC WORKS MISC ACCTS		87713	759126-303106 JULY 2017	9601.6371		ELECTRIC UTILITIES
		225.47	PUBLIC WORKS MISC ACCTS		87713	759126-303106 JULY 2017	9602.6371		ELECTRIC UTILITIES
		225.47	PUBLIC WORKS MISC ACCTS		87713	759126-303106 JULY 2017	9605.6371		ELECTRIC UTILITIES
		894.42	TRAFFIC SIGNALS		87714	759126-303100 JULY 2017	0260.6371		ELECTRIC UTILITIES
		21,282.77							
103568	**8/10/2017**		**115864 DITECH FINANCIAL, LLC**						
		23,000.00	CONDEMNATION AWARD 16259 COQUI		87716	08102017	9603.6315		MISCELLANEOUS PROFE
		23,000.00							
103569	**8/10/2017**		**115741 FSA TITLE SERVICES**						
		134.42	REISSUE REFUND 6130 145TH LN		87718	05302017	9601.4651		WATER REVENUE
		134.42							
103570	**8/10/2017**		**115859 GOULET, BRENDA**						
		155.00	DAM/KEY DEP REFUND ELMCREST		87719	98544001	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
103571	**8/10/2017**		**108628 GROVE NURSERY**						
		4,171.13	MISC FLOWERS/POTS		87720	27434800	0452.6249		MISCELLANEOUS OPERA
		4,171.13							
103572	**8/10/2017**		**102954 LITTLE FALLS MACHINE INC**						
		1,802.67	TRUCK FT SADDLE/SHAFT		87717	00060594	0312.6257		OTHER VEHICLE PARTS
		1,802.67							
103573	**8/10/2017**		**100291 MET COUNCIL SAC**						
		19,880.00	JUNE 2017 SAC CHARGES		87722	08032017	9602.2083		SAC CHARGES
		198.80-	JUNE 2017 SAC CHARGES		87722	08032017	9602.4356		SEWER AVAILABILITY CH
		19,681.20							
103574	**8/10/2017**		**115868 MOLIN CONCRETE**						
		900.00	RELEASE LANDSCAPE SURETY		87721	08092017	9804.6433	00113881	REFUNDS
		900.00							

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103574	8/10/2017		115868 MOLIN CONCRETE						Continued.
103575	8/10/2017		110547 NORTHWEST LIGHTING SYSTEMS CO.						
		194.25	QUAD METAL HALIDE BALLAST		87742	102853	0194.6249		MISCELLANEOUS OPERA
		95.45	Q250PAR38-SP10		87743	102762	0194.6249		MISCELLANEOUS OPERA
		289.70							
103576	8/10/2017		115867 S & D MANAGEMENT						
		1,000.00	REIMB DEP. FOR LIQUOR RENEWAL		87715	08082017	9101.4156		LIQUOR-OFF SALE
		1,000.00							
103577	8/10/2017		106729 STROMMEN, SARAH						
		97.90	MILEAGE REIM LMC CONF		87723	08082017	0111.6331		TRAVEL & LODGING
		97.90							
103578	8/10/2017		115869 SWING, DEAN						
		40.00	DAM/KEY DEP REFUND CENTRAL PAR		87724	08092017	9101.4305		RENTAL FEES
		155.00	DAM/KEY DEP REFUND CENTRAL PAR		87724	08092017	9804.1160		KEY & DAMAGE DEPOSIT
		195.00							
103579	8/10/2017		100510 VERIZON WIRELESS						
		61.57	JUNE/JULY 2017 SERVICE		87725	9789628008	0130.6323		CELLULAR PHONES
		61.57							
103580	8/10/2017		105628 WELLS CATERING SERVICE						
		4,369.80	EDA GOLF TOURN BAL DUE		87726	42848A	9230.6249	00923002	MISCELLANEOUS OPERA
		4,369.80							
103581	8/10/2017		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	7550 SUNWOOD DR PD		87727	150-1682-6501 SEPT 2017	0211.6489		OTHER CONTRACTED SE
		27.95							
98081117	8/11/2017		115568 ALERUS FINANCIAL NA						
		741.00			87733	08101711202114	9101.2176		LIFE/HEALTH-EMPLOYEE
		741.00							
99080817	8/8/2017		107885 DEPARTMENT OF LABOR AND INDUSTRY						
		1,387.83	July Surcharges		87699	07312017	9101.2081		SURCHARGES-PERMITS
		27.78-	July Surcharges		87699	07312017	9101.4604		SURCHARGES
		1,360.05							
99081017	8/10/2017		100629 MN DEPT OF REV SALES TX						
		57.57	July Sales Tax		87700	07312017	9101.4305		RENTAL FEES
		15.92	July Sales Tax		87700	07312017	9101.4328		ACCIDENT REPORTS
		7.48	July Sales Tax		87700	07312017	9101.4308		SALES OF MAPS & PUBLI
		.09-	July Sales Tax		87700	07312017	9101.4609		OTHER MISCELLANEOUS
		185.20	July Sales Tax		87700	07312017	9601.2082		SALES/USE TAX PAYABLE
		14,482.39	July Sales Tax		87700	07312017	9601.2082		SALES/USE TAX PAYABLE
		595.53	July Sales Tax		87700	07312017	9601.2085		ANOKA COUNTY TRANSI
		15,344.00							
99081117	8/11/2017		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		3,096.56			87729	08101711202110	9101.2176		LIFE/HEALTH-EMPLOYEE
		3,096.56							

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99081517	8/15/2017		108768 COMDATA NETWORK INC						Continued.
		24.99	AMAZON MKTPLACE PMTS , BLUML		87782	JUL17 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		4.99	AMAZON MKTPLACE PMTS , BLUML		87782	JUL17 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		8.00	AMAZON MKTPLACE PMTS , BLUML		87782	JUL17 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		9.82	AMAZON MKTPLACE PMTS , BLUML		87782	JUL17 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		7.49	AMAZON MKTPLACE PMTS , BLUML		87782	JUL17 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		19.39	AMAZON MKTPLACE PMTS , BLUML		87782	JUL17 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		8.99	AMAZON MKTPLACE PMTS , BLUML		87782	JUL17 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		24.99-	AMAZON MKTPLACE PMTS , BLUML		87782	JUL17 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		11.26	AMAZON.COM , BLUML		87782	JUL17 COMDATA PCARD	0211.6207		TRAINING SUPPLIES
		9.00	AMAZON.COM , BLUML		87782	JUL17 COMDATA PCARD	0211.6207		TRAINING SUPPLIES
		15.85	AMAZON.COM , BLUML		87782	JUL17 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		62.10	TLO TRANSUNION , BLUML		87782	JUL17 COMDATA PCARD	0211.6315		MISCELLANEOUS PROFE
		57.93	AMAZON MKTPLACE PMTS , BRAY		87782	JUL17 COMDATA PCARD	0194.6259		BUILDING MAINT/REPAIR
		318.00	LIFELINE TRAINING - CA , FRANK		87782	JUL17 COMDATA PCARD	0211.6335		TRAINING
		19.97	AMAZON MKTPLACE PMTS , FREDRIC		87782	JUL17 COMDATA PCARD	0130.6249		MISCELLANEOUS OPERA
		20.28	AMAZON MKTPLACE PMTS , FREDRIC		87782	JUL17 COMDATA PCARD	0130.6249		MISCELLANEOUS OPERA
		9.54	WWW.NEWEGGBUSINESS.COM , FREDR		87782	JUL17 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		14.95	WWW.NEWEGGBUSINESS.COM , FREDR		87782	JUL17 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		5.34	WWW.NEWEGGBUSINESS.COM , FREDR		87782	JUL17 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		98.10	WWW.NEWEGGBUSINESS.COM , FREDR		87782	JUL17 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		14.95	WWW.NEWEGGBUSINESS.COM , FREDR		87782	JUL17 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		.85	WWW.NEWEGGBUSINESS.COM , FREDR		87782	JUL17 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		679.99	WWW.NEWEGGBUSINESS.COM , FREDR		87782	JUL17 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		20.57	COBORN'S SUPERSTORE , KOHNER		87782	JUL17 COMDATA PCARD	0220.6335		TRAINING
		37.67	ANW ANSWER GIFT SHOP , LASHER		87782	JUL17 COMDATA PCARD	0130.6249		MISCELLANEOUS OPERA
		63.05	COBORN'S SUPERSTORE , LASHER		87782	JUL17 COMDATA PCARD	0130.6249		MISCELLANEOUS OPERA
		360.20	CRAGUNS LODGE AND GOLF , LASHE		87782	JUL17 COMDATA PCARD	0130.6331		TRAVEL & LODGING

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		360.20	CRAGUNS LODGE AND GOLF , LASHE		87782	JUL17 COMDATA PCARD	0130.6331		TRAVEL & LODGING
		195.65	ELK RIVER LANDVILLERIEMER		87782	JUL17 COMDATA PCARD	0452.6374		REFUSE/RECYCLING
		195.65	ELK RIVER LANDVILLERIEMER		87782	JUL17 COMDATA PCARD	0452.6374		REFUSE/RECYCLING
		73.98	MENARDS COON RAPIDS MNRIEMER		87782	JUL17 COMDATA PCARD	0311.6269		LANDSCAPE MATERIALS
		121.52	MENARDS COON RAPIDS MNRIEMER		87782	JUL17 COMDATA PCARD	0260.6249		MISCELLANEOUS OPERA
		9.99	MENARDS COON RAPIDS MNRIEMER		87782	JUL17 COMDATA PCARD	0260.6249		MISCELLANEOUS OPERA
		66.00	THE ROCKET SHOPRIEMER		87782	JUL17 COMDATA PCARD	0311.6257		OTHER VEHICLE PARTS
		27.96	CVS/PHARMACY SCHIFERLI		87782	JUL17 COMDATA PCARD	0220.6249		MISCELLANEOUS OPERA
		99.89	POSITIVE PROMOTIONS INSCHIFERL		87782	JUL17 COMDATA PCARD	0220.6249		MISCELLANEOUS OPERA
		127.95	WEATHERTECH DIRECT Unit 569		87782	JUL17 COMDATA PCARD	0220.6550		MOTOR VEHICLES
		665.00	INTERNATIONULRICH		87782	JUL17 COMDATA PCARD	0130.6335		TRAINING
		1.64-	AMAZON.COMWIEMANN		87782	JUL17 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		3.18-	AMAZON.COMWIEMANN		87782	JUL17 COMDATA PCARD	0211.6204		STATIONERY, ENVELOPE
		17.00	NORTHSTAR LOT , BRAMA		87782	JUL17 COMDATA PCARD	9230.6331		TRAVEL & LODGING
		397.99	BILLY BOARDS , BRAY		87782	JUL17 COMDATA PCARD	0243.6208		MISCELLANEOUS OFFICI
		1.08	THE HOME DEPOT , NELSON		87782	JUL17 COMDATA PCARD	9601.6249		MISCELLANEOUS OPERA
		1.08	THE HOME DEPOT , NELSON		87782	JUL17 COMDATA PCARD	9601.6249		MISCELLANEOUS OPERA
		7.69	THE HOME DEPOT , NELSON		87782	JUL17 COMDATA PCARD	9601.6249		MISCELLANEOUS OPERA
		2.58	THE HOME DEPOT , NELSON		87782	JUL17 COMDATA PCARD	9601.6249		MISCELLANEOUS OPERA
		2.58	THE HOME DEPOT , NELSON		87782	JUL17 COMDATA PCARD	9601.6249		MISCELLANEOUS OPERA
		1.09	THE HOME DEPOT , NELSON		87782	JUL17 COMDATA PCARD	9601.6249		MISCELLANEOUS OPERA
		1.09	THE HOME DEPOT , NELSON		87782	JUL17 COMDATA PCARD	9601.6249		MISCELLANEOUS OPERA
		7.38	THE HOME DEPOT , NELSON		87782	JUL17 COMDATA PCARD	9601.6249		MISCELLANEOUS OPERA
		1.38	THE HOME DEPOT , NELSON		87782	JUL17 COMDATA PCARD	9601.6249		MISCELLANEOUS OPERA
		883.62	ASSOCIATED BAG COMPANY , ANDER		87782	JUL17 COMDATA PCARD	9604.6249		MISCELLANEOUS OPERA
		102.99	BURGER KING , ANDERSON		87782	JUL17 COMDATA PCARD	9604.6249		MISCELLANEOUS OPERA
		26.49	COBORN'S SUPERSTORE , ANDERSON		87782	JUL17 COMDATA PCARD	9604.6249		MISCELLANEOUS OPERA

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		66.08-	HOMEDEPOT.COM , ANDERSON		87782	JUL17 COMDATA PCARD	9604.6249		MISCELLANEOUS OPERA
		4.55-	HOMEDEPOT.COM , ANDERSON		87782	JUL17 COMDATA PCARD	9604.6249		MISCELLANEOUS OPERA
		108.58	THE HOME DEPOT , ANDERSON		87782	JUL17 COMDATA PCARD	9604.6249		MISCELLANEOUS OPERA
		8.01	THE HOME DEPOT , ANDERSON		87782	JUL17 COMDATA PCARD	9604.6249		MISCELLANEOUS OPERA
		20.24	WM SUPERCENTER , ANDERSON		87782	JUL17 COMDATA PCARD	9604.6249		MISCELLANEOUS OPERA
		20.24	WM SUPERCENTER , ANDERSON		87782	JUL17 COMDATA PCARD	9604.6249		MISCELLANEOUS OPERA
		32.03	LITTLE DUKES RAMSEYANDERSON		87783	JUL 17 COMDATA FUEL	0191.6223		GASOLINE
		45.35	LITTLE DUKES RAMSEYSTRELOW		87783	JUL 17 COMDATA FUEL	0194.6223		GASOLINE
		50.88	LITTLE DUKES RAMSEYSTRELOW		87783	JUL 17 COMDATA FUEL	0194.6223		GASOLINE
		47.31	BILL'S SUPERETTE FIREFIGHTERS		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		11.45	BILL'S SUPERETTE FIREFIGHTERS		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		44.08	BILL'S SUPERETTE FIREFIGHTERS		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		61.23	BILL'S SUPERETTE FIREFIGHTERS		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		10.40	BILL'S SUPERETTE FIREFIGHTERS		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		24.01	BILL'S SUPERETTE FIREFIGHTERS		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		25.51	BILL'S SUPERETTE FIREFIGHTERS		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		30.60	BILL'S SUPERETTE FIREFIGHTERS		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		59.80	BILL'S SUPERETTE FIREFIGHTERS		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		29.06	BILL'S SUPERETTE FIREFIGHTERS		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		24.70	BILL'S SUPERETTE FIREFIGHTERS		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		35.25	BILL'S SUPERETTE FIREFIGHTERS		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		65.19	BILL'S SUPERETTE FIREFIGHTERS		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		28.71	BILL'S SUPERETTE FIREFIGHTERS		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		20.84	CASEYS RAMSEYFIREFIGHTERS		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		41.48	CASEYS RAMSEYSEASONAL		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		35.82	CASEYS RAMSEYSEASONAL		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		48.62	CASEYS RAMSEYFIREFIGHTERS		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE

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99081517	8/15/2017		108768 COMDATA NETWORK INC						
		23.34	HOLIDAY STNSTORE FIREFIGHTERS		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		24.99	LITTLE DUKES RAMSEYFIREFIGHTER		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		47.46	LITTLE DUKES RAMSEYFIREFIGHTER		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		9.80	LITTLE DUKES RAMSEYFIREFIGHTER		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		36.48	LITTLE DUKES RAMSEYFIREFIGHTER		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		32.34	LITTLE DUKES RAMSEYFIREFIGHTER		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		44.50	LITTLE DUKES RAMSEYFIREFIGHTER		87783	JUL 17 COMDATA FUEL	0220.6223		GASOLINE
		33.33	BILL'S SUPERETTE FIREFIGHTERS		87783	JUL 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		21.36	BILL'S SUPERETTE FIREFIGHTERS		87783	JUL 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		29.80	CASEYS RAMSEY1		87783	JUL 17 COMDATA FUEL	0240.6223		GASOLINE
		29.80	CASEYS RAMSEY1		87783	JUL 17 COMDATA FUEL	0240.6223		GASOLINE
		30.18	CASEYS RAMSEYJARSON		87783	JUL 17 COMDATA FUEL	0240.6223		GASOLINE
		28.05	CASEYS RAMSEYJARSON		87783	JUL 17 COMDATA FUEL	0240.6223		GASOLINE
		28.75	CASEYS RAMSEY1		87783	JUL 17 COMDATA FUEL	0240.6223		GASOLINE
		30.02	CASEYS RAMSEYJARSON		87783	JUL 17 COMDATA FUEL	0240.6223		GASOLINE
		45.83	CASEYS RAMSEYMADSEN		87783	JUL 17 COMDATA FUEL	0301.6223		GASOLINE
		48.27	CASEYS RAMSEYMADSEN		87783	JUL 17 COMDATA FUEL	0301.6223		GASOLINE
		34.75	CASEYS RAMSEYSEASONAL		87783	JUL 17 COMDATA FUEL	0301.6223		GASOLINE
		49.17	HOLIDAY STNSTORE MADSEN		87783	JUL 17 COMDATA FUEL	0301.6223		GASOLINE
		44.83	HOLIDAY STNSTORE MADSEN		87783	JUL 17 COMDATA FUEL	0301.6223		GASOLINE
		24.04	LITTLE DUKES RAMSEYFERIANCEK		87783	JUL 17 COMDATA FUEL	0301.6223		GASOLINE
		46.94	LITTLE DUKES RAMSEYMCDOWALL		87783	JUL 17 COMDATA FUEL	0301.6223		GASOLINE
		48.79	SUPERAMERICA MADSEN		87783	JUL 17 COMDATA FUEL	0301.6223		GASOLINE
		41.11	SUPERAMERICA MADSEN		87783	JUL 17 COMDATA FUEL	0301.6223		GASOLINE
		14.64	BILL'S SUPERETTE MARAS		87783	JUL 17 COMDATA FUEL	0311.6223		GASOLINE
		59.80	BILL'S SUPERETTE MARAS		87783	JUL 17 COMDATA FUEL	0311.6223		GASOLINE
		40.78	BILL'S SUPERETTE MARAS		87783	JUL 17 COMDATA FUEL	0311.6223		GASOLINE

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99081517	8/15/2017		108768 COMDATA NETWORK INC						Continued.
		51.74	BILL'S SUPERETTE MARAS		87783	JUL 17 COMDATA FUEL	0311.6223		GASOLINE
		55.26	BILL'S SUPERETTE SEASONAL		87783	JUL 17 COMDATA FUEL	0311.6223		GASOLINE
		62.09	BILL'S SUPERETTE DUBE		87783	JUL 17 COMDATA FUEL	0311.6223		GASOLINE
		70.54	BILL'S SUPERETTE SEASONAL		87783	JUL 17 COMDATA FUEL	0311.6223		GASOLINE
		28.84	CASEYS RAMSEYSEASONAL		87783	JUL 17 COMDATA FUEL	0311.6223		GASOLINE
		48.26	CASEYS RAMSEYRIEMER		87783	JUL 17 COMDATA FUEL	0311.6223		GASOLINE
		81.08	CASEYS RAMSEYWIENER		87783	JUL 17 COMDATA FUEL	0311.6223		GASOLINE
		48.17	CASEYS RAMSEYSEASONAL		87783	JUL 17 COMDATA FUEL	0311.6223		GASOLINE
		37.87	CASEYS RAMSEYSEASONAL		87783	JUL 17 COMDATA FUEL	0311.6223		GASOLINE
		33.82	HOLIDAY STNSTORE SEASONAL		87783	JUL 17 COMDATA FUEL	0311.6223		GASOLINE
		47.93	HOLIDAY STNSTORE RIEMER		87783	JUL 17 COMDATA FUEL	0311.6223		GASOLINE
		45.84	KWIK TRIP MARAS		87783	JUL 17 COMDATA FUEL	0311.6223		GASOLINE
		49.86	LITTLE DUKES RAMSEYLOFGREN		87783	JUL 17 COMDATA FUEL	0311.6223		GASOLINE
		75.15	LITTLE DUKES RAMSEYTALBOT		87783	JUL 17 COMDATA FUEL	0311.6223		GASOLINE
		34.77	BILL'S SUPERETTE SEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		37.51	BILL'S SUPERETTE SEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		49.58	BILL'S SUPERETTE SEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		103.78	BILL'S SUPERETTE SEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		91.50	BILL'S SUPERETTE SEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		84.60	BILL'S SUPERETTE SEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		64.71	BILL'S SUPERETTE SEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		95.02	BILL'S SUPERETTE SEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		48.00	BILL'S SUPERETTE SEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		112.48	BILL'S SUPERETTE SEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		111.42	BILL'S SUPERETTE SEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		50.00	BILL'S SUPERETTE SEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		34.02	BILL'S SUPERETTE SEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE

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		72.22	BILL'S SUPERETTE SEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		36.00	BILL'S SUPERETTE SEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		38.56	BILL'S SUPERETTE SEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		48.38	CASEYS GEN STORE BYRON		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		68.00	CASEYS GEN STORE BYRON		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		67.55	CASEYS RAMSEYSEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		56.34	CASEYS RAMSEYBERGE		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		26.28	CASEYS RAMSEYSEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		93.35	CASEYS RAMSEYSEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		61.48	CASEYS RAMSEYSEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		37.00	HOLIDAY STNSTORE SEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		53.59	HOLIDAY STNSTORE BERGE		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		40.00	HOLIDAY STNSTORE SEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		67.29	HOLIDAY STNSTORE SEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		26.46	LAKE WAY EXPRESSSEASONAL		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		33.95	LITTLE DUKES RAMSEYNELSON		87783	JUL 17 COMDATA FUEL	0452.6223		GASOLINE
		30.51	BILL'S SUPERETTE HASSEL		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		28.18	BILL'S SUPERETTE HASSEL		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		11.42	CASEYS RAMSEYPIPENHAGEN		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		33.03	CASEYS RAMSEYROSSUM		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		23.19	CASEYS RAMSEYPIPENHAGEN		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		24.10	CASEYS RAMSEYPIPENHAGEN		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		29.20	CASEYS RAMSEYROSSUM		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		26.74	CASEYS RAMSEYPIPENHAGEN		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		27.37	CASEYS RAMSEYSCHLENDER		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		16.24	CASEYS RAMSEYSTEPHENS		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		13.26	CASEYS RAMSEYPIPENHAGEN		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE

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									Continued.
99081517	8/15/2017		108768 COMDATA NETWORK INC						
		27.83	CASEYS RAMSEYSCHLENDER		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		10.82	CASEYS RAMSEYSCHLENDER		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		10.59	CASEYS RAMSEYPIPENHAGEN		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		12.92	CASEYS RAMSEYMOLDENHAUER		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		11.71	CASEYS RAMSEYSTEPHENS		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		21.39	CASEYS RAMSEYSCHLENDER		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		16.52	CASEYS RAMSEYSCHLENDER		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		21.17	CASEYS RAMSEYDAHLBERG		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		27.85	CASEYS RAMSEYELLIOTT		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		41.88	CASEYS RAMSEYDAHLBERG		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		15.60	CASEYS RAMSEYELLIOTT		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		18.56	CASEYS RAMSEYELLIOTT		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		14.75	CASEYS RAMSEYELLIOTT		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		13.09	CASEYS RAMSEYELLIOTT		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		25.90	CASEYS RAMSEYELLIOTT		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		14.44	CASEYS RAMSEYDAHLBERG		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		21.78	CASEYS RAMSEYDAHLBERG		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		18.90	CASEYS RAMSEYDAHLBERG		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		12.36	CASEYS RAMSEYELLIOTT		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		23.03	CASEYS RAMSEYDAHLBERG		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		9.99	CASEYS RAMSEYPIPENHAGEN		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		24.44	CASEYS RAMSEYDAHLBERG		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		17.17	CASEYS RAMSEYELLIOTT		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		36.27	CASEYS RAMSEYWEBB		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		22.44	CASEYS RAMSEYWEBB		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		32.13	CASEYS RAMSEYWEBB		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		37.34	CASEYS RAMSEYWEBB		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE

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99081517	8/15/2017		108768 COMDATA NETWORK INC						Continued.
		32.70	CASEYS RAMSEYCURTIS		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		17.50	CASEYS RAMSEYCURTIS		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		32.40	CASEYS RAMSEYWEBB		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		29.65	CASEYS RAMSEYWEBB		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		36.70	CASEYS RAMSEYWEBB		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		34.03	CASEYS RAMSEYBONINE		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		47.52	CASEYS RAMSEYBONINE		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		21.33	CASEYS RAMSEYHINNENKAMP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		24.28	CASEYS RAMSEYHINNENKAMP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		29.67	CASEYS RAMSEYHINNENKAMP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		14.10	CASEYS RAMSEYHINNENKAMP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		18.69	CASEYS RAMSEYLOHSE-JOHNSON		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		23.53	CASEYS RAMSEYHINNENKAMP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		26.07	CASEYS RAMSEYPULLAR		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		23.75	CASEYS RAMSEYPULLAR		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		22.65	CASEYS RAMSEYPULLAR		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		30.89	CASEYS RAMSEYPULLAR		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		34.98	CASEYS RAMSEYSTEPHENS		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		33.10	CASEYS RAMSEYGARDNER		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		65.21	CASEYS RAMSEYDAHLBERG		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		28.56	CASEYS RAMSEYVOIT		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		33.09	CASEYS RAMSEYGARDNER		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		24.72	CASEYS RAMSEYELLIOTT		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		27.04	CASEYS RAMSEYHASSEL		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		26.11	CASEYS RAMSEYHASSEL		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		31.88	CASEYS RAMSEYKATERS		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		26.81	HOLIDAY DEALER DIXON		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99081517	8/15/2017		108768 COMDATA NETWORK INC						Continued.
		14.98	HOLIDAY STNSTORE DIXON		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		44.33	HOLIDAY STNSTORE BONINE		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		22.69	HOLIDAY STNSTORE HINNENKAMP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		18.93	HOLIDAY STNSTORE STEPHENS		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		28.43	HOLIDAY STNSTORE CURTIS		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		47.90	HOLIDAY STNSTORE BONINE		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		11.50	HOLIDAY STNSTORE FRANKFURTH		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		20.00	HOLIDAY STNSTORE FRANKFURTH		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		22.31	HOLIDAY STNSTORE LOHSE-JOHNSON		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		34.61	HOLIDAY STNSTORE LOHSE-JOHNSON		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		39.71	HOLIDAY STNSTORE BAGNE		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		27.06	HOLIDAY STNSTORE VOIT		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		35.82	HOLIDAY STNSTORE DIXON		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		27.75	KWIK TRIP BLUML		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		31.94	KWIK TRIP DIXON		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		.10	LITTLE DUKES RAMSEYRESERVES		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		22.13	LITTLE DUKES RAMSEYRESERVES		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		30.56	LITTLE DUKES RAMSEYRESERVES		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		23.67	LITTLE DUKES RAMSEYRESERVES		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		25.03	LITTLE DUKES RAMSEYRESERVES		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		12.68	LITTLE DUKES RAMSEYPIPENHAGEN		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		13.85	LITTLE DUKES RAMSEYCAMACHO		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		17.09	LITTLE DUKES RAMSEYRESERVES		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		15.97	LITTLE DUKES RAMSEYPIPENHAGEN		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		17.39	LITTLE DUKES RAMSEYCAMACHO		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		23.18	LITTLE DUKES RAMSEYCAMACHO		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		23.28	LITTLE DUKES RAMSEYSCHLENDER		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99081517	8/15/2017		108768 COMDATA NETWORK INC						Continued.
		13.77	LITTLE DUKES RAMSEYSTEPHENS		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		20.34	LITTLE DUKES RAMSEYSCHLENDER		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		22.58	LITTLE DUKES RAMSEYSTEPHENS		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		22.97	LITTLE DUKES RAMSEYSCHLENDER		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		36.93	LITTLE DUKES RAMSEYDAHLBERG		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		20.47	LITTLE DUKES RAMSEYDAHLBERG		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		27.98	LITTLE DUKES RAMSEYMOLDENHAUER		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		25.20	LITTLE DUKES RAMSEYDAHLBERG		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		11.65	LITTLE DUKES RAMSEYELLIOTT		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		20.03	LITTLE DUKES RAMSEYDAHLBERG		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		23.18	LITTLE DUKES RAMSEYDAHLBERG		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		13.05	LITTLE DUKES RAMSEYELLIOTT		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		22.91	LITTLE DUKES RAMSEYDAHLBERG		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		17.40	LITTLE DUKES RAMSEYELLIOTT		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		20.37	LITTLE DUKES RAMSEYDAHLBERG		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		21.58	LITTLE DUKES RAMSEYWEBB		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		20.98	LITTLE DUKES RAMSEYCURTIS		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		46.88	LITTLE DUKES RAMSEYSTOLP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		35.13	LITTLE DUKES RAMSEYSTOLP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		37.97	LITTLE DUKES RAMSEYSTOLP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		12.64	LITTLE DUKES RAMSEYSTOLP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		48.46	LITTLE DUKES RAMSEYSTOLP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		29.65	LITTLE DUKES RAMSEYBONINE		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		32.21	LITTLE DUKES RAMSEYBONINE		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		14.86	LITTLE DUKES RAMSEYPIPENHAGEN		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		20.81	LITTLE DUKES RAMSEYPULLAR		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		32.52	LITTLE DUKES RAMSEYSTOLP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99081517	8/15/2017		108768 COMDATA NETWORK INC						Continued.
		16.76	LITTLE DUKES RAMSEYFRANKFURTH		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		21.24	LITTLE DUKES RAMSEYHINNENKAMP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		20.41	LITTLE DUKES RAMSEYHINNENKAMP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		24.83	LITTLE DUKES RAMSEYLOHSE-JOHNS		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		27.30	LITTLE DUKES RAMSEYHINNENKAMP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		23.18	LITTLE DUKES RAMSEYHINNENKAMP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		27.68	LITTLE DUKES RAMSEYLOHSE-JOHNS		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		33.03	LITTLE DUKES RAMSEYLOHSE-JOHNS		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		25.19	LITTLE DUKES RAMSEYLOHSE-JOHNS		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		23.23	LITTLE DUKES RAMSEYHINNENKAMP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		34.84	LITTLE DUKES RAMSEYHINNENKAMP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		35.54	LITTLE DUKES RAMSEYPULLAR		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		28.85	LITTLE DUKES RAMSEYHINNENKAMP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		27.32	LITTLE DUKES RAMSEYHINNENKAMP		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		27.74	LITTLE DUKES RAMSEYPULLAR		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		23.35	LITTLE DUKES RAMSEYPULLAR		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		19.78	LITTLE DUKES RAMSEYPULLAR		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		12.69	LITTLE DUKES RAMSEYHESSE		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		18.18	LITTLE DUKES RAMSEYHESSE		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		23.28	LITTLE DUKES RAMSEYPULLAR		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		26.77	LITTLE DUKES RAMSEYPULLAR		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		22.56	LITTLE DUKES RAMSEYPULLAR		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		25.84	LITTLE DUKES RAMSEYHESSE		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		12.88	LITTLE DUKES RAMSEYHESSE		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		13.01	LITTLE DUKES RAMSEYHESSE		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		18.94	LITTLE DUKES RAMSEYHESSE		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		23.02	LITTLE DUKES RAMSEYHESSE		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99081517	8/15/2017		108768 COMDATA NETWORK INC						Continued.
		32.59	LITTLE DUKES RAMSEYHESSE		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		35.14	LITTLE DUKES RAMSEYPULLAR		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		34.29	LITTLE DUKES RAMSEYPULLAR		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		31.80	LITTLE DUKES RAMSEYBAGNE		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		35.19	LITTLE DUKES RAMSEYBONINE		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		44.05	LITTLE DUKES RAMSEYPIPENHAGEN		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		52.65	LITTLE DUKES RAMSEYGARDNER		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		66.07	LITTLE DUKES RAMSEYDAHLBERG		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		21.18	LITTLE DUKES RAMSEYGARDNER		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		41.75	LITTLE DUKES RAMSEYHEMMERICH		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		39.17	LITTLE DUKES RAMSEYHEMMERICH		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		26.14	LITTLE DUKES RAMSEYGARDNER		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		30.01	LITTLE DUKES RAMSEYHEMMERICH		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		31.25	LITTLE DUKES RAMSEYHEMMERICH		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		26.21	LITTLE DUKES RAMSEYHEMMERICH		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		15.77	LITTLE DUKES RAMSEYHEMMERICH		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		25.45	LITTLE DUKES RAMSEYHEMMERICH		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		10.94	LITTLE DUKES RAMSEYHEMMERICH		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		28.55	LITTLE DUKES RAMSEYPULLAR		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		18.97	LITTLE DUKES RAMSEYMOLDENHAUER		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		27.38	LITTLE DUKES RAMSEYBAGNE		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		31.45	LITTLE DUKES RAMSEYMOLDENHAUER		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		23.33	LITTLE DUKES RAMSEYHASSEL		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		18.80	LITTLE DUKES RAMSEYSTEPHENS		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		10.82	LITTLE DUKES RAMSEYSTEPHENS		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		35.05	MARATHON PETROKATERS		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		31.00	SUPERAMERICA BLUML		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99081517	8/15/2017		108768 COMDATA NETWORK INC						Continued.
		29.30	SUPERAMERICA BLUML		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		14.83	SUPERAMERICA CAMACHO		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		44.54	SUPERAMERICA VOIT		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		20.15	SUPERAMERICA VOIT		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		41.30	SUPERAMERICA BLUML		87783	JUL 17 COMDATA FUEL	0211.6223		GASOLINE
		50.61	BILL'S SUPERETTE ERICKSON		87783	JUL 17 COMDATA FUEL	9601.6223		GASOLINE
		48.09	LITTLE DUKES RAMSEYERICKSON		87783	JUL 17 COMDATA FUEL	9601.6223		GASOLINE
		48.40	LITTLE DUKES RAMSEYSEASONAL		87783	JUL 17 COMDATA FUEL	9601.6223		GASOLINE
		59.40	BILL'S SUPERETTE GRAF		87783	JUL 17 COMDATA FUEL	9602.6223		GASOLINE
		53.23	CASEYS GEN STORE GRAF		87783	JUL 17 COMDATA FUEL	9602.6223		GASOLINE
		51.60	CASEYS RAMSEYGRAF		87783	JUL 17 COMDATA FUEL	9602.6223		GASOLINE
		43.38	LITTLE DUKES RAMSEYGRAF		87783	JUL 17 COMDATA FUEL	9602.6223		GASOLINE
		44.38	LITTLE DUKES RAMSEYGRAF		87783	JUL 17 COMDATA FUEL	9602.6223		GASOLINE
		14,517.62							
99081617	8/16/2017		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						
		193.82	Supplies, Weed, Glass trtmt		87701	073117	0452.6249		MISCELLANEOUS OPERA
		193.82							
99429260	8/11/2017		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		18,224.25			87736	0810171120214	9101.2174		PERA-EMPLOYEE
		24,290.38			87737	0810171120215	9101.2183		PERA-EMPLOYER
		42,514.63							
99446758	8/11/2017		100223 ICMA RETIREMENT TRUST 457						
		1,895.33			87728	0810171120211	9101.2175		DEFERRED COMPENSAT
		1,895.33							
99595392	8/11/2017		100601 MN DEPT OF REV WH						
		11,074.27			87738	0810171120216	9101.2172		STATE WITHHOLDING
		11,074.27							
99836673	8/11/2017		101306 IRS						
		27,825.71			87739	0810171120217	9101.2171		FEDERAL WITHHOLDING
		12,490.99			87740	0810171120218	9101.2173		FICA & MEDICARE-EMPL
		12,490.99			87741	0810171120219	9101.2182		FICA & MEDICARE-EMPL
		52,807.69							
99879757	8/11/2017		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		6,920.00			87731	08101711202112	9101.2175		DEFERRED COMPENSAT
		6,920.00							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99893771	**8/11/2017**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						**Continued.**
		1,437.86			87732	08101711202113	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,437.86							
		296,020.77	Grand Total						

Payment Instrument Totals

Checks	144,117.94
EFT Payments	151,902.83
Total Payments	296,020.77

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
111610	A DYNAMIC DOOR CO. INC.	ELMCREST CONCESS SHUTTER RPR	PV	87665	001	09101	7/31/2017	21707313	606.70
	A DYNAMIC DOOR CO. INC. 4588 194TH AVENUE NE EAST BETHEL MN 55092				Summary Total				606.70
					Payment Amount				606.70
110402	ADVANCE AUTO PARTS	JULY 2017 PURCHASES	PV	87781	001	09101	7/31/2017	1872583256 JULY 17	18.39
	ADVANCE AUTO PARTS	JULY 2017 PURCHASES	PV	87781	002	09101	7/31/2017	1872583256 JULY 17	40.88
	AAP FINANCIAL SERVICES	JULY 2017 PURCHASES	PV	87781	003	09101	7/31/2017	1872583256 JULY 17	49.90
	P O BOX 742063	JULY 2017 PURCHASES	PV	87781	004	09101	7/31/2017	1872583256 JULY 17	56.97
	ATLANTA GA 30374-2063	JULY 2017 PURCHASES	PV	87781	005	09101	7/31/2017	1872583256 JULY 17	911.88
					Summary Total				1,078.02
					Payment Amount				1,078.02
100017	AIRGAS USA, LLC	MISC GASES	PV	87815	001	09101	7/31/2017	9946347899	28.76
	AIRGAS USA LLC P O BOX 802576 CHICAGO IL 60680-2576				Summary Total				28.76
					Payment Amount				28.76
106615	AMERICAN TEST CENTER INC	FIRE TRUCK TESTED/LADDER TEST	PV	87666	001	09101	7/28/2017	2171538	1,457.00
	AMERICAN TEST CENTER INC P O BOX 408 RIVER FALLS WI 54022-0408				Summary Total				1,457.00
					Payment Amount				1,457.00
100029	ANOKA AREA CHAMBER OF COMMERCE	MONTHLY CHAMBER LUNCH AUGUST	PV	87816	001	09101	8/9/2017	018636	10.00
	ANOKA AREA CHAMBER OF COMMERCE 12 BRIDGE SQUARE ANOKA MN 55303				Summary Total				10.00
					Payment Amount				10.00
100033	ANOKA COUNTY ATTORNEY	FORFEITURE DISBURSMENTS	PV	87744	001	09290	7/19/2017	08072017	405.00
	ANOKA COUNTY ATTORNEY 2100 - 3RD AVENUE NORTH ANOKA MN 55303				Summary Total				405.00

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				Payment Amount					405.00
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	JULY 2017 FEES	PV	87818	001	09804	8/1/2017	08012017	92.00
	ANOKA COUNTY PROPERTY RECORDS TAXATION 2100 - 3RD AVENUE ANOKA MN 55303			Summary Total					92.00
				Payment Amount					92.00
107587	ANOKA COUNTY TREASURY DEPARTMENT	SEPT 2017 BROADBAND	PV	87817	001	09101	8/7/2017	B170801M	604.50
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303			Summary Total					604.50
				Payment Amount					604.50
100052	ANOKA POLICE DEPARTMENT	JULY ANIMAL CONTAINMENT	PV	87745	001	09101	8/4/2017	08042017	850.00
	ANOKA POLICE DEPARTMENT 275 HARRISON STREET ANOKA MN 55303			Summary Total					850.00
				Payment Amount					850.00
100058	ANOKA RAMSEY FARM AND GARDEN	CASE U PINS	PV	87819	001	09101	8/14/2017	08142017	49.99
	ANOKA RAMSEY FARM AND GARDEN 7435 HIGHWAY 10 RAMSEY MN 55303			Summary Total					49.99
				Payment Amount					49.99
107141	APPLIED CONCEPTS INC	ANTENNA CABLE	PV	87746	001	09101	8/3/2017	311962	115.00
	APPLIED CONCEPTS INC STALKER RADAR P O BOX 972943 DALLAS TX 75397-2943			Summary Total					115.00
				Payment Amount					115.00
113508	APPRIZE TECHNOLOGY SOLUTIONS	JULY 17 ELEC ENROLL ADMIN FEE	PV	87747	001	09101	8/1/2017	14738	320.00

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	APPRIZE TECHNOLOGY SOLUTIONS 10405 6TH AVENUE NORTH SUITE 100 PLYMOUTH MN 55441			Summary Total					320.00
				Payment Amount					320.00
100063	ASPEN MILLS	DUTY PANT LOHSE	PV	87752	001	09101	7/27/2017	201444	48.95
	ASPEN MILLS			Summary Total					48.95
	8201 C CENTRAL AVE NE	JACKET TITLE CHANGE LOHSE	PV	87753	001	09101	7/27/2017	201445	150.15
	SPRING LAKE PARK MN 55432			Summary Total					150.15
		SILENT KEY HOLDER STOLP	PV	87754	001	09101	7/27/2017	201446	16.50
				Summary Total					16.50
		ALTERATIONS/BELT SCHANTZEN	PV	87755	001	09101	7/27/2017	201447	130.35
				Summary Total					130.35
		2 WHITE SHIRTS KOHNER	PV	87784	001	09101	8/3/2017	201750	117.60
				Summary Total					117.60
		NAME TAG FIRE SILVER JORGENSEN	PV	87785	001	09101	8/3/2017	201752	22.85
				Summary Total					22.85
		NAME TAGS FIRE SILVER	PV	87786	001	09101	8/3/2017	201753	159.95
				Summary Total					159.95
				Payment Amount					646.35
100086	BLUE VELVET INC	FIRE DEPT AUG 2017 4 VEHICLES	PV	87820	001	09101	8/1/2017	08012017	119.80
	BLUE VELVET INC 14101 ST FRANCIS BLVD RAMSEY MN 55303			Summary Total					119.80
				Payment Amount					119.80
103641	BOYER TRUCKS ROGERS	UNIT 644	PV	87848	001	09101	8/9/2017	184505R	5.64
	BOYER TRUCKS 2601 NE BROADWAY MINNEAPOLIS MN 55413			Summary Total					5.64
				Payment Amount					5.64

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108458	CBIZ BENEFITS INSURANCE SERVICES INC	REBA FIDUCIARY JUNE17-JUNE18	PV	87821	001	09101	8/1/2017	REBA2017	263.92
	CBIZ BENEFITS INSURANCE SERVICES INC ATTEN: DENISE GORSLINE ACCT DEPT. 700 W. 47TH STREET SUITE 1100 KANSAS CITY MO 64112							Summary Total	263.92
								Payment Amount	263.92
106670	CENTRAL POWER DISTRIBUTORS INC	SMALL ENGINE REPAIR SUPPLIES	PV	87748	001	09101	8/8/2017	889701	18.22
	CENTRAL POWER DISTRIBUTORS INC	SMALL ENGINE REPAIR SUPPLIES	PV	87748	002	09101	8/8/2017	889701	18.21
	3801 THURSTON AVENUE ANOKA MN 55303							Summary Total	36.43
		MOWER BLADES	PV	87749	001	09101	8/1/2017	874664	33.95
								Summary Total	33.95
		CHAINSAW	PV	87750	001	09101	8/8/2017	889930	4.34
								Summary Total	4.34
								Payment Amount	74.72
111496	CENTRAL TURF AND IRRIGATION SUPPLY	MISC PARTS	PV	87822	001	09101	8/14/2017	6056659-00	137.37
	CENTRAL TURF AND IRRIGATION SUPPLY 8 WILLIAMS STREET ELMSFORD NY 10523							Summary Total	137.37
								Payment Amount	137.37
100112	COMMISSIONER OF TRANSPORTATION	MAY 2017 SERVICES	PV	87844	001	09435	7/28/2017	P00008195	83.73
	COMMISSIONER OF TRANSPORTATION							Summary Total	83.73
								Payment Amount	83.73
100125	COUNTRYSIDE PRINTING INC	BRC-SECOND MAILING	PV	87824	001	09101	8/9/2017	34814	127.72
	COUNTRYSIDE PRINTING 6250 BUNKER LAKE BLVD NW SUITE 113 RAMSEY MN 55303							Summary Total	127.72
								Payment Amount	127.72

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111818	DEANO'S COLLISION SPECIALISTS INC	SQUAD 334 FINAL BILL	PV	87751	001	09101	7/24/2017	17-168681	592.90
	DEANO'S COLLISION SPECIALISTS INC	SQUAD 334 FINAL BILL	PV	87751	002	09101	7/24/2017	17-168681	454.45
	11063 173RD AVENUE ELK RIVER MN 55330				Summary Total				1,047.35
					Payment Amount				1,047.35
106739	DEPENDABLE HEATING & COOLING	REPLACE AC MOTOR YOUTH FIRST	PV	87667	001	09410	7/13/2017	0000008841	371.25
	DEPENDABLE INDOOR AIR QUALITY INC				Summary Total				371.25
	2619 COON RAPIDS BLVD NW#101	INSTALL NEW A/C YOUTH FIRST	PV	87668	001	09410	7/17/2017	0000008861	4,879.67
	COON RAPIDS MN 55433				Summary Total				4,879.67
					Payment Amount				5,250.92
101185	DO ALL PRINTING COM INC	2017 HAPPY DAYS YARD SIGNS	PV	87756	001	09297	8/7/2017	36610	189.40
	DO ALL PRINTING COM INC				Summary Total				189.40
	6360 HIGHWAY 10 NW	2017 HAPPY DAYS FLYERS	PV	87757	001	09297	8/8/2017	36628	110.00
	RAMSEY MN 55303				Summary Total				110.00
		2017 HAPPY DAYS FLAG	PV	87825	001	09297	8/14/2017	36672	132.73
					Summary Total				132.73
		2017 EDA GOLF TOURN POSTERS	PV	87826	001	09230	8/9/2017	36647	48.00
					Summary Total				48.00
					Payment Amount				480.13
100155	EARL F ANDERSEN INC	E450 BRACKET GRN	PV	87672	001	09101	7/24/2017	0114986-IN	1,491.80
	EARL F ANDERSEN INC 19740 KENRICK AVENUE LAKEVILLE MN 55044-7636				Summary Total				1,491.80
					Payment Amount				1,491.80
100158	ECM PUBLISHERS INC	ORD 17-06 PO THIELING	PV	87669	001	09101	7/28/2017	513416	333.25
	ECM PUBLISHERS INC				Summary Total				333.25
	4095 COON RAPIDS BLVD	ORD NO. 17-07 PO THIELING	PV	87670	001	09101	7/28/2017	513417	96.75

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	COON RAPIDS MN 55433			Summary Total					96.75
		PENALTY BOX LIQUOR HEARING	PV	87671	001	09101	7/28/2017	513415	69.88
				Summary Total					69.88
		FENCING BASEBALL FIELDS BID	PV	87827	001	09805	8/4/2017	515512	107.50
				Summary Total					107.50
		CONCRETE BASEBALL FIELDS BID	PV	87828	001	09805	8/4/2017	515511	107.50
				Summary Total					107.50
				Payment Amount					714.88
106624	EHLERS AND ASSOCIATES, INC	ARBITRAGE REPORT ENDING 7/21	PV	87676	001	09435	7/24/2017	74172	1,250.00
	EHLERS & ASSOCIATES, INC 3060 CENTRE POINTE DRIVE ROSEVILLE MN 55113-1105			Summary Total					1,250.00
		PDS BUS PARK DEV JULY 17	PV	87829	001	09230	8/10/2017	74443	1,375.00
				Summary Total					1,375.00
		ADRENALINE SPORTS/PSD JULY 17	PV	87830	001	09230	8/10/2017	74442	1,760.00
				Summary Total					1,760.00
		GENERAL TIF CONS JULY 17	PV	87849	001	09214	8/10/2017	74441	572.50
				Summary Total					572.50
		TIF REPORTING JULY 17	PV	87850	001	09201	8/10/2017	74444	953.70
		TIF REPORTING JULY 17	PV	87850	002	09201	8/10/2017	74444	953.70
		TIF REPORTING JULY 17	PV	87850	003	09201	8/10/2017	74444	953.70
		TIF REPORTING JULY 17	PV	87850	004	09201	8/10/2017	74444	281.58
		TIF REPORTING JULY 17	PV	87850	005	09201	8/10/2017	74444	953.70
		TIF REPORTING JULY 17	PV	87850	006	09201	8/10/2017	74444	953.70
		TIF REPORTING JULY 17	PV	87850	007	09201	8/10/2017	74444	953.70
		TIF REPORTING JULY 17	PV	87850	008	09201	8/10/2017	74444	953.72
				Summary Total					6,957.50
				Payment Amount					11,915.00

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104267	ELITE SANITATION	JULY 2017 RENTALS	PV	87758	001	09101	7/17/2017	24124	582.00
	ELITE SANITATION			Summary Total					582.00
	PO BOX 526	PORTABLE TOILET RENTAL 7/29	PV	87831	001	09604	8/8/2017	24199	92.00
	ELK RIVER MN 55330			Summary Total					92.00
				Payment Amount					674.00
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	NEW SQUAD 333 RED/BLUE LIGHTS	PV	87673	001	09101	7/20/2017	RAM-2481-220	1,532.25
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC			Summary Total					1,532.25
	2755 GENEVA AVE N	NEW SQUAD 373 LIGHTS	PV	87674	001	09101	7/26/2017	MP061517-10-374	1,489.74
	OAKDALE MN 55128			Summary Total					1,489.74
		UNIT 373 REAR COMP. PARTITION	PV	87675	001	09101	7/19/2017	MP061517-10-202	911.60
				Summary Total					911.60
		NEW SQUAD 372 LED FLOODLIGHT	PV	87759	001	09101	8/2/2017	RAM-2482-518	150.80
				Summary Total					150.80
				Payment Amount					4,084.39
113321	FACTORY MOTOR PARTS CO	UNIT 563 AIR FILTER	PV	87760	001	09101	8/4/2017	6-1480301	12.71
	FACTORY MOTOR PARTS CO			Summary Total					12.71
	BIN 139107	INVENTORY OIL FILTER	PV	87761	001	09101	8/3/2017	1-5326868	63.00
	P O BOX 9107			Summary Total					63.00
	MINNEAPOLIS MN 55480-9107	INVENTORY OIL FILTER	PV	87762	001	09101	8/3/2017	6-1480159	29.88
				Summary Total					29.88
				Payment Amount					105.59
107099	FASTENAL	PLUG	PV	87763	001	09101	7/21/2017	MNTC8154860	10.04
	FASTENAL COMPANY			Summary Total					10.04
	P O BOX 1286	PART #1173462	PV	87764	001	09101	7/19/2017	MNTC8154804	.21
	WINONA MN 55987			Summary Total					.21
				Payment Amount					10.25
112421	FIRST SCRIBE	ROWAY WEB APP	PV	87765	001	09101	8/1/2017	2474135	200.00

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	FIRST SCRIBE 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00
				Payment Amount					200.00
106869	FORESTRY SUPPLIERS INC	Algaecide/Herbicide, 1 Gal.	PV	87766	001	09101	7/31/2017	22463900	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
100189	G AND K SERVICES INC	MAT CLEANING	PV	87677	001	09101	8/2/2017	6006609150	16.56
	G AND K SERVICES INC P O BOX 842385 BOSTON MA 02284-2385			Summary Total					16.56
		UNIFORM CLEANING	PV	87767	001	09101	7/26/2017	6006598182	21.00
		UNIFORM CLEANING	PV	87767	002	09101	7/26/2017	6006598182	5.00
		UNIFORM CLEANING	PV	87767	003	09101	7/26/2017	6006598182	25.04
		UNIFORM CLEANING	PV	87767	004	09101	7/26/2017	6006598182	25.04
				Summary Total					76.08
		UNIFORM CLEANING	PV	87768	001	09101	8/2/2017	6006609152	21.00
		UNIFORM CLEANING	PV	87768	002	09101	8/2/2017	6006609152	5.00
		UNIFORM CLEANING	PV	87768	003	09101	8/2/2017	6006609152	35.76
		UNIFORM CLEANING	PV	87768	004	09101	8/2/2017	6006609152	35.76
				Summary Total					97.52
		UNIFORM CLEANING	PV	87832	001	09101	8/9/2017	6006620203	21.00
		UNIFORM CLEANING	PV	87832	002	09101	8/9/2017	6006620203	5.00
		UNIFORM CLEANING	PV	87832	003	09101	8/9/2017	6006620203	25.34
		UNIFORM CLEANING	PV	87832	004	09101	8/9/2017	6006620203	25.34
				Summary Total					76.68
		MAT CLEANING	PV	87833	001	09101	8/9/2017	6006620205	13.20
				Summary Total					13.20
				Payment Amount					280.04
100200	GOPHER STATE ONE CALL INC	EMAIL TICKETS	PV	87680	001	09601	7/31/2017	7070664	93.15
	GOPHER STATE ONE CALL 7223 PARKWAY DRIVE SUITE 210	EMAIL TICKETS	PV	87680	002	09601	7/31/2017	7070664	93.15
		EMAIL TICKETS	PV	87680	003	09601	7/31/2017	7070664	93.15
	HANOVER MD 21076-1317			Summary Total					279.45
				Payment Amount					279.45

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100204	GRAFIX SHOPPE	UNIT 568 REFLECTIVE KIT	PV	87678	001	09101	7/31/2017	115910	800.00
	GRAFIX SHOPPE 3240 MIKE COLLINS DRIVE EAGAN MN 55121							Summary Total	800.00
								Payment Amount	800.00
100650	GRAINGER	FUSE/ELECT BALLAST	PV	87679	001	09101	7/31/2017	9514749606	139.60
	GRAINGER INC DEPT. 806511127 PALATINE IL 60038-0001							Summary Total	139.60
		HEARING BAND	PV	87834	001	09101	8/9/2017	9523675982	5.93
								Summary Total	5.93
								Payment Amount	145.53
110568	GREEN VALLEY GREENHOUSE	PLANTS	PV	87769	001	09101	7/5/2017	311568	8.75
	GREEN VALLEY GREENHOUSE 6530 GREEN VALLEY ROAD RAMSEY MN 55303							Summary Total	8.75
								Payment Amount	8.75
100211	HAWKINS INC	CHRLORINE/HYDROFLUSILICIC ACID	PV	87835	001	09601	8/8/2017	4129038 RI	4,102.94
	HAWKINS INC P O BOX 860263 MINNEAPOLIS MN 55486-0263							Summary Total	4,102.94
								Payment Amount	4,102.94
115760	HENRY SCHEIN INC	BLOOD PRESSURE MONITOR/GAUGE	PV	87836	001	09101	8/3/2017	44146945	122.04
	HENRY SCHEIN INC DEPT CH 10241 PALATINE IL 60055-0241							Summary Total	122.04
								Payment Amount	122.04
106324	INSPECTRON INC	INSPECTIONS JUNE 2017	PV	87681	001	09101	7/20/2017	07202017	7,950.00
	INSPECTRON INC CODE COMPLIANCE INSPECTIONS							Summary Total	7,950.00

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	15120 CHIPPENDALE AVE SUITE 202 ROSEMOUNT MN 55068								
				Payment Amount					7,950.00
100256	LANO EQUIPMENT INC	KPA-BOSS SPLINE	PV	87682	001	09101	7/27/2017	02-466912	22.60
	LANO EQUIPMENT INC			Summary Total					22.60
	6140 HIGHWAY 10 NW	STIHL POLE SAW	PV	87770	001	09101	8/3/2017	02-468445	41.90
	ANOKA MN 55303			Summary Total					41.90
		UNIT 687 BPA-TIRE TURF	PV	87771	001	09101	8/2/2017	02-468186	645.00
		UNIT 687 BPA-TIRE TURF	PV	87771	002	09101	8/2/2017	02-468186	215.00
				Summary Total					860.00
				Payment Amount					924.50
100259	LEAGUE OF MN CITIES INS TRUST	CLAIM #30700	PV	87772	001	09702	8/1/2017	2825	2,050.00
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517			Summary Total					2,050.00
				Payment Amount					2,050.00
100280	MED COMPASS INC	MEDICAL EXAMS	PV	87837	001	09101	7/26/2017	31828	3,075.00
	MED COMPASS INC 7841 WAYZATA BLVD MINNEAPOLIS MN 55426			Summary Total					3,075.00
				Payment Amount					3,075.00
100284	MENARDS ELK RIVER	PAPER TOWEL/GEAR TIE	PV	87683	001	09601	7/31/2017	37775	81.87
	MENARDS ELK RIVER			Summary Total					81.87
	19521 EVANS STREET NW	BATTERIES/DEGREASER/ CLEANER	PV	87684	001	09101	7/30/2017	37724	47.01
	ELK RIVER MN 55330-1077			Summary Total					47.01
		GREEN TREATED WOOD MISC	PV	87773	001	09101	7/18/2017	36898	769.00
				Summary Total					769.00
		RETURN GREEN TREATED	PD	87774	001	09101	7/26/2017	37414	165.20-
				Summary Total					165.20-

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		GREEN TREATED/SUBFLOOR	PV	87775	001	09101	7/26/2017	37422	75.75
				Summary Total					75.75
		GALV DRUM FAN/PUMP	PV	87847	001	09601	8/3/2017	38017	609.86
				Summary Total					609.86
				Payment Amount					1,418.29
100285	MET COUNCIL ENVIRONMENTAL SRV	WASTE WATER SERVICES DEF REV	PV	87776	001	09602	8/8/2017	0001071294	62,966.65
	MET COUNCIL ENVIRONMENTAL SRV P O BOX 856513 MINNEAPOLIS MN 55485-6513			Summary Total					62,966.65
				Payment Amount					62,966.65
108208	METRO PRODUCTS INC	SHOP SUPPLIES	PV	87839	001	09101	8/7/2017	128278	49.70
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432			Summary Total					49.70
				Payment Amount					49.70
100293	MIDC ENTERPRISES	NETAFIN TECHLINE CV	PV	87685	001	09101	7/31/2017	10040776	148.80
	MIDC ENTERPRISES			Summary Total					148.80
	1450 WEST COUNTY ROAD C	NETAFIM TECHNLINE 250'	PV	87777	001	09101	7/31/2017	I0040776	148.80
	ROSEVILLE MN 55113			Summary Total					148.80
		ZONE SUSPENDED CYCLE CONTROL	PV	87840	001	09101	8/8/2017	I0040851	1,193.50
				Summary Total					1,193.50
		ADJUSTABLE SHRUBBLER/MISC PTS	PV	87841	001	09101	8/11/2017	I0040884	70.88
				Summary Total					70.88
				Payment Amount					1,561.98
101164	MILLER CHEVROLET	UNIT 667 REPAIR	PV	87778	001	09601	8/8/2017	CTCS582430	525.99
	MILLER CHEVROLET	UNIT 667 REPAIR	PV	87778	002	09601	8/8/2017	CTCS582430	390.00
	21150 JOHN MILLESS DR P O BOX 130 ROGERS MN 55374			Summary Total					915.99
				Payment Amount					915.99

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106555	MINNEAPOLIS, CITY OF	MAY 2017 TRANSACTIONS	PV	87823	001	09101	8/4/2017	400451001255	145.80
						Summary Total			145.80
	MINNEAPOLIS FINANCE DEPT P O BOX 77038 MINNEAPOLIS MN 55480-7738								
						Payment Amount			145.80
100617	MN CRIME PREVENTION ASSOCIATION	DRONE TRAINING 17 MOLDENHAUER	PV	87851	001	09101	8/14/2017	1463	50.00
						Summary Total			50.00
	MINNESOTA CRIME PREVENTION ASSOCIATION 1430 MARYLAND AVE E ST PAUL MN 55106								
						Payment Amount			50.00
113931	MN DEPT EMPLOYMENT/ECONOMIC DEVEL	SHOVEL READY APP FUTURE BIZ PA	PV	87802	001	09201	8/4/2017	08042017	3,250.00
						Summary Total			3,250.00
	MN DEPT EMPLOYMENT/ECONOMIC DEVEL. 1ST NATIONAL BANK BUILDING SUITE E200 332 MINNESOTA STREET ST PAUL MN 55101	SHOVEL READY APP SITE 50	PV	87803	001	09201	8/4/2017	08042017A	3,250.00
						Summary Total			3,250.00
						Payment Amount			6,500.00
100330	MN FIRE SRV CERTIFICATION BRD	HAZMAT OPER CLASS/EXAM	PV	87686	001	09101	7/20/2017	4980	610.00
						Summary Total			610.00
	MN FIRE SRV CERTIFICATION BRD 2704 COUNTY ROAD 10 NE MOUNDS VIEW MN 55112								
						Payment Amount			610.00
100341	MTI DISTRIBUTING INC	DOUBLE DRIVEN SPINDLE	PV	87779	001	09101	7/21/2017	1131163-00	447.96
						Summary Total			447.96
	MTI DISTRIBUTING INC SDS 12-1900 P O BOX 86 MINNEAPOLIS MN 55486-1900								
						Payment Amount			447.96
115167	NET TRANSCRIPTS INC	TRANSCRIPTION	PV	87806	001	09101	7/15/2017	0014143-IN	313.33

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
	NET TRANSCRIPTS INC 3707 N. 7TH STREET SUITE 320 PHOENIX AZ 85014					Summary Total			313.33
						Payment Amount			313.33
100354	NEWMAN TRAFFIC SIGNS	ROAD SIGNS	PV	87687	001	09101	7/28/2017	TI-0312298	524.18
	NEWMAN TRAFFIC SIGNS PO BOX 1728 JAMESTOWN ND 58402-1728					Summary Total			524.18
						Payment Amount			524.18
100360	NORTH STAR TOWING INC	JULY TOWING	PV	87789	001	09101	8/1/2017	08012017 JULY 17	191.00
	NORTH STAR TOWING INC 833 NORTH STREET ANOKA MN 55303					Summary Total			191.00
						Payment Amount			191.00
100363	NORTHERN SANITARY SUPPLY CO	CLEANING SUPPLIES	PV	87688	001	09101	7/28/2017	187090	183.19
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433					Summary Total			183.19
		TOILET PAPER/TISSUE	PV	87787	001	09101	8/7/2017	187223	410.76
						Summary Total			410.76
		TISSUE DISPENSER	PV	87788	001	09101	8/4/2017	187199	65.40
						Summary Total			65.40
						Payment Amount			659.35
110547	NORTHWEST LIGHTING SYSTEMS CO.	RAMP	PV	87780	001	09240	7/26/2017	103006	210.99
	NORTHWEST LIGHTING SYSTEMS CO. 12001 RIVERWOOD DRIVE BURNSVILLE MN 55337					Summary Total			210.99
						Payment Amount			210.99
100368	OFFICE DEPOT	FRAMES	PV	87790	001	09101	7/24/2017	945369694001	167.18
	OFFICE DEPOT P O BOX 88040 CHICAGO IL 60680-1040					Summary Total			167.18
						Payment Amount			167.18

Bank Account	00002224	CASH IN BANK
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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
115207	PERFECTION AUTO GLASS	INSPECTIONS UNIT 401	PV	87689	001	09101	7/24/2017	16139	250.00
	PERFECTION AUTO GLASS 1883 FRONTAGE ROAD MORA MN 55051				Summary Total				250.00
					Payment Amount				250.00
114134	PHASOR ELECTRIC COMPANY	RED TRAF ARROW HWY 10/RAM BLVD	PV	87791	001	09101	7/21/2017	045394	151.50
	PHASOR ELECTRIC COMPANY 2160 108TH LANE NE BLAINE MN 55449				Summary Total				151.50
					Payment Amount				151.50
100384	PLAISTED COMPANIES INC	14887 ZEOLITE ST NW	PV	87792	001	09101	7/31/2017	10434	433.00
	PLAISTED COMPANIES INC				Summary Total				433.00
	PO BOX 332	FIELD STONE	PV	87793	001	09101	7/31/2017	10433	52.94
	11555 - 205TH AVENUE NW ELK RIVER MN 55330				Summary Total				52.94
					Payment Amount				485.94
111488	POPP.COM INC	JULY 2017 SERVICE	PV	87842	001	09101	7/31/2017	992428999	119.45
	POPP.COM INC	JULY 2017 SERVICE	PV	87842	002	09101	7/31/2017	992428999	27.15
	620 MENDELSSOHN AVENUE	JULY 2017 SERVICE	PV	87842	003	09101	7/31/2017	992428999	32.58
	NORTH SUITE 101 GOLDEN VALLEY MN 55427	JULY 2017 SERVICE	PV	87842	004	09101	7/31/2017	992428999	184.60
		JULY 2017 SERVICE	PV	87842	005	09101	7/31/2017	992428999	32.58
		JULY 2017 SERVICE	PV	87842	006	09101	7/31/2017	992428999	92.30
		JULY 2017 SERVICE	PV	87842	007	09101	7/31/2017	992428999	35.92
		JULY 2017 SERVICE	PV	87842	008	09101	7/31/2017	992428999	105.88
		JULY 2017 SERVICE	PV	87842	009	09101	7/31/2017	992428999	108.14
		JULY 2017 SERVICE	PV	87842	010	09101	7/31/2017	992428999	86.19
		JULY 2017 SERVICE	PV	87842	011	09101	7/31/2017	992428999	59.45
					Summary Total				884.24
					Payment Amount				884.24
100393	PRAIRIE RESTORATIONS INC	STORM WATER UTILITY	PV	87690	001	09605	7/19/2017	7569	249.99

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
	PRAIRIE RESTORATIONS INC 31646 128TH STREET PRINCETON MN 55371			Summary Total					249.99
				Payment Amount					249.99
113444	PRECISE	POOLED DATA/MONTHLY NAF	PV	87691	001	09101	7/26/2017	IN200-1013483	544.97
	PRECISE 501 EAST CLIFF ROAD SIUTE 100 BURNSVILLE MN 55337			Summary Total					544.97
				Payment Amount					544.97
107978	PREMIER COMMERCIAL PROPERTIES INC	MONTHLY LEASE MGMT JULY 17	PV	87692	001	09400	7/31/2017	5415	200.00
	PREMIER COMMERCIAL PROPERTIES INC 6897 139TH LANE NW RAMSEY MN 55303	MONTHLY LEASE MGMT JULY 17	PV	87692	002	09400	7/31/2017	5415	200.00
		MONTHLY LEASE MGMT JULY 17	PV	87692	003	09400	7/31/2017	5415	200.00
		MONTHLY LEASE MGMT JULY 17	PV	87692	004	09400	7/31/2017	5415	200.00
				Summary Total					800.00
				Payment Amount					800.00
112959	PREMIUM WATERS INC	AUGUST 2017	PV	87794	001	09101	7/31/2017	621332-07-17	8.00
	PREMIUM WATERS INC P O BOX 9128 MINNEAPOLIS MN 55480-9128			Summary Total					8.00
				Payment Amount					8.00
114895	PRO TECH SECURITY SYSTEMS	RPLC 4 WHIPS ON CANOE RENTAL	PV	87693	001	09101	7/24/2017	07242017	1,040.00
	PRO TECH SECURITY SYSTEMS 129 CENTRAL AVE OSSEO MN 55369			Summary Total					1,040.00
				Payment Amount					1,040.00
100403	QUICKSILVER EXPRESS COURIER	13200 43RD ST NE ST MICHAEL	PV	87795	001	09101	7/31/2017	6558143	33.01
	QUICKSILVER EXPRESS COURIER PO BOX 64417 ST PAUL MN 55164-0417			Summary Total					33.01

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Payment Instrument		Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					33.01
100413	RANDALL GOODRICH AND HAAG PLC	JULY 2017 PROSECUTION BILLING	PV	87797	001	09101	8/3/2017	08032017	2,939.40
	RANDALL GOODRICH AND HAAG PLC 2140 FOURTH AVENUE NORTH ANOKA MN 55303			Summary Total					2,939.40
				Payment Amount					2,939.40
114163	RCM SPECIALTIES INC	DRESSER FA2 MOD	PV	87694	001	09101	7/25/2017	6219	1,978.60
	RCM SPECIALTIES INC			Summary Total					1,978.60
	12090 MARGO AVENUE SOUTH SUITE B	EMULSION 1002 GALLONS	PV	87799	001	09101	7/21/2017	6209	2,755.50
	HASTINGS MN 55033			Summary Total					2,755.50
				Payment Amount					4,734.10
111839	REGENTS OF THE UNIVERSITY OF MINNESOTA	MOTOR GRADER TRAINING REIMER	PV	87808	001	09101	7/31/2017	0390004831	250.00
	REGENTS OF THE UNIVERSITY OF MINNESOTA	MOTOR GRADER TRAINING REIMER	PV	87808	002	09101	7/31/2017	0390004831	250.00
	NW 5960 P O BOX 1450 MINNEAPOLIS MN 55485-5960			Summary Total					500.00
				Payment Amount					500.00
109867	RES SPECIALTY PYROTECHNICS	2017 HAPPY DAYS FIREWORKS	PV	87796	001	09297	8/2/2017	08022017	6,500.00
	RES SPECIALTY PYROTECHNICS 21595 286TH STREET BELLE PLAIN MN 56011			Summary Total					6,500.00
				Payment Amount					6,500.00
107880	RICK JOHNSON DEER AND BEAVER INC	JULY 2017 DEER CALLS	PV	87798	001	09101	8/1/2017	08012017	90.00
	RICK JOHNSON DEER AND BEAVER INC 18595 XENOLITH STREET NW BURNS TOWNSHIP MN 55303			Summary Total					90.00
				Payment Amount					90.00

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Originator	KSCHMIDT	
Payment Instrument		Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100431	SAFETY KLEEN CORPORATION	PUBLIC WORKS JASPER ST	PV	87800	001	09101	7/31/2017	CN05239812	110.97
	SAFETY KLEEN CORPORATION PO BOX 382066 PITTSBURGH PA 15250-8066						Summary Total		110.97
							Payment Amount		110.97
115583	SANDARIN, BARBARA	AUGUST YOGA INSTRUCTION	PV	87695	001	09101	8/2/2017	807	360.00
	BARBARA SANDARIN 1824 113TH LANE NW COON RAPIDS MN 55433						Summary Total		360.00
							Payment Amount		360.00
107711	SCHINDLER ELEVATOR	AUG/SEPT/OCT PREV MAINT	PV	87696	001	09101	8/1/2017	8104590468	611.73
	SCHINDLER ELEVATOR P O BOX 93050 CHICAGO IL 60673-3050						Summary Total		611.73
							Payment Amount		611.73
114269	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC	TURF CARE JUNE/JULY 2017	PV	87801	001	09101	7/24/2017	04852	5,675.12
	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC 18523 OLSON STREET NW ELK RIVER MN 55330						Summary Total		5,675.12
							Payment Amount		5,675.12
100456	ST CROIX RECREATION FUN PLAYGROUNDS	6 SWINGS WITH CHAINS	PV	87843	001	09101	8/10/2017	19472	843.20
	ST CROIX RECREATION FUN PLAYGROUNDS INC 225 NORTH SECOND STREET STILLWATER MN 55082						Summary Total		843.20
							Payment Amount		843.20
113273	STATE OF MINNESOTA	FORFEITURE DISBURSMENTS	PV	87804	001	09290	7/19/2017	08072017	203.00
	STATE OF MINNESOTA DEPARTMENT OF FINANCE						Summary Total		203.00

Bank Account	00002224	CASH IN BANK
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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
	TREASURY DIVISION- SEIZED PROPERTY P O BOX 64577 ST PAUL MN 55164-0577								
				Payment Amount					203.00
110313	SUMMIT FIRE PROTECTION	NEW FIRE EXTINGUISHERS	PV	87697	001	09101	7/27/2017	1201682	200.00
	SUMMIT FIRE PROTECTION P O BOX 6205 CAROL STREAM IL 60197-6205								
				Summary Total					200.00
				Payment Amount					200.00
115354	THE COURIER	HAPPY DAYS 2017 AD	PV	87805	001	09297	8/2/2017	94212	82.50
	THE COURIER 4115 AMBASSADOR BLVD NW ST FRANCIS MN 55070								
				Summary Total					82.50
				Payment Amount					82.50
100485	TIMESAVER OFF SITE SECRETARIAL INC	JULY MINUTES	PV	87698	001	09101	7/30/2017	#M23098	740.00
	TIMESAVER OFF SITE SECRETARIAL INC 5291 RIVER OAK DRIVE SAVAGE MN 55378								
				Summary Total					740.00
				Payment Amount					740.00
107705	TWIN CITY GARAGE DOOR CO	POLICE DEPT SERVICE CALL	PV	87807	001	09101	7/28/2017	487369	150.00
	TWIN CITY GARAGE DOOR CO	POLICE DEPT SERVICE CALL	PV	87807	002	09101	7/28/2017	487369	15.00
	5601 BOONE AVE N MINNEAPOLIS MN 55428								
				Summary Total					165.00
				Payment Amount					165.00
111742	TWIN CITY WATER CLINIC INC	COLIFORM BACTERIA JULY SAMPLES	PV	87845	001	09601	8/1/2017	10112	200.00
	TWIN CITY WATER CLINIC INC 617 13TH AVENUE SOUTH HOPKINS MN 55343								
				Summary Total					200.00
				Payment Amount					200.00

R04570

CITY OF RAMSEY
Create Payment Control Groups

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
111532	USA INFLATABLES	2017 HAPPY DAYS INFLAT BALANCE	PV	87809	001	09297	8/2/2017	36412	2,395.50
	USA INFLATABLES 10964 MISSISSIPPI DRIVE N CHAMPLIN MN 55316					Summary Total			2,395.50
						Payment Amount			2,395.50
105628	WELLS CATERING SERVICE	CC MEAL 8/8/17	PV	87846	001	09101	8/8/2017	43107	81.23
	WELLS CATERING SERVICE 7533 SUNWOOD DRIVE SUITE 108 RAMSEY MN 55303					Summary Total			81.23
						Payment Amount			81.23
112515	WSB AND ASSOCIATES INC	CONVENANT MEADOWS JUNE 17	PV	87810	001	09804	7/28/2017	PROJ#0-001973-300 JUNE 17	336.00
	WSB AND ASSOCIATES INC					Summary Total			336.00
	701 XENIA AVENUE SOUTH SUITE 300	HAGEMAN SITE CONCEPT REVIEW	PV	87811	001	09804	7/28/2017	PROJ#R-010070-000 JUNE 17	252.00
	MINNEAPOLIS MN 55416					Summary Total			252.00
		RIVERSTONE EAW REVIEW	PV	87812	001	09804	7/28/2017	PROJ#0-001973-350 JUNE 17	626.25
						Summary Total			626.25
		STONEBROOK FINAL PLAT	PV	87813	001	09804	7/28/2017	PROJ# R-010087-000 JUNE 1	126.00
						Summary Total			126.00
		GREENWAY TERR DEV JUNE 17	PV	87814	001	09804	7/28/2017	PROJ# R-010229-000 JUNE	756.00
						Summary Total			756.00
						Payment Amount			2,096.25
						Total Amount to be Processed			162,548.36
						Total Number of Payments to be Processed			88

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #17-08-204

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF AUGUST 3, 2017 THROUGH AUGUST 16, 2017.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of August 3, 2017, through August 16, 2017, in the amount of $ 611,910.35 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 August 3, 2017, through August 16, 2017, in the amount of $ 611,910.35.

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 22nd day of August, 2017.

_____

Mayor

ATTEST:

City Clerk

CC Regular Session **4. 8.**

Meeting Date: 08/22/2017

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #17-08-203 Approving an Encroachment Agreement for a Chain Link Fence in a Drainage and Utility Easement at 7066 167th Crossing NW

Purpose/Background:

The City received a Zoning Permit Application on July 25, 2017 from Jeremy and Melissa Tovsen (the "Applicant") to install a four (4) foot tall chain link fence (the "Fence") in the rear yard of their property located at 7066 167th Crossing NW (the "Subject Property"). A portion of the fence will be located within a larger drainage and utility easement (the "Easement") that is intended to convey drainage from several 'upstream' properties across the rear of the Subject Property to a catch basin to the west.

Notification:

Notification is not required for consideration of an Encroachment Agreement.

Observations/Alternatives:

While fences are typically permitted with standard drainage and utility easements without the need for an Encroachment Agreement, this Easement encumbers a larger drainage swale to convey runoff from several properties to the east to a catch basin west of the Subject Property. There is no public infrastructure, such as storm sewer, sanitary sewer or municipal water within the Easement. The Easement ranges in width from twenty-nine (29) feet to twenty-one (21) feet in width from east to west on the Subject Property. Since the proposed fence is chain link, it does not appear that it will obstruct free flow of drainage through the swale to the catch basin. The purpose of this Encroachment Agreement is in case of the formation of blockages at the base of the fence (debris, ice dams, etc.) that could result in water being pushed outside the easement. The Engineering Department has reviewed this request and supports an Encroachment Agreement that allows the Fence to be installed as proposed on the Zoning Permit Application.

Funding Source:

Staff is handling this case as part of its normal duties. If the Encroachment Agreement is approved, the Applicant will be responsible for the cost of recording the document through Anoka County.

Recommendation:

Staff recommends approving the Encroachment Agreement.

Action:

Motion to adopt Resolution #17-08-203 approving an Encroachment Agreement for the installation of a chain link fence that partially encroaches in the Easement on the Subject Property.

Attachments

Site Location Map

Site Plan

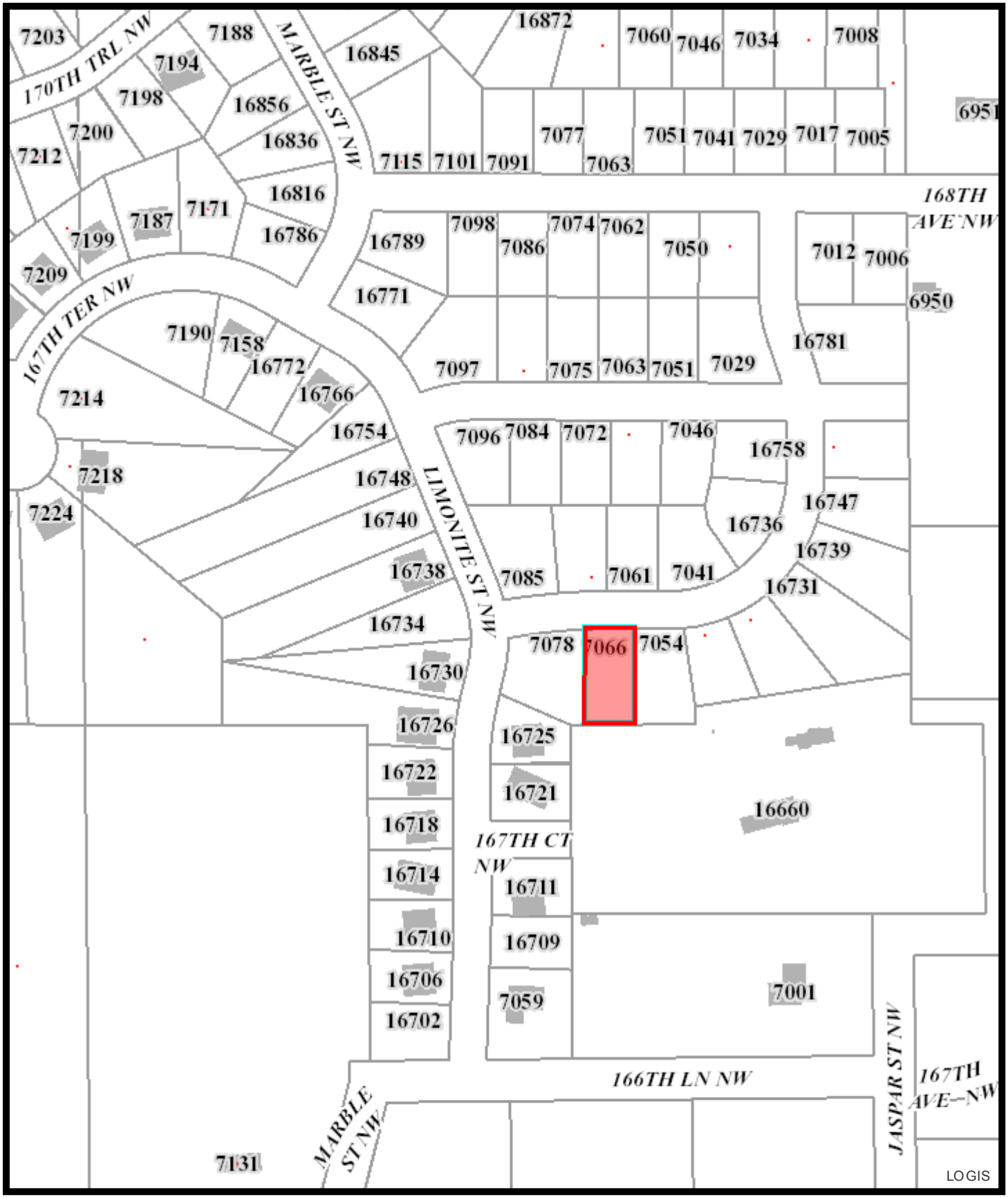
Encroachment Agreement
Resolution #17-08-203

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	08/17/2017 12:18 PM
Kurt Ulrich	Kurt Ulrich	08/17/2017 04:19 PM
Form Started By: Chris Anderson		Started On: 08/16/2017 08:47 AM
Final Approval Date: 08/17/2017		

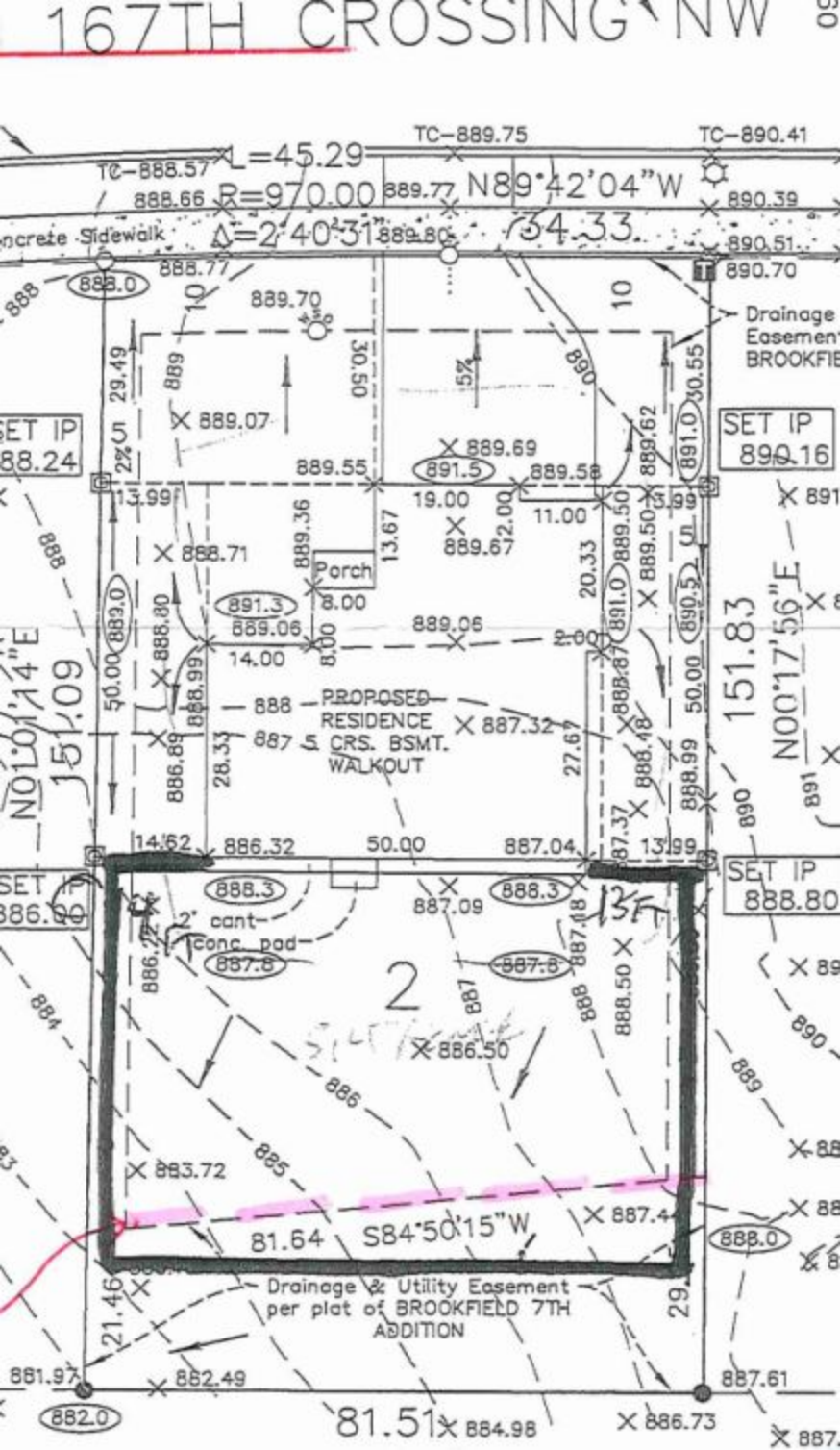
7066 167th Crossing

10-32-25-32-0112
7066 167TH XING NW



Feet
0 50 100 200 300 400

Print Date: August 16, 2017


167TH CROSSING NW
TC-889.75
TC-890.41
TC-888.57
L=45.29
R=970.00
Δ=2°40'31"
889.77
N89°42'04"W
888.66
890.39
34.33
Concrete Sidewalk
889.80
890.51
888.77
888.0
890.70
889.70
10
Drainage Easement BROOKFIE
29.49
30.50
889.07
889.69
889.55
891.5
889.58
889.62
891.0
30.55
SET IP 888.24
SET IP 890.16
19.00
11.00
889.67
889.36
13.67
Porch
8.00
889.06
14.00
889.50
20.33
891.3
888.30
888.99
888.71
888.89
50.00
151.09
N01°01'14"E
151.83
N00°17'56"E
PROPOSED RESIDENCE
CRS. BSMT.
WALKOUT
887.32
28.33
27.67
888.48
888.87
890.52
14.62
886.32
50.00
887.04
13.99
SET IP 886.00
SET IP 888.80
888.3
887.09
2' cant-conc pad
887.8
886.22
887.18
887.50
886.50
887.4
883.72
81.64
S84°50'15"W
Drainage & Utility Easement per plat of BROOKFIELD 7TH ADDITION
21.46
29.
881.97
882.49
887.61
882.0
81.51
884.98
886.73

ENCROACHMENT AGREEMENT

THIS AGREEMENT ("Agreement") is made this _____ day of _____, 2017, by and between the **CITY OF RAMSEY**, a municipal corporation under the laws of the State of Minnesota ("City"), and **Jeremy Tovsen and Melissa Tovsen**, husband and wife, and their successors and assigns ("Landowner").

RECITALS:

WHEREAS, Landowner is the fee owner of the real property located at 7066 167th Crossing NW, Ramsey, Minnesota, and legally described as follows:

Lot 2, Block 4 BROOKFIELD SEVENTH ADDITION

("Property"); and

WHEREAS, the City currently has Drainage and Utility Easements ("Easements") over, under and across a portion of the Property, as dedicated to the public pursuant to the Plat known as "BROOKFIELD SEVENTH ADDITION" recorded in the Office of the County Recorder, Anoka County, Minnesota; and

WHEREAS, Landowner seeks permission from the City to partially encroach upon the Easements to construct a four (4) foot tall chain link fence (the "Fence") positioned approximately sixteen (16) feet north of the rear Property line as shown on Exhibit "A".

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the parties agree as follows:

1. The City hereby approves an encroachment on and over the Easements by Landowner for the purposes of constructing and maintaining the Fence over that part of the Easements as shown in Exhibit "A" subject to the terms of this Agreement.

2. Landowner shall not expand the Fence or change the materials of the Fence unless approved in writing by the City. If the Fence is demolished, destroyed, or substantially replaced, any replacement shall not encroach upon the Easements without written consent of the City.

3. Nothing in this Agreement shall be deemed a waiver or abandonment of the City's rights under the Easements.

4. The Landowner is responsible for all costs relating to use, maintenance and repair of the Pad.

5. Landowner agrees that if the City, during its normal construction, reconstruction, maintenance and/or repair of the public utilities located within the Easements including, but not limited to, watermain, sanitary sewer and/or storm sewer systems, deems it necessary and expedient to excavate within the Easements, Landowner shall be responsible for removing, reconstructing and/or repairing that portion of the Fence within the Easements. The City's only obligation shall be to fill the excavated area and level the same to the grade that it was prior to the City's excavation. Notwithstanding the above, in the event the City finds it is necessary to completely restore the easement area, the Landowner agrees to remove that portion of the Fence that has been placed in the Easements. Landowner will promptly comply with said removal request at their expense and will remove the Fence within sixty (60) days of the written request by the City.

6. In the event that Landowner fails to take any action required in this Agreement and the City is required to repair, reconstruct or take other actions to maintain the City's utilities, as a result of the Landowner's use and maintenance of the Fence, the City may take any and all

actions permitted by law to collect the costs of those repairs and the City may further levy an assessment against the Property for all costs incurred by the City. Landowner waives any and all rights to challenge or appeal the assessment.

7. Landowner and his/her successors and assigns do hereby agree to defend, indemnify, and hold the City harmless from any and all costs and expenses, all claims and liability, including attorney's fees, relating to or arising from granting the Landowner permission to encroach on the Easements for the maintenance, use, and operation of the Fence, including third party claims against flooding issues that may occur due to filling within the drainage easement.

8. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, to the following:

TO CITY: Jo Thieling, City Clerk
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

TO LANDOWNER: Jeremy and Melissa Tovsen
7066 167th Crossing NW
Ramsey, MN 55303

or to any successors or assigns of the Landowner or City, or any future address of the Landowner or City, if Landowner or City gives the other party notice of said change of address as provided pursuant to the provision for notice herein.

9. This Agreement shall be recorded against the title to the Property.

CITY OF RAMSEY

By: _____ By: _____
Sarah Strommen, Mayor Kurtis Ulrich, City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ____ day of _____, 20_____, by Sarah Strommen and Kurtis Ulrich, respectively the Mayor and City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

LANDOWNER:

By: _____ By: _____
Jeremy Tovsen Melissa Tovsen

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

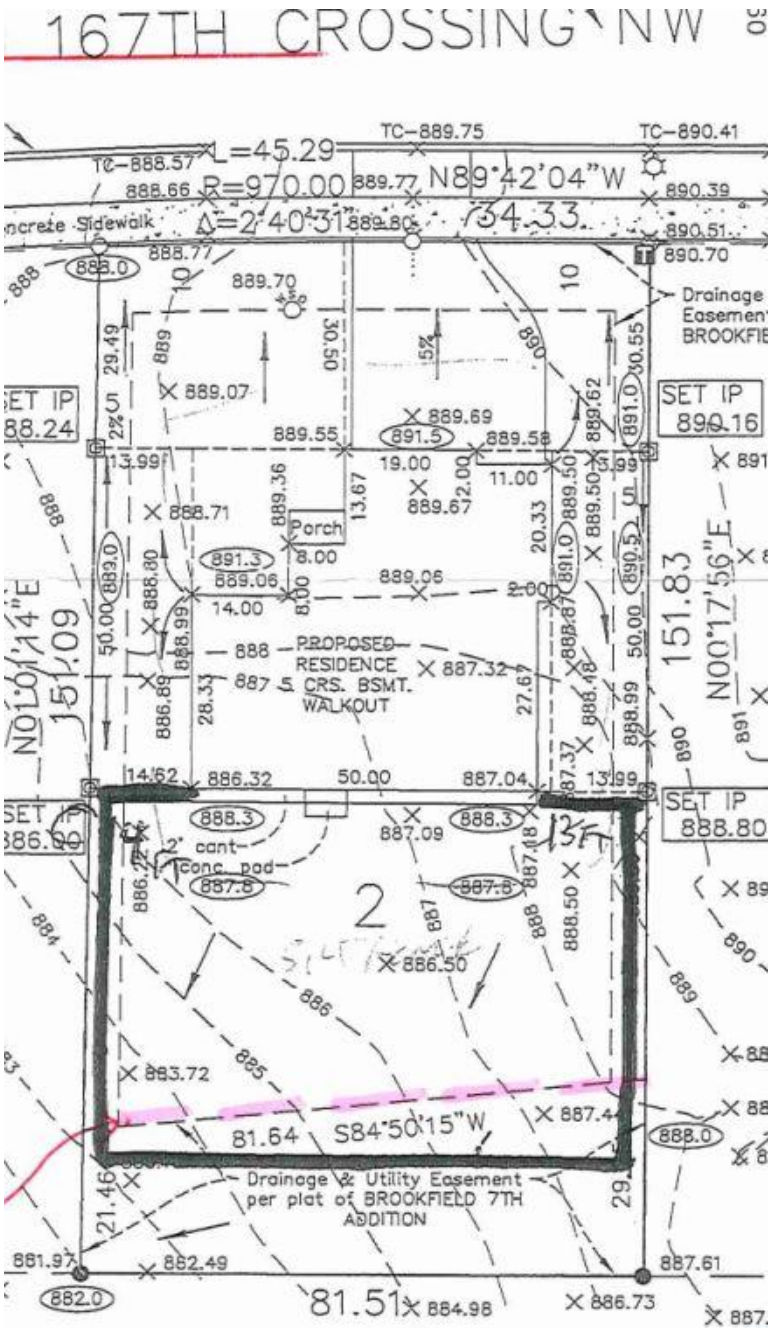
The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by Jeremy Tovsen and Melissa Tovsen, husband and wife.

_____
Notary Public

Drafted by:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

Reviewed by:
Ratwik, Roszak & Maloney, P.A.
730 Second Ave. S., Suite 300
Minneapolis, MN 55402

EXHIBIT "A"
Area of Encroachment of Fence



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

RESOLUTION #17-08-203

RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT FOR A FENCE TO PARTIALLY ENCROACH INTO A DRAINAGE AND UTILITY EASEMENT ON THE PROPERTY GENERALLY KNOWN AS 7066 167th CROSSING NW AND DECLARING TERMS OF SAME

WHEREAS, Jeremy and Melissa Tovsen, hereinafter referred to as the "Applicant," have requested an Encroachment Agreement to allow a four (4) foot tall chain link fence (the "Fence") to be partially located in a drainage and utility easement (the "Easement") on the property legally described as follows:

Lot 2, Block 4 BROOKFIELD SEVENTH ADDITION

(the "Subject Property").

WHEREAS, the Applicant applied for a Zoning Permit to construct the Fence on the Subject Property; and

WHEREAS, the Fence will partially encroach into the Easement; and

WHEREAS, the Engineering Department has found that the Easement can still function with the encroachment of the Fence.

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

1. That, contingent upon the Applicant entering into an Encroachment Agreement with the City and recording said agreement against the Subject Property, the Applicant may construct and maintain the Fence in accordance with the terms and conditions contained within the Encroachment Agreement.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly adopted by the Ramsey City Council this the 22nd day of August, 2017.

Mayor

ATTEST:

City Clerk

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

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

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

CC Regular Session **7. 1.**

Meeting Date: 08/22/2017

By: Chris Anderson, Community Development

Information

Title:

Adopt Resolution #17-08-197 Approving a Request for an Amended Conditonal Use Permit for Motor Vehicle Sales and Repair at 6845 Highway 10 NW (Project No. 17-136); Case of EJ Properties LLC

Purpose/Background:

In March of 2010, the City approved a Conditional Use Permit for motor vehicle sales and repair on the property located at 6845 Highway 10 NW (the "Subject Property"). However, the property owner, EJ Properties LLC (the "Applicant'), has approached the City about the potential to make some internal building modifications to accommodate additional tenants conducting motor vehicle sales and repair. That represented an expansion of the conditional use and thus, the Applicant submitted a request to amend the existing conditional use permit.

Notification:

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

Observations/Alternatives:

The Subject Property is within the H-1 Highway 10 Business District. This district allows for motor vehicle sales and repair with the issuance of a Conditional Use Permit. The Applicant operates Eddy's Auto & Body Repair Inc., but would like the ability to rent out additional space for other motor vehicle dealerships, similar to several other properties within the city. There is ample pavement on the Subject Property to accommodate additional display of motor vehicles for sale as well as to accommodate additional customer parking. There are no proposed exterior improvements to the Subject Property. Generally speaking, Staff is supportive of the requested amendment.

There are, however, several conditions within the existing Conditional Use Permit that do not appear to have been satisfied or complied with by the Applicant. As can be seen in the attached photos, there appear to be multiple inoperable vehicles stored outside on the Subject Property. Furthermore, the existing Conditional Use Permit identified a 'Designated Storage Area' that was required to be screened (there is a wooden privacy fence in place) and paved before vehicles in need of repair could be parked/stored there. The paving has still not occurred and it does appear that the vehicles within this area are being stored for longer durations that what the current Conditional Use Permit allowed. Finally, it appears that there are multiple semis being parked/stored either over night or for longer terms on the Subject Property. This zoning district does not permit truck terminals or outside storage (unless accessory to the principal use).

As noted, Staff generally supports the requested amendment to the Conditional Use Permit. However, it should be contingent upon bringing the Subject Property into compliance with the terms of the original permit as well as current zoning standards (there are a number of small signs up and a 'tiny home' parked in the grass and possibly the

right-of-way).

The Planning Commission conducted a Public Hearing on this request at their August 3, 2017 meeting. There were no verbal or written comments received.

Alternatives

Alternative 1: Approve Resolution #17-08-197 granting an Amended Conditional Use Permit to allow additional motor vehicle sales/repair tenants to operate on the Subject Property. As long as the Applicant brings the property into compliance with the terms of the Conditional Use Permit and Zoning Code, Staff would support this alternative.

Alternative 2: Do not adopt Resolution #17-08-197. This would prohibit expansion of the conditional use that is already operating on the Subject Property. There is sufficient room on the Subject Property to accommodate additional motor vehicle sales tenants. Again, as long as the Applicant brings the Subject Property into compliance with the terms of the Conditional Use Permit and Zoning Code, Staff would not support this alternative.

Funding Source:

The Applicant is responsible for all costs associated with this request.

Recommendation:

The Planning Commission recommended approval of the Amended Conditional Use Permit contingent upon the Applicant bringing the Subject Property into compliance with the terms of the Conditional Use Permit and Zoning Code.

Action:

Motion to adopt Resolution #17-08-197 approving an Amended Conditional Use Permit contingent upon bringing the Subject Property into compliance with the terms of the Conditional Use Permit and Zoning Code.

Attachments

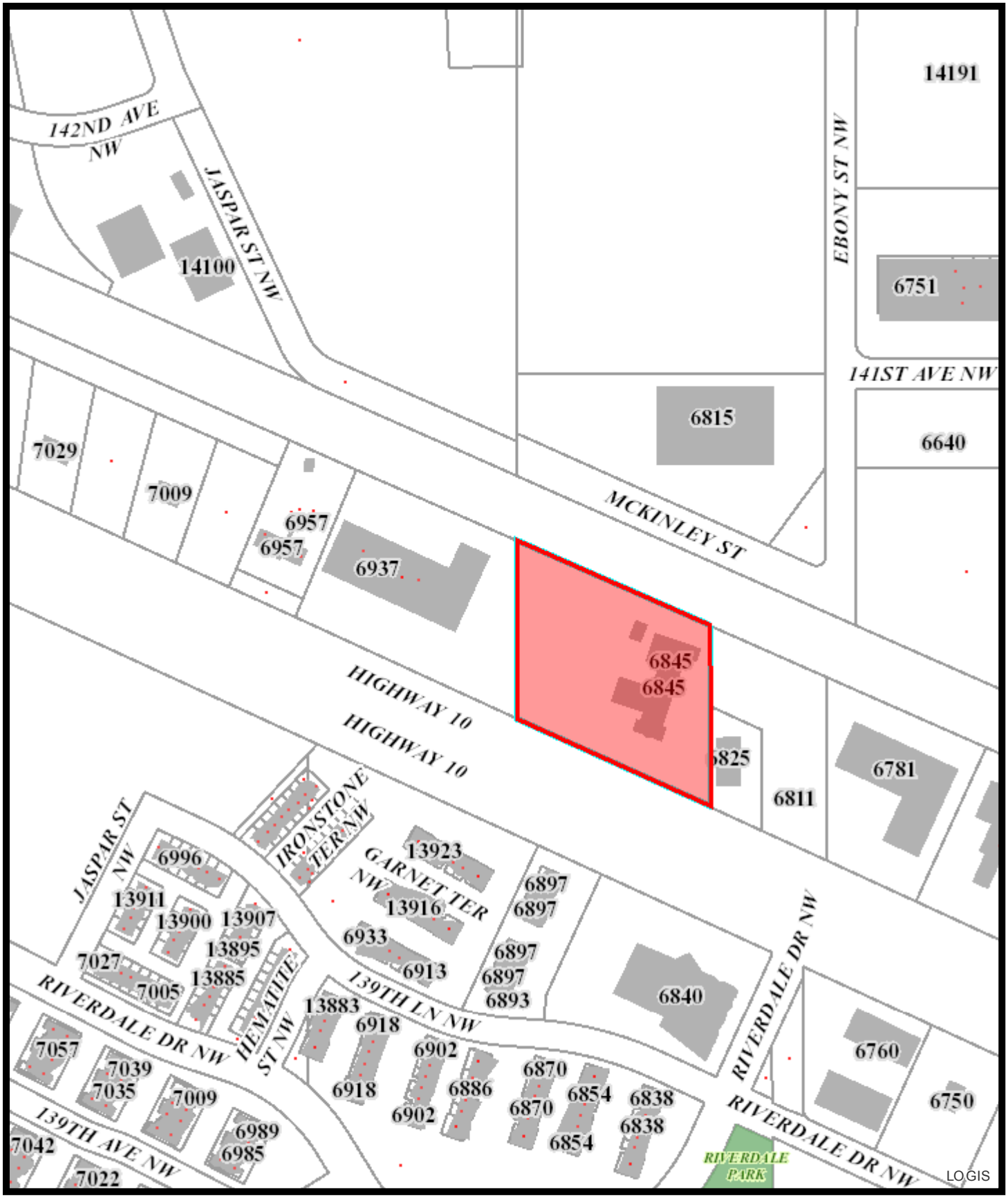
Site Location Map
Photos of Site
Aerial Photo of Site
Existing Conditional Use Permit
DRAFT Planning Commission Meeting Minutes Dated August 3, 2017
Resolution #17-08-197: Findings and Conditional Use Permit

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	08/17/2017 07:32 AM
Kurt Ulrich	Kurt Ulrich	08/17/2017 04:16 PM
Form Started By: Chris Anderson		Started On: 08/15/2017 04:07 PM
Final Approval Date: 08/17/2017		

34-32-25-21-0001
6845 HIGHWAY 10 NW

Site Location Map



Feet
0 70 140 280 420 560

Print Date: July 7, 2017





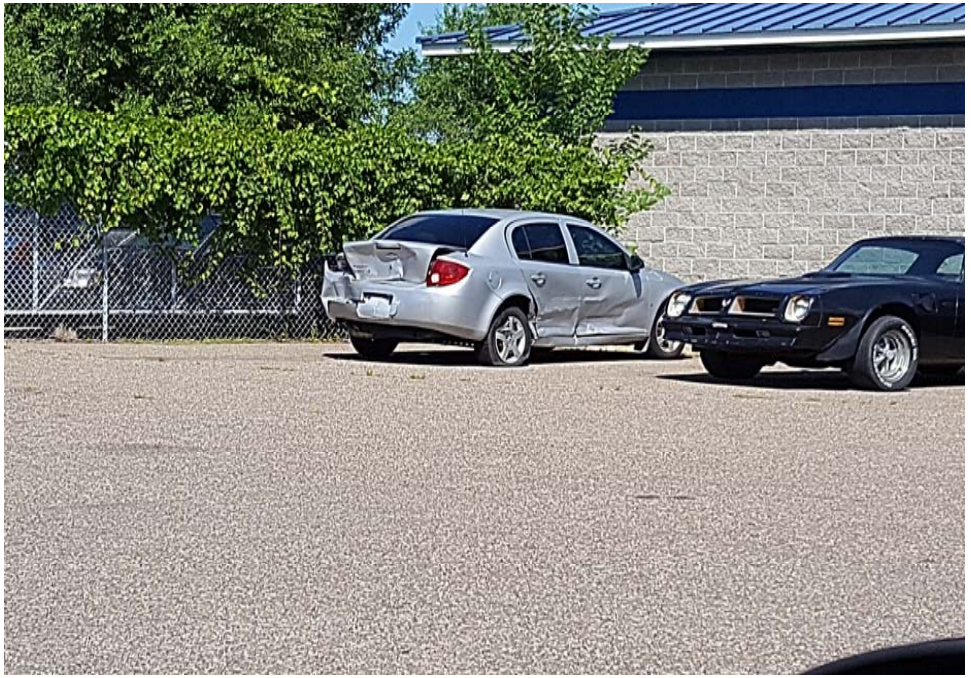













TIRES
FOR


Eddy's




Body Shop
Designated Storage Area
Area to be leased out
Mechanic's Shop
Office Area
6845
6845
6825
HIGHWAY 10

2014647.001

Record ID 2303573

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

RESOLUTION #10-03-072

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO EDDY'S AUTO & BODY REPAIR INC., TO ALLOW MOTOR VEHICHLE REPAIRS AND MOTOR VEHICLE SALES IN THE H-1 HIGHWAY 10 BUSINESS DISTRICT AND DECLARING TERMS OF SAME:

WHEREAS, Eddy's Auto & Body Repair Inc., hereinafter referred to as the "Permittee" has properly applied for a Conditional Use Permit to conduct motor vehicle repairs and motor vehicle sales on the property generally known as 6845 Highway 10 NW and legally described as follows:

That part of Lot 3 Auditors Subdivision No. 31 described as follows: Beginning at the southwest corner of said lot, thence southeasterly along southerly line of said lot 450 feet, thence north parallel with west line thereof 385.04 feet to north line of said lot, thence northwesterly along said northerly line 447.09 feet to northwest corner thereof, thence south along west line of said lot to point of beginning, subject to easement of record, Anoka County, Minnesota

("Subject Property")

WHEREAS, the Planning Commission met on March 4, 2010, conducted a public hearing and recommended City Council approval/denial of the request.

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

1. That based on Findings of Fact #0864, a Conditional Use Permit ("Permit") to allow motor vehicle repairs and motor vehicle sales on the Subject Property is hereby granted to the Permittee.

2. That this Permit only allows motor vehicle repairs to occur within the building located on the Subject Property.

3. That motor vehicles awaiting repair shall be stored on a bituminous or concrete surface. All parking surfaces must be approved by the City of Ramsey ("City").

4. That any motor vehicle awaiting repair that will be on the Subject Property for more than one (1) day shall be stored indoors or within the designated area as shown on **Exhibit 1** (the "Designated Storage Area"), which area shall be surfaced with bituminous and/or concrete and shall be screened on all sides with 100% opaque screening of wood, masonry, or maintenance free material. Chain link fencing of any type for screening purposes shall not be permitted.

5. That motor vehicles awaiting repair shall not be stored outside on the Subject Property for longer than fourteen (14) days unless a prior written request for an extension for up to thirty (30) days is approved by the Zoning Administrator. Any extension beyond thirty (30) days shall require approval of the City Council.

6. That the Permittee shall comply with City Code § 117-356 (Commercial and Industrial Development Off-Street Parking) and shall be required to provide and stripe forty-one (41) parking spaces for customer and employee parking, plus one (1) additional striped parking space for every ten (10) motor vehicles displayed for sale.

7. That there shall be no salvaging of parts from inoperable motor vehicles on site to be used to repair other motor vehicles.

8. That there shall be no outside storage of parts or cannibalized vehicles on the Subject Property.

9. That the Permittee shall obtain all necessary permits to complete any required building modifications.

10. That the Permittee shall obtain all necessary licenses to lawfully operate the motor vehicle repair and sales operations.

11. That all tenants, either existing or future, on the Subject Property shall obtain and maintain all necessary licenses and permits to lawfully operate motor vehicle repair and/or motor vehicle sales operations.

12. That this Permit shall be perpetual in duration as long as the terms are herein complied with.

13. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

14. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

15. That this Permit shall automatically expire if the use is not initiated by March 23, 2011.

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

Mayor Ramsey
Councilmember Wise
Councilmember Jeffrey
Councilmember Dehen
Councilmember Elvig
Councilmember Look
Councilmember McGlone

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of March, 2010

Eddy's Auto & Body Repair Inc. hereby acknowledges receipt of this Permit and that they have reviewed the conditions of this Permit and have agreed that they will comply with the terms of this Permit.

By: Edward J. Prater Its: Pres/owner

STATE OF MINNESOTA)
) SS.
COUNTY OF ANOKA)

On this 16TH day of APRIL, 2010 before me, a Notary Public, personally appeared EDWARD J. PRATER, the PRESIDENT of Eddy's Auto & Body Repair Inc., a Domestic Corporation under the laws of Minnesota, on behalf of the Corporation, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

TIM M GLADHILL
Notary Public
Minnesota
My Commission Expires January 31, 2014

Tim Gladhill
Notary Public

EDWARD J. PRATER

Edward J. Prater

JEAN A. PRATER

Jean A. Prater

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this 16TH day of APRIL, 2010, before me a Notary Public, personally appeared Edward J. Prater and Jean A. Prater, husband and wife, as owner of the Subject Property, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

TIM M GLADHILL
Notary Public
Minnesota
My Commission Expires January 31, 2014

Tim Gladhill
Notary Public

CITY OF RAMSEY:

By: _____
Mayor

By: _____
City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this 20th day of April, 2010 before me a Notary Public personally appeared Bob Ramsey and Jo Ann M. Thieling, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Bob Ramsey and Jo Ann M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

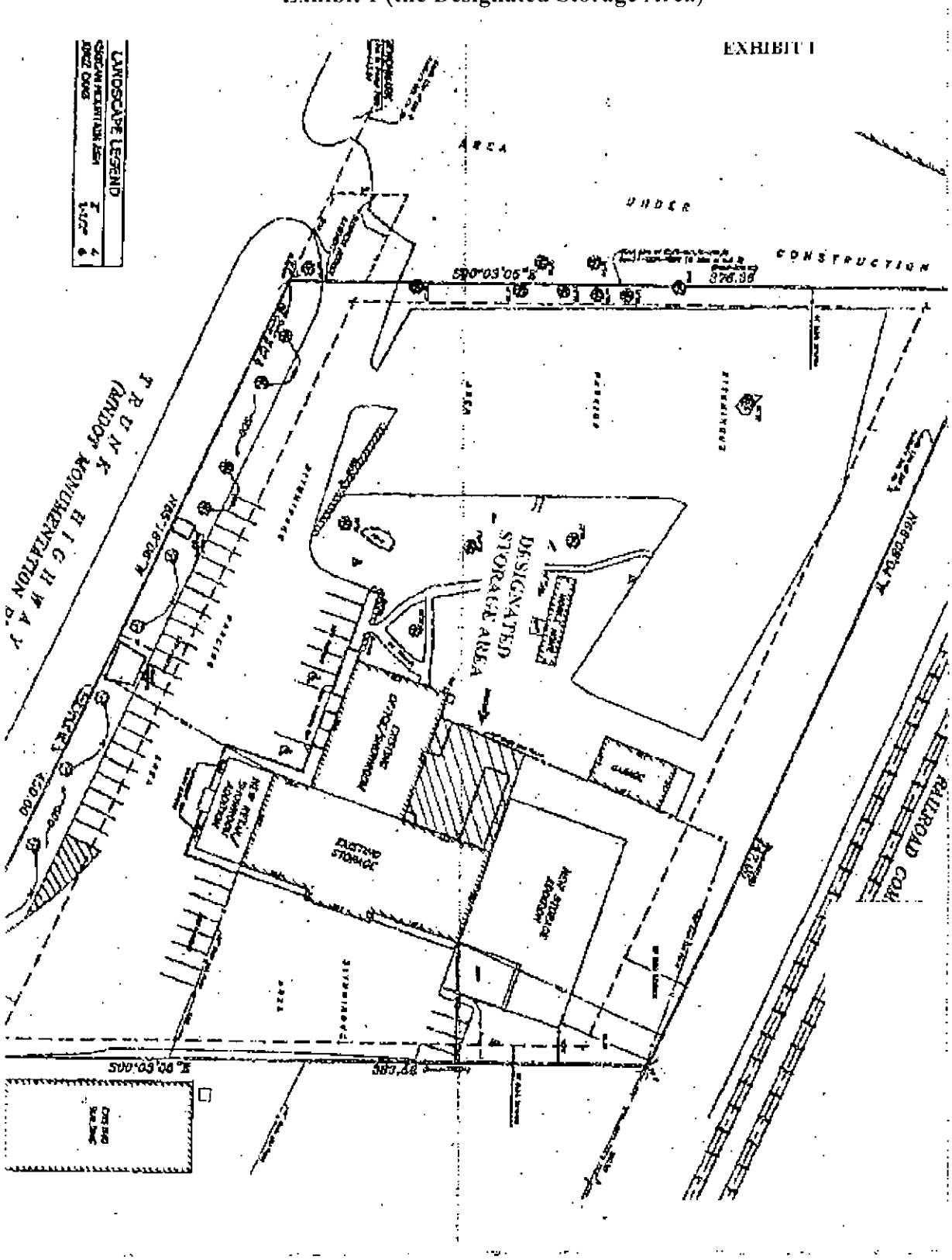
_____
Notary Public

JOANN E SHAW
Notary Public
Minnesota
My Commission Expires January 31, 2015

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

This document reviewed by:
Randall & Goodrich
2140 Fourth Avenue
Anoka, MN 55303

Exhibit 1 (the Designated Storage Area)



ANOKA COUNTY MINNESOTA

Document No.: 2014647.001 ABSTRACT

I hereby certify that the within instrument was filed in this office for record on: 04/22/2010 3:18:00 PM

Fees/Taxes In the Amount of: $46.00

MAUREEN J. DEVINE

Anoka County Property Tax

Administrator/Recorder/Registrar of Titles

BMC, Deputy

Record ID: 2303573

5.04: Public Hearing: Consider Request for an Amended Conditional Use Permit for Motor Vehicle Sales and Repair at 6845 Highway 10 NW (Project No. 17-136); Case of EJ Properties LLC

Public Hearing

Commissioner Brauer recused himself from taking action on this item and excused himself from the meeting at 7:54 p.m.

Vice Chair VanScoy called the public hearing to order at 7:54 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating in March of 2010, the City approved a Conditional Use Permit for motor vehicle sales and repair on the property located at 6845 Highway 10 NW (the "Subject Property"). However, the property owner, EJ Properties LLC (the "Applicant'), has approached the City about the potential to make some internal building modifications to accommodate additional tenants conducting motor vehicle sales and repair. That represented an expansion of the conditional use and thus, the Applicant submitted a request to amend the existing conditional use permit. Staff recommends approval of the Amended Conditional Use Permit contingent upon the Applicant bringing the property into compliance with the terms of the Conditional Use Permit and Zoning Code (this would include removing inoperable vehicles, removing the numerous small signs in the greenspace area, removing the 'tiny home' displayed on grass, and eliminating the overnight and/or longer-term parking/storage of semis).

Citizen Input

Ed Frayer, 6540 169th Lane, introduced himself to the Commission and thanked them for their consideration. He explained he was proposing to amend his CUP to allow for motor vehicle sales and repair.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to close the public hearing.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Anderson, Surma, Gengler, and Nosan. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

Vice Chair VanScoy closed the public hearing closed at 8:00 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Nosan, to recommend that City Council adopt Resolution #17-08-197 approving an Amended Conditional Use Permit contingent upon bringing the Subject Property into compliance with the terms of the Conditional Use Permit and Zoning Code.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Anderson, Nosan, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

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

RESOLUTION #17-08-197

A RESOLUTION APPROVING THE ISSUANCE OF AN AMENDED CONDITIONAL USE PERMIT TO EJ PROPERTIES LLC, TO ALLOW MOTOR VEHICHLE REPAIRS AND MOTOR VEHICLE SALES IN THE H-1 HIGHWAY 10 BUSINESS DISTRICT AND DECLARING TERMS OF SAME:

RECITALS

1. EJ Properties LLC, hereinafter referred to as the "Permittee" has properly applied for an amended Conditional Use Permit to expand motor vehicle sales and repair on the property generally known as 6845 Highway 10 NW and legally described as follows:

That part of Lot 3 Auditors Subdivision No. 31 described as follows: Beginning at the southwest corner of said lot, thence southeasterly along southerly line of said lot 450 feet, thence north parallel with west line thereof 385.04 feet to north line of said lot, thence northwesterly along said northerly line 447.09 feet to northwest corner thereof, thence south along west line of said lot to point of beginning, subject to easement of record, Anoka County, Minnesota

("Subject Property")

2. The City of Ramsey received an application to amend an existing Conditional Use Permit on July 6, 2017.

3. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the Ramsey City Code on August 3, 2017, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

4. That the Subject Property is zoned H-1 Highway 10 Business District. Properties to the east and west of the Subject Property are also zoned H-1 Highway 10 Business District; south of Highway 10 the properties are zoned MU-PUD (Mixed Use Planned Unit Development) and consist of a mixture of residential townhome units and commercial businesses; north of the railroad tracks the properties are zoned E-2 Employment District.

5. That the Subject Property is approximately 3.56 acres in size.

6. That motor vehicle, implement, and recreation equipment sales and service is a conditional use in the H-1 Highway 10 Business District.

7. That in 2010, a Conditional Use Permit was issued for motor vehicle sales and repair on the Subject Property.

8. That the Permittee has requested an amendment to the Conditional Use Permit to allow additional tenants to lease office space for motor vehicle sales and repair.

9. That City Code Section 117-356 (Commercial and Industrial Development Off-Street Parking) requires one (1) dedicated customer parking space for every ten (10) vehicles displayed; three (3) dedicated customer parking spaces for each enclosed bay; and one (1) dedicated parking space for each full time employee.

10. That vehicles displayed for sale shall be restricted to bituminous or concrete surfaces only.

11. That motor vehicles awaiting repair shall be parked on a bituminous or concrete surface.

12. That any motor vehicle awaiting repair that will be on the Subject Property for more than one (1) day shall be parked indoors or in the designated area identified in Exhibit 1 (the 'Designated Storage Area').

13. That the Designated Storage Area identified in Exhibit 1 shall be improved with either bituminous or concrete surfacing before being used for parking.

14. That the Planning Commission met on August 3, 2017, conducted a public hearing and recommended City Council approval/denial of the request.

FINDINGS OF FACT

1. That motor vehicle sales and repair will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfar.

2. That motor vehicle sales and repair will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.

3. That motor vehicle sales and repair will be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

4. That motor vehicle sales and repair will not be hazardous to existing or future neighboring uses.

5. That motor vehicle sales and repair will not impact essential public facilities and services, such as highways, streets, police and fire protection.

6. That motor vehicle sales and repair will not create excessive additinoal requirements at public cost for public facilities and services and will/will not be detrimental to the economic welfare of the community.

7. That motor vehicle sales and repair will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

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

That the Ramsey City Council hereby grants approval of an Amended Conditional Use Permit (the "Permit") for motor vehicle sales and repair on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this amended Permit shall supersede and replace the Conditional Use Permit approved by the City Council in Resolution #10-03-072, issued on March 23, 2010.

2. That this Permit allows for motor vehicle sales and repair to occur on the Subject Property.

3. That the number of individual tenants operating motor vehicle sales and repair operations shall be limited based on the available parking and drive aisle widths as outlined in City Code Section 117-356.

4. That motor vehicle sales and repairs shall only be conducted within the building located on the Subject Property.

5. That motor vehicles awaiting repair shall be stored on a bituminous or concrete surface. All parking surfaces must be approved by the City of Ramsey ("City").

6. That any motor vehicle awaiting repair that will be on the Subject Property for more than one (1) day shall be stored indoors or within the designated area as shown on **Exhibit 1** (the "Designated Storage Area"), which area shall be surfaced with bituminous and/or concrete and shall be screened on all sides with 100% opaque screening of wood, masonry, or maintenance free material. Chain link fencing of any type for screening purposes shall not be permitted.

7. That the Permittee shall maintain the Subject Property in compliance with City Code Section 117-356 (Commercial and Industrial Development Off-Street Parking) and Chapter 30 (Nuisances) at all times.

8. That motor vehicles awaiting repair shall not be stored outside on the Subject Property for longer than fourteen (14) days unless a prior written request for an extension for up to thirty (30) days is approved by the Zoning Administrator. Any extension beyond thirty (30) days shall require approval of the City Council. This includes motor vehicles in the Designated Storage Area.

9. That there shall be no salvaging of parts from inoperable motor vehicles on site to be used to repair other motor vehicles.

10. That there shall be no outside storage of parts or cannibalized vehicles on the Subject Property.

11. That overnight and/or longer term parking/storage of semi trailers/tractors is not permitted on the Subject Property.

12. That the Permittee shall obtain all necessary permits to complete any required building modifications.

13. That the Permittee and tenants shall obtain all necessary licenses to lawfully operate motor vehicle sales and repair operations on the Subject Property.

14. That the Permittee shall stripe all required customer parking stalls and those stalls shall not be used for any use other than customer parking.

15. That the Permittee shall maintain all required drive aisle widths in accordance with City Code Section 117-356.

16. That this Permit shall be perpetual in duration as long as the terms are herein complied with.

17. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

18. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

19. That this Permit shall automatically expire if the use is not initiated by August 22, 2018.

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 22nd day of August, 2017

EJ Properties LLC hereby acknowledges receipt of this Permit and that they have reviewed the conditions of this Permit and have agreed that they will comply with the terms of this Permit.

By:_____ Its:_____

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

On this _____ day of _____, ____, before me, a Notary Public, personally appeared _____, the _____ of EJ Properties LLC, a Limited Liability Corporation (Domestic) under the laws of Minnesota, on behalf of the Corporation, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

_____
Notary Public

CITY OF RAMSEY:

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

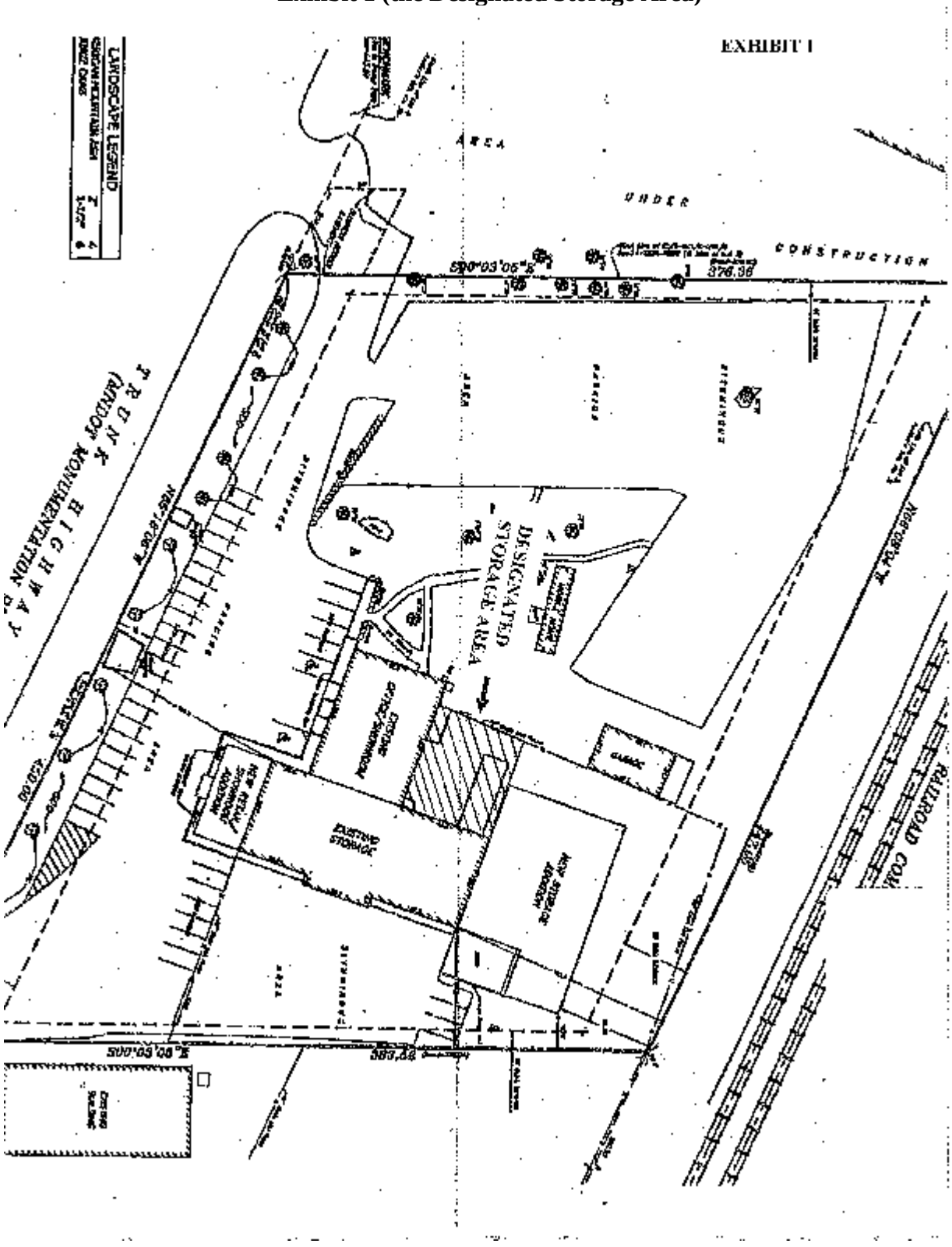
On this _____ day of _____, ____, before me a Notary Public personally appeared Sarah Strommen and Jo Ann M. Thieling, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Sarah Strommen and Jo Ann M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

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

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

Exhibit 1 (the Designated Storage Area)



CC Regular Session **7. 2.**

Meeting Date: 08/22/2017

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Approval of Final Plat and Site Plan for Greenway Terrace (Project #16-84); Case of Aeon, LLC

Purpose/Background:

The purpose of this case is to review an application for final plat and site plan approval of Greenway Terrace. This site is generally located south of 146th Avenue NW, west of Traprock Street NW, and North of East Ramsey Parkway and is identified as PID 28-32-25-13-0033.

Notification:

Notification of adjacent properties is not required for final plat or site plan approvals.

Observations/Alternatives:

Generally speaking the proposed plat and 54 unit apartment development appears to comply with most of the COR-4C zoning. The Applicant, Staff, and the Planning Commission worked together on refinement of the architecture of the front entrance and agreed that the material used around the entrance area would be altered to be brick. The Applicant has also indicated a willingness to alter the location of the trash enclosure so that it is located on the south side of the parking row it is currently shown within and that they will alter the enclosure material to match the materials used on the principal structure.

The Environmental Policy Board (EPB) reviewed the proposed Site Plan at its meeting on May 15, 2017 and recommended approval of the site plan with corrections as noted in the Staff Review Letter.

The Planning Commission reviewed the proposed Site Plan at its meeting on August 3rd and recommended approval of the site plan with corrections as noted in the Staff Review Letter.

Alternatives

Alternative 1: Approve the requested Final Plat and Site Plan. The proposed project appears to comply with the bulk standards of The COR Design Framework and the proposed use would be an asset to the COR development as well as the City of Ramsey. Staff is supportive of this alternative contingent upon compliance with the Staff Review Letter.

Alternative 2: Recommend denial of the Final Plat and Site Plan as currently requested. If the City Council 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 and The COR Design Framework. Staff does not support this alternative.

Funding Source:

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

Recommendation:

Staff recommends approval of Resolution #17-08-188 granting Final Plat approval of Greenway Terrace, and approval of Resolution #17-08-189 granting Site Plan approval of Greenway Terrace.

Action:

Motion to adopt Resolution #17-08-188 granting final plat approval of Greenway Terrace and Resolution #17-08-189 granting Site Plan approval of Greenway Terrace contingent upon compliance with Staff Review Letter dated July 27, 2017.

Attachments

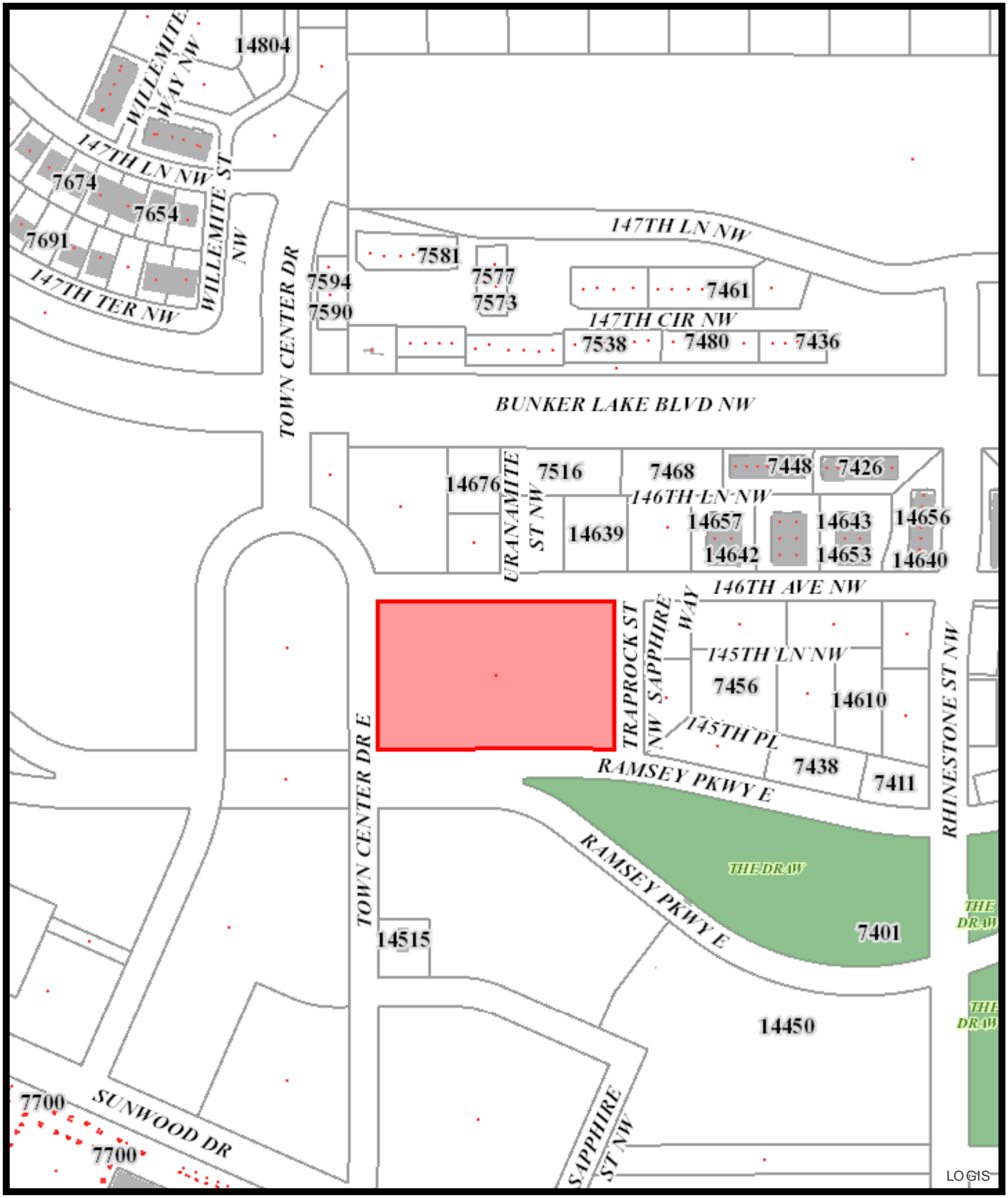
Site Location Map
Application
Final Plat - Greenway Terrace
Plan Set
Tech Memos
Resolution #17-08-188 Granting Final Plat Approval
Resolution #17-08-189 Granting Site Plan Approval
DRAFT Planning Commission Meeting Minutes
EPB Meeting Minutes

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	08/17/2017 12:19 PM
Kurt Ulrich	Kurt Ulrich	08/17/2017 04:26 PM
Form Started By: Tim Gladhill		Started On: 08/16/2017 02:09 PM
Final Approval Date: 08/17/2017		

Site Location Map

Greenway Terrace



Feet

0 65 130 260 390 520

Print Date: June 13, 2017

City of RAMSEY

RECEIVED
JUN 01 2017
BY:
BY:

Land Use Application

☒ Plat – Sketch Plan	☐ Plat – Preliminary Plat	☒ Plat – Final Plat
☐ Administrative Plat	☒ Site Plan Review	☐ Easement/ROW Vacation
☐ Conditional Use Permit	☐ Interim Use Permit	☐ Comprehensive Plan Amendment
☐ Zoning Amendment	☐ Home Occupation Permit	☐ Variance
☐ Dwelling Moving Permit	☐ Environmental Permit	☐ Registered Land Survey
☐ Non-Traditional Animal License	☐ Beekeeping License	☐ Private Kennel License

Applicant Contact Information

Please note: All official communication will be routed through this contact.

Name:	Leslie Roering		
Street Address:	901 N 3rd Street, Suite 150		
City, State, ZIP:	Minneapolis, MN 55401		
Home Phone:	N/A	Work Phone:	612-746-4853
Email:	lroering@aeonmn.org	Fax Number:	612-341-4208
Name of Business (if applicable):	Aeon		
Business Address (if applicable)	901 N 3rd Street, Suite 150		
Business City, State, ZIP	Minneapolis, MN 55401		
Business Phone:	612-341-3148	Business Fax:	612-341-4208

Subject Property Information

(Location of Application)

Address	Corner of Center Street NW and 146th Ave NW
PIN	28-32-25-13-0033
Legal Description	OUTLOT A RAMSEY TOWN CENTER 7TH ADD
Zoning District	COR 4C

Contact the Planning Division at 763-433-9824 or planning@cityoframsey.com to request a Zoning Verification

Property Owner Information

(If different than Applicant)

The City of Ramsey is currently the owner of the property. Upon closing of the purchase agreement:

Name:	Ramsey Station Apartments Limited Partnership		
Street Address:	901 North 3rd Street, Suite 150		
City, State, ZIP:	Minneapolis, MN		
Home Phone:	N/A	Work Phone:	612-746-4853
Email:	lroering@aeonmn.org	Fax Number:	612-341-4208

Please provide a detailed description of your request and attached a copy of a scaled site plan

The development proposal calls for the subdivision of OUTLOT A RAMSEY TOWN CENTER 7TH ADD. The parcel will be broken into two properties - the eastern portion totaling 88,000 square feet, and the western portion totaling 59,000 square feet. The development of the eastern portion of the parcel will consist of the new construction of a 3-story, 54 unit apartment building with 61 surface parking spaces. The parcel is zoned COR 4c, allowing for a minimum of 15 dwelling units per acre. Parking will be at a ratio of 1.1 to 1 upon completion. The proposed development will be called Greenway Terrace.

A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.

Applicant Signature		Co-Applicant Signature	
Printed Name	Eric Schnell	Printed Name	
Title	COO of Aeon, a General Partner of Ramsey Station Apartments Limited Partnership	Title	
Date	6/1/17	Date	

I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account closure. I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

Property Owner Signature		Property Owner Signature	
Printed Name	Patrick Brama	Printed Name	
Title	Economic Development Manager/Assistant City Administrator	Title	
Date	6/1/2017	Date	

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into the City and I will be held liable for any and all costs incurred by the City.

GREENWAY TERRACE

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

KNOW ALL PERSONS BY THESE PRESENTS: That City of Ramsey, a Minnesota municipal 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 City of Ramsey, a Minnesota municipal corporation, has caused these presents to be signed by its proper officer this . day of _____, 20___.

City of Ramsey, a Minnesota municipal corporation

By: _____ its _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20_____, by _____, the _____ of City of Ramsey, a Minnesota municipal 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___.

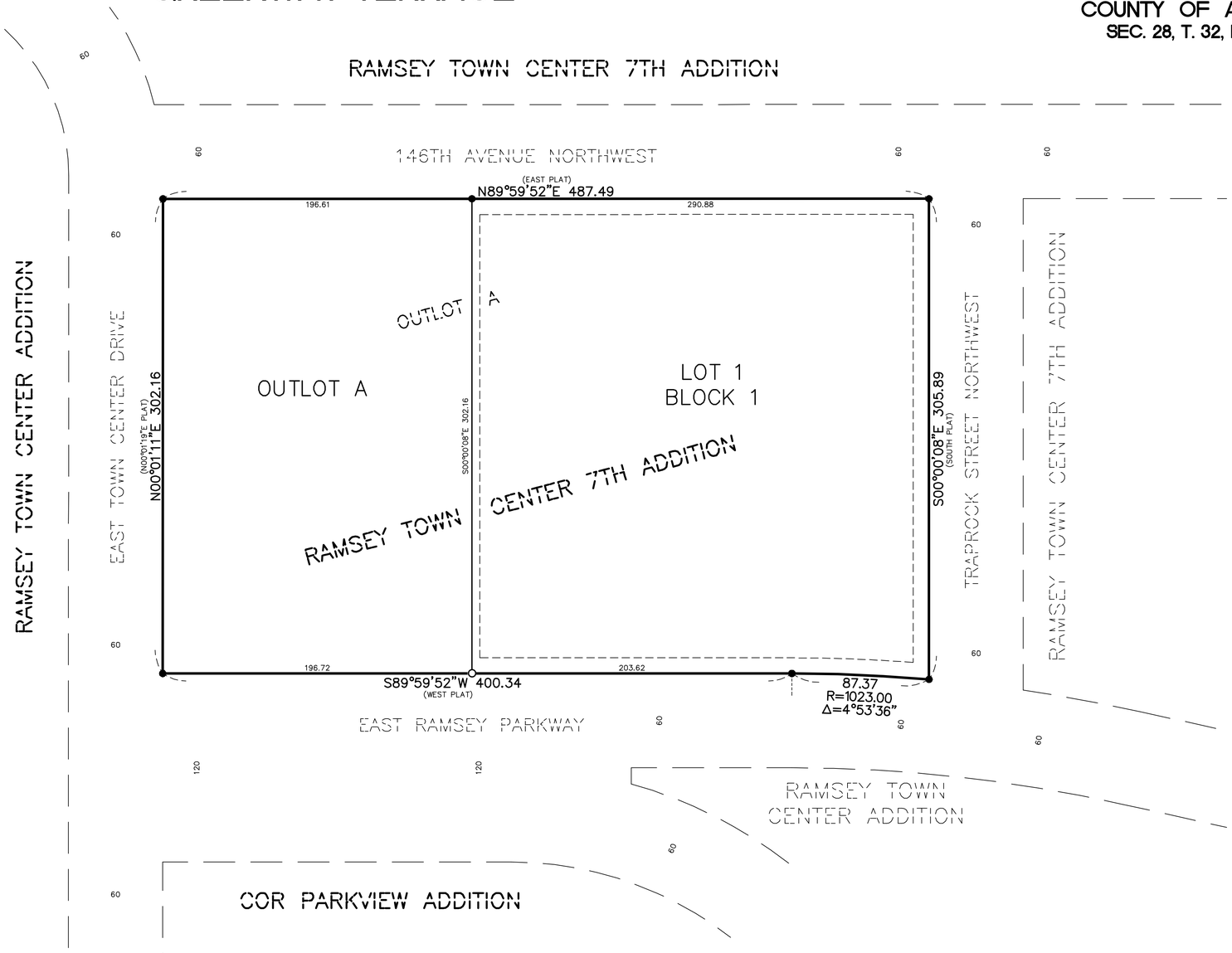
_____
Property Tax Administrator

By: _____ Deputy

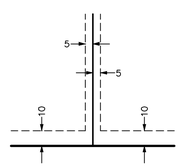
COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

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 _____.

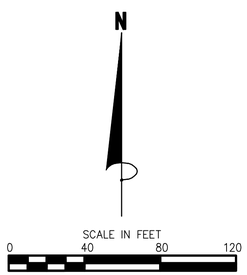
_____
County Recorder



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.

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)

Sheet SF	LEVEL 1
Sheet SF	LEVEL 2
Sheet SF	LEVEL 3
77719 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

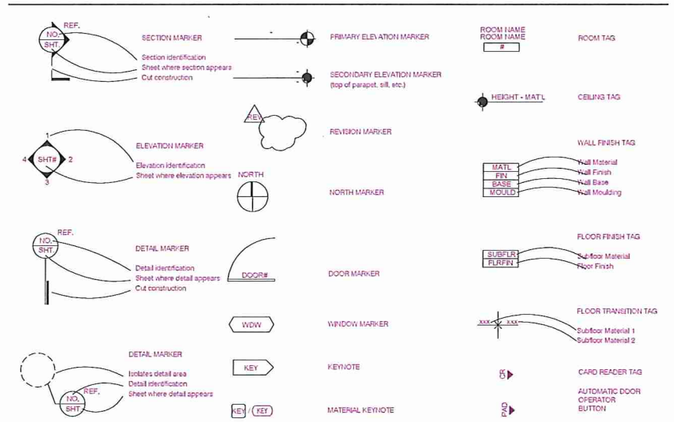
LANDSCAPE ARCHITECT
NAME: DAMON FARBER ASSOCIATES
CONTACT: JESSE SWITNICKIWICZ
ADDRESS: 401 NORTH 2ND AVE. SUITE 410 MINNEAPOLIS, MN 55401
PHONE No.: 612-333-7522
FAX No.: 612-333-0936
E-MAIL: jsy@myrtyw.icz@damonfarber.com

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

MEP ENGINEERS
NAME: STEEN ENGINEERING
CONTACT: KURT SMITH
ADDRESS: 5430 DOUGLAS DRIVE N MINNEAPOLIS, MN 55429
PHONE No.: 763-535-4783
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

1497TH 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 1:45:15 PM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 ARTIVE-0011 ART mary.barnett.rvt

SHEET INDEX

ARCHITECTURAL / CIVIL / LANDSCAPE SHEET INDEX

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

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

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

aaeon
Solar Design Simplified

GREENWAY TERRACE

14TH AVE NW & STHAPROOK STREET NW
PHOENIX, ARIZONA

URBANWORKS

© URBANWORKS ARCHITECTURE LLC 2017
901 NORTH THIRD STREET, SUITE 140, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

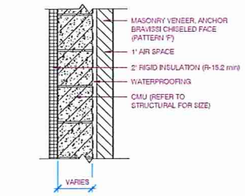
DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
DRAWN BY	WEB
CHECKED BY	DPEH

SHEET INDEX

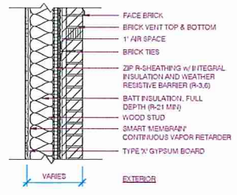
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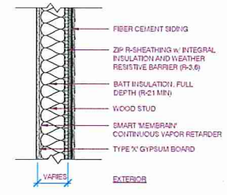
BUILDING SYSTEMS



CMU-1 MASONRY VENEER OVER CMU CMU WALL SYSTEM

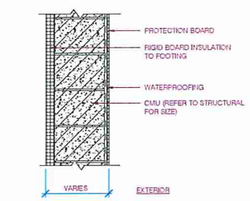


WD-1 FACE BRICK OVER WOOD STUD CAVITY WALL SYSTEM



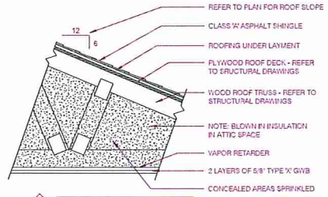
WD-3A FIBER CEMENT SIDING OVER WOOD STUD WALL SYSTEM

EXTERIOR WALL SYSTEMS

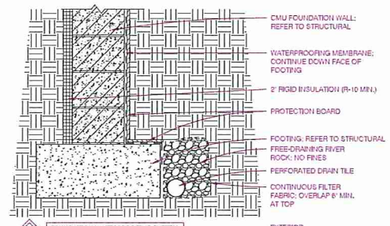


CMUR-2 INSULATED CMU FOUNDATION WALL SYSTEM

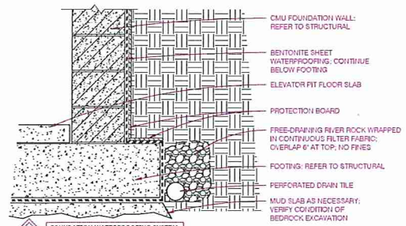
ROOF SYSTEMS



ASPHALT SHINGLE ON WOOD TRUSS SLOPED ROOFING SYSTEM



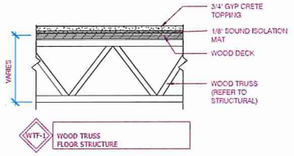
FDS-1 FOUNDATION WATERPROOFING SYSTEM TYPICAL @ FOUNDATION WALLS



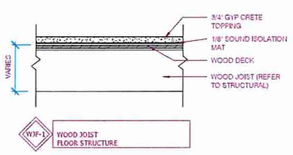
FDS-2 FOUNDATION WATERPROOFING SYSTEM TYPICAL @ ELEVATOR PIT

FOUNDATION WALL SYSTEMS

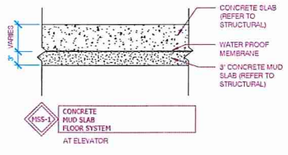
FOUNDATION DRAINAGE SYSTEM @ ELEVATOR



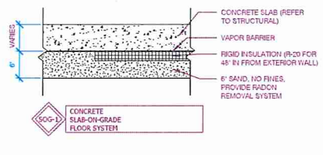
WTF-1 WOOD TRUSS FLOOR STRUCTURE



WJF-1 WOOD JOIST FLOOR STRUCTURE



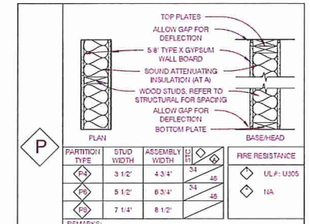
MSS-1 CONCRETE MUD SLAB FLOOR SYSTEM AT ELEVATOR



SOG-1 CONCRETE SLAB-ON-GRADE FLOOR SYSTEM

FLOOR SYSTEMS

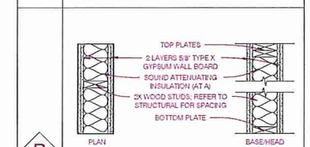
INTERIOR PARTITION TYPES



P

PARTITION TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
P-1	3 1/2"	4 3/4"	34 / 45	UL#: U305
P2	5 1/2"	6 3/4"	34 / 45	NA
P3	7 1/4"	8 1/2"		

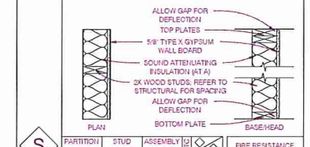
REMARKS:



R

PARTITION TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
R-2	3 1/2"	6"	49 / 56	UL#: U305*
R3	5 1/2"	8"	49 / 56	UL#: U301

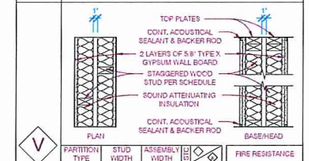
REMARKS: *SECOND LAYER GWB FOR ACOUSTICS @ UL#: 305



S

PARTITION TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
S-1	3 1/2"	4 1/8"	--	NA
S2	5 1/2"	6 1/8"	--	NA

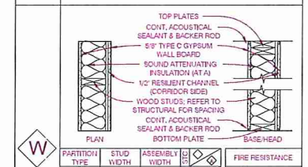
REMARKS:



V

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

REMARKS:



W

PARTITION TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
W-2	3 1/2"	5 1/4"	50-54 / -	UL#: U305*
W3	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 FIRX 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

aaeon Blue Design Everyday
GREENWAY TERRACE
14TH AVE NW & THARP0OK STREET NW
RANGE, MN 55000

URBANWORKS
© URBANWORKS ARCHITECTURE, LLC 2017
201 NORTH 1ST STREET, SUITE 100, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

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

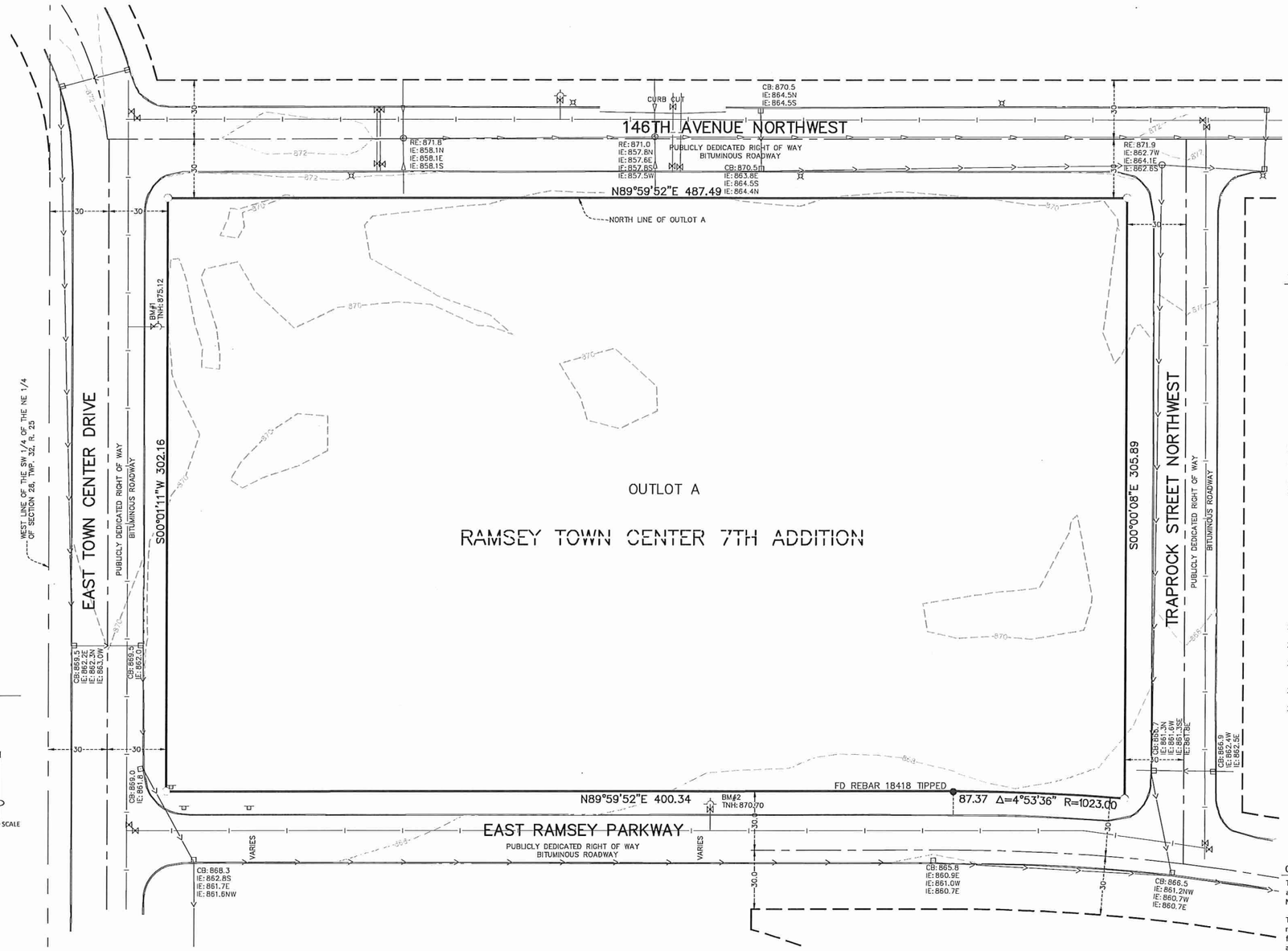
BUILDING SYSTEMS

G003

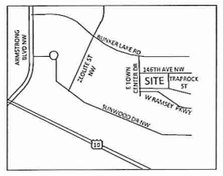
6/1/2017 1:29:08 PM C:\Users\mary.barnett\Desktop\Revit Project Files\16-0011 A17\16-0011 A17 mary.barnett.rvt

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___.

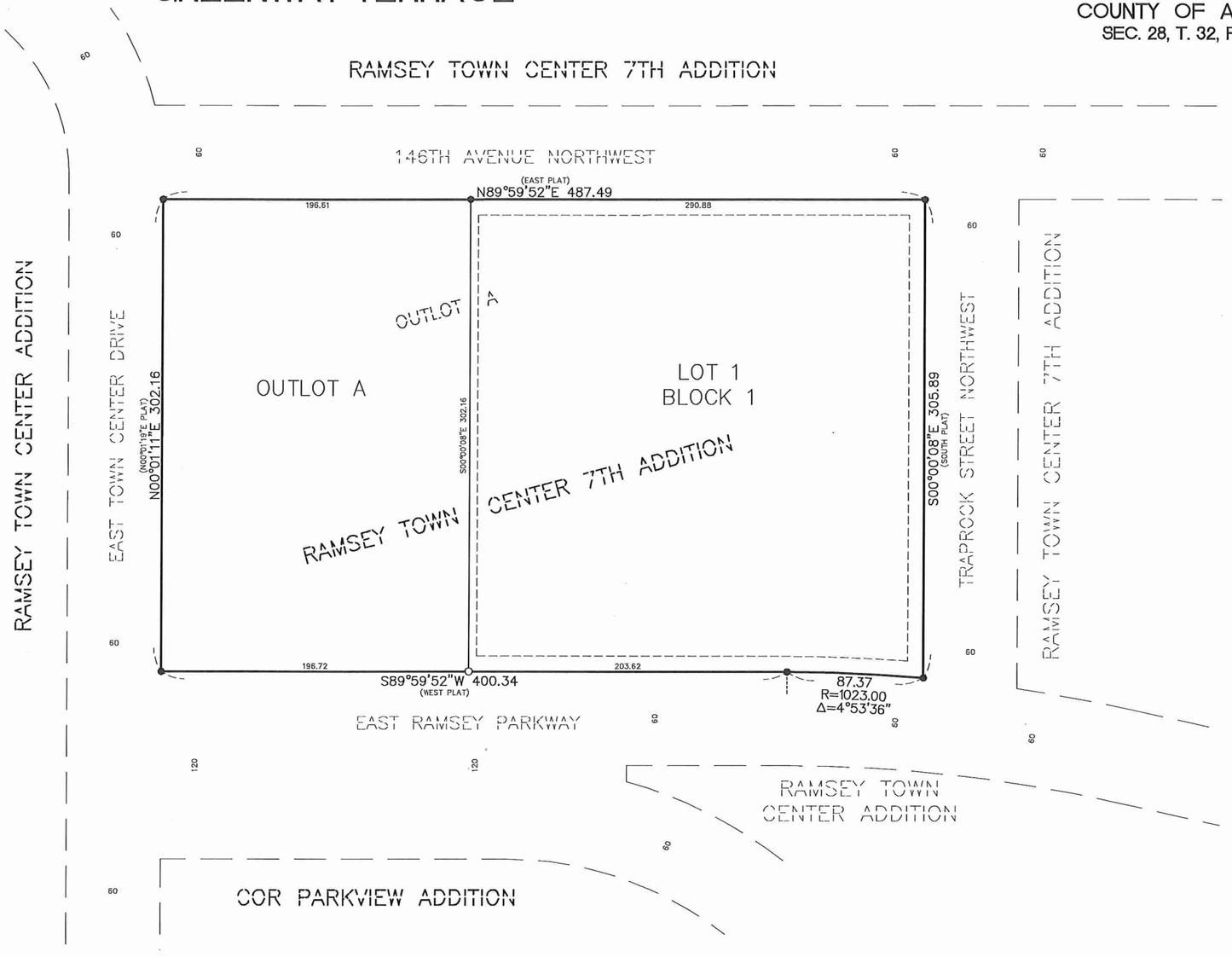
_____
Property Tax Administrator

By: _____ Deputy

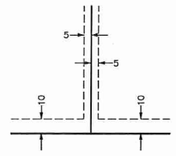
COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

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 _____.

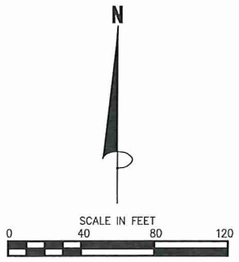
_____
County Recorder



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

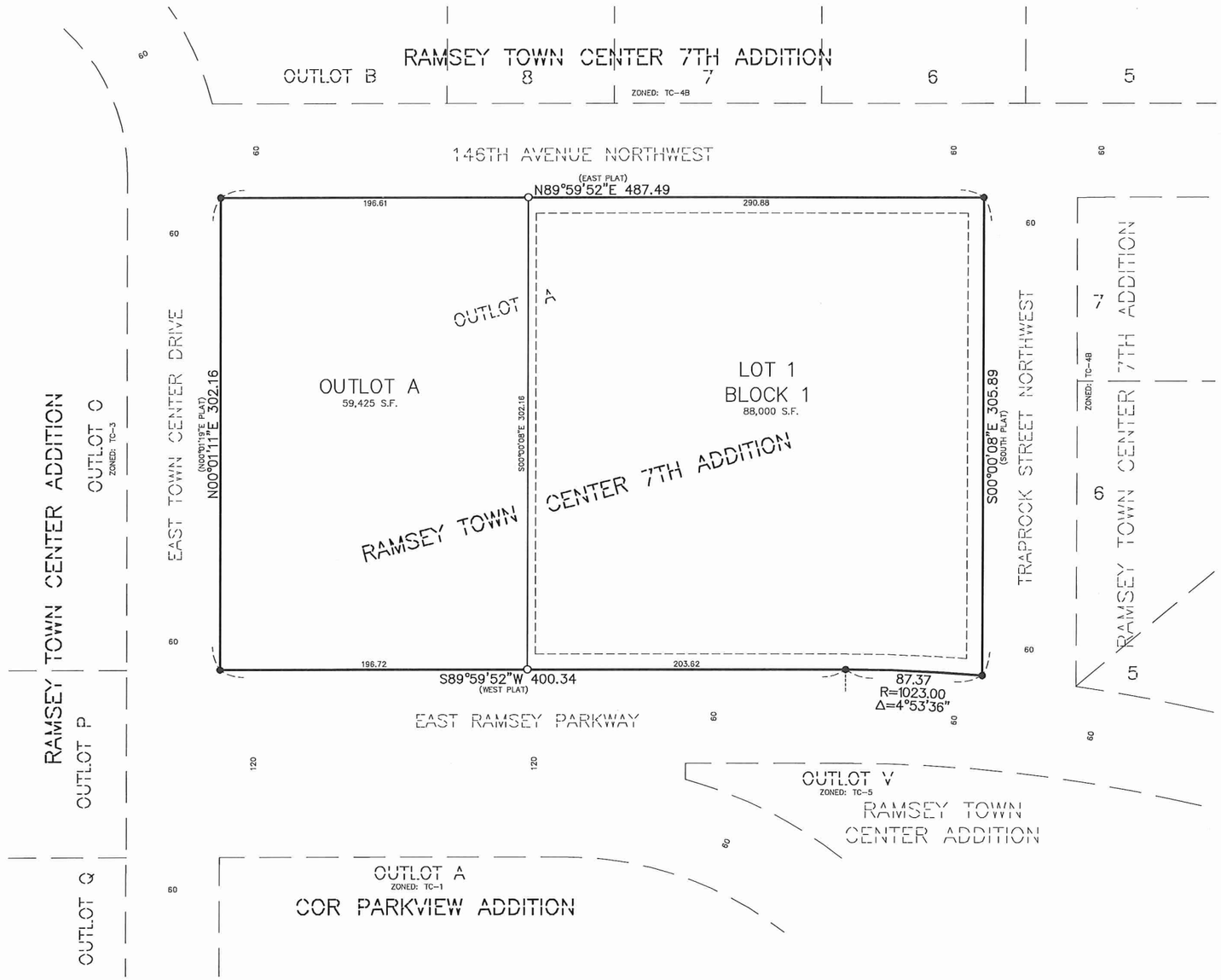
● DENOTES FOUND 1/2 INCH IRON MONUMENTWITH CAP MARKED R.L.S. NO. 47481, UNLESS OTHERWISE NOTED

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

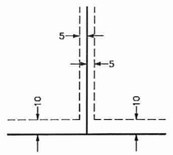
PLAT DENOTES PLAT OF RAMSEY TOWN CENTER 7TH ADDITION

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.

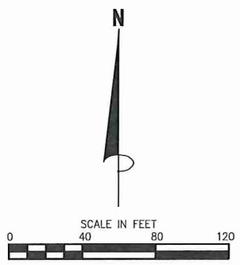
JAMES R. HILL, INC.



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

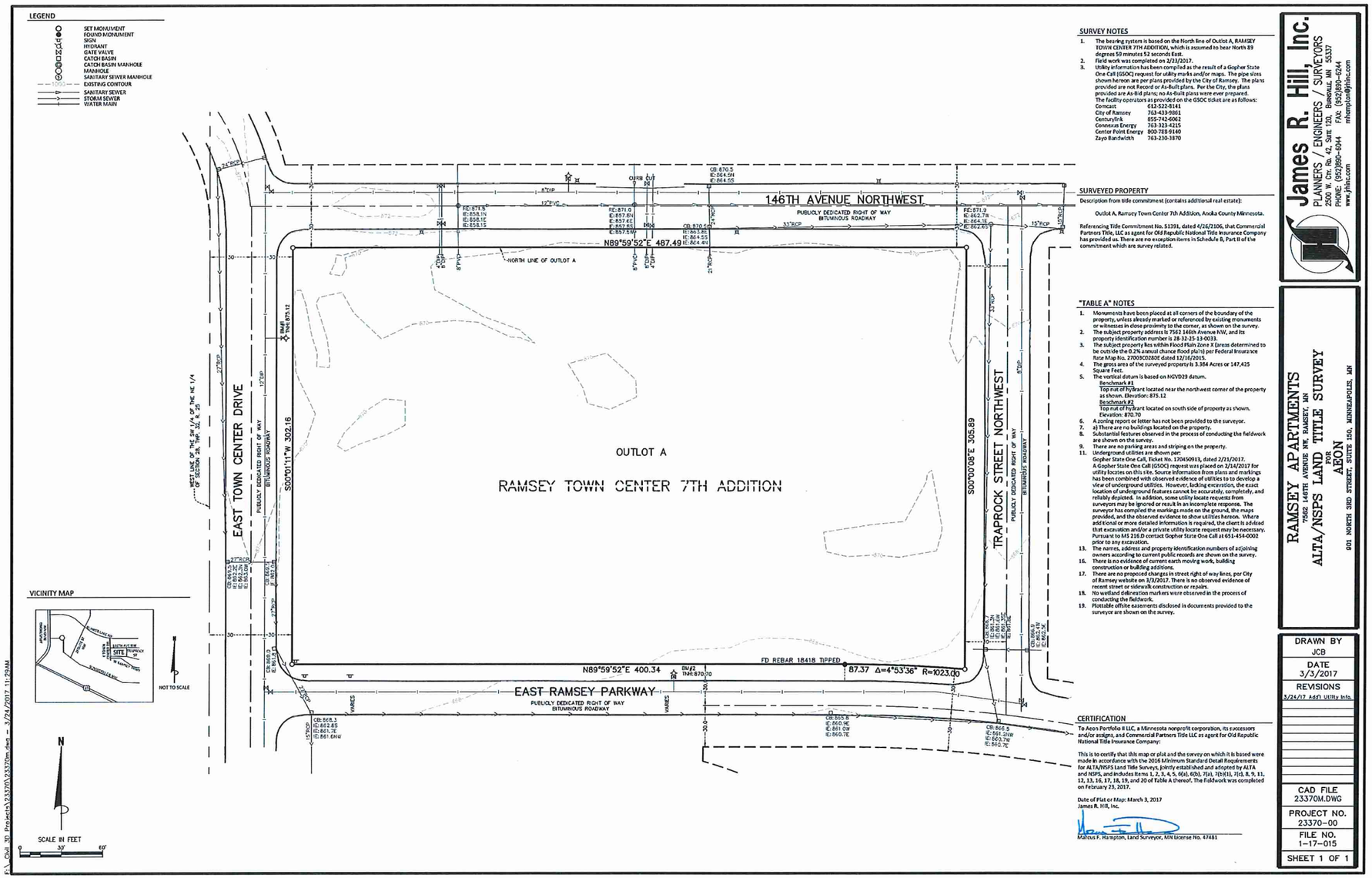
FOR

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 Bandwitch	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 3.364 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 2/11/2017.
    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. 47681

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
601 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

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

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

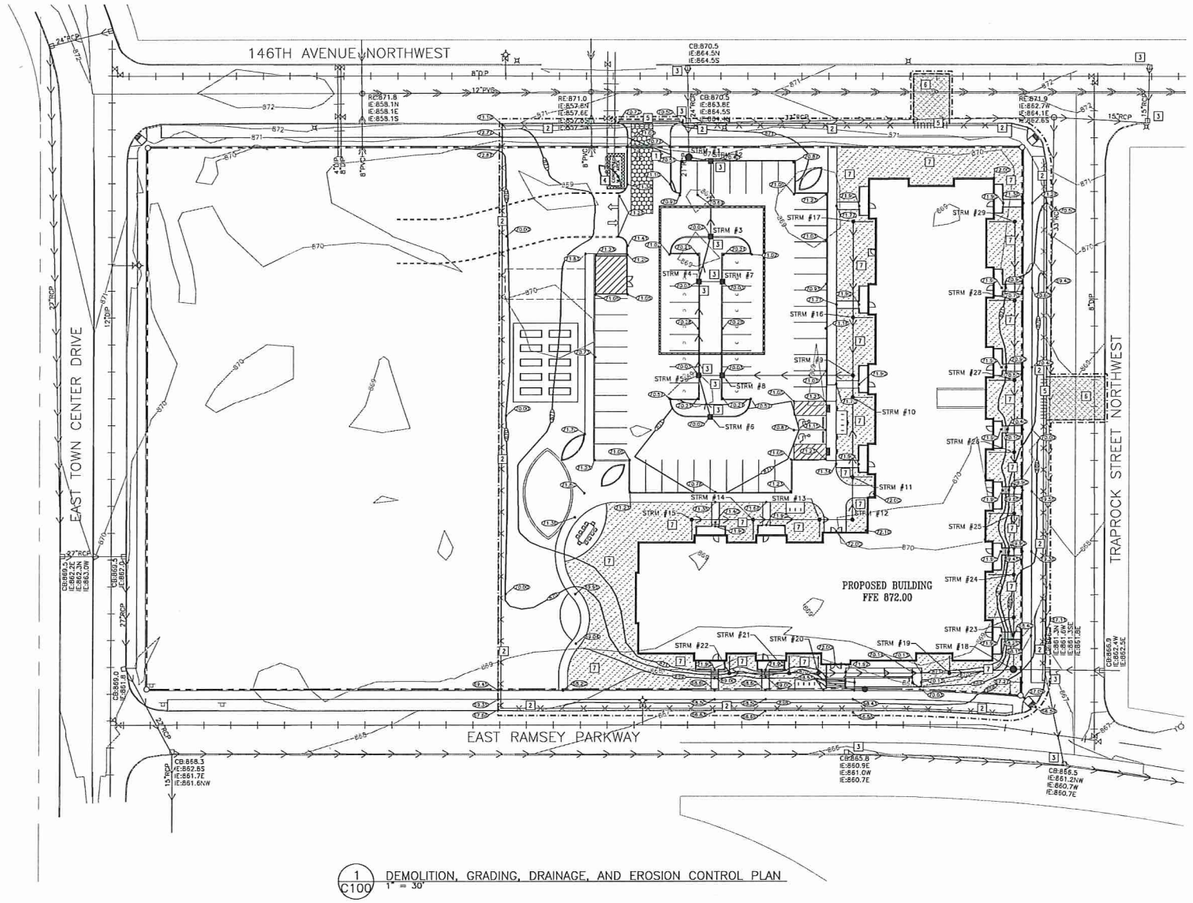
DATE	XX
PROJECT #	XX
PHASE	XX
DRAWN BY	XX
CHECKED BY	XX

EXISTING SURVEY

C000

aeon
Better Business Dwellings
GREENWAY TERRACE
901 NORTH THIRD STREET - SUITE 150
MINNEAPOLIS, MN 55401

4/19/2017 9:11:24 AM C:\Users\mary.barnett\Desktop\Revit Project Files\15-0011 ALTA\15-0011 ALTA mary.barnett.rvt
P:_Civil 3D Projects\23370\23370m.dwg — 3/24/2017 11:29AM



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 (SB-1)
- CONCRETE WASHOUT AREA (CW, WO, WASHOUT)

*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 [#] 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 STATE ONE CALL 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.

aeon
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PRELIMINARY

NOT FOR CONSTRUCTION

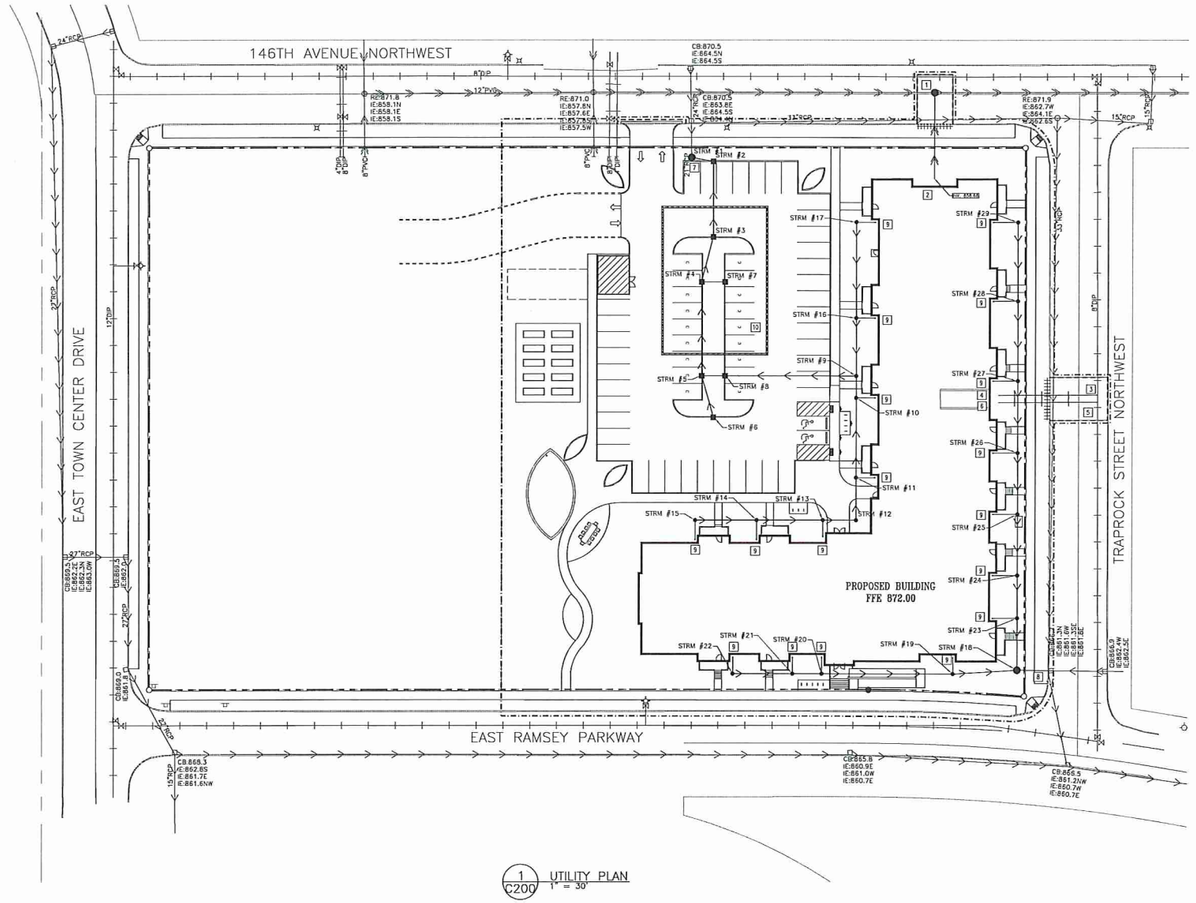
REVISIONS

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

DEMOLITION, GRADING, DRAINAGE, AND EROSION CONTROL PLAN

C100

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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 = 864.95 S = 864.95 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 = 857.15	--------- 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 = 857.31 N = 857.31	--------- 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-4360	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 @ 1.93%, STRM #25
STRM #25	10" x 6" WYE	NA	NA	S = 863.56 N = 863.56	--------- 34 L.F. OF 10" HDPE @ 1.93%, STRM #26
STRM #26	10" x 6" WYE	NA	NA	S = 864.24 N = 864.24	--------- 40 L.F. OF 10" HDPE @ 1.93%, 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

*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 [#] ON PLAN.

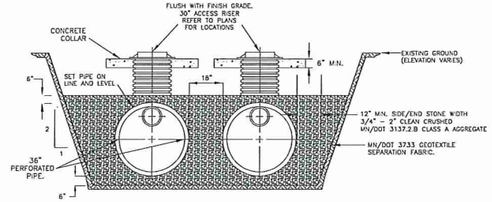
1. CONSTRUCT MANHOLE OVER EXISTING 8-INCH PVC SANITARY SEWER, INV W&E=857.62, INV S=857.62, AND RE=871.60. FOLLOW ALL CITY OF RAMSEY STANDARDS AND SPECIFICATIONS. REFER TO DETAIL 5/C400.
2. INSTALL 48-FEET OF 6-INCH PVC PIPE AT 2.0% TO INVERT OF 858.68. STUB TO WITHIN 5-FEET OF PROPOSED BUILDING. **COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**
3. RETTAP 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. RETTAP 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

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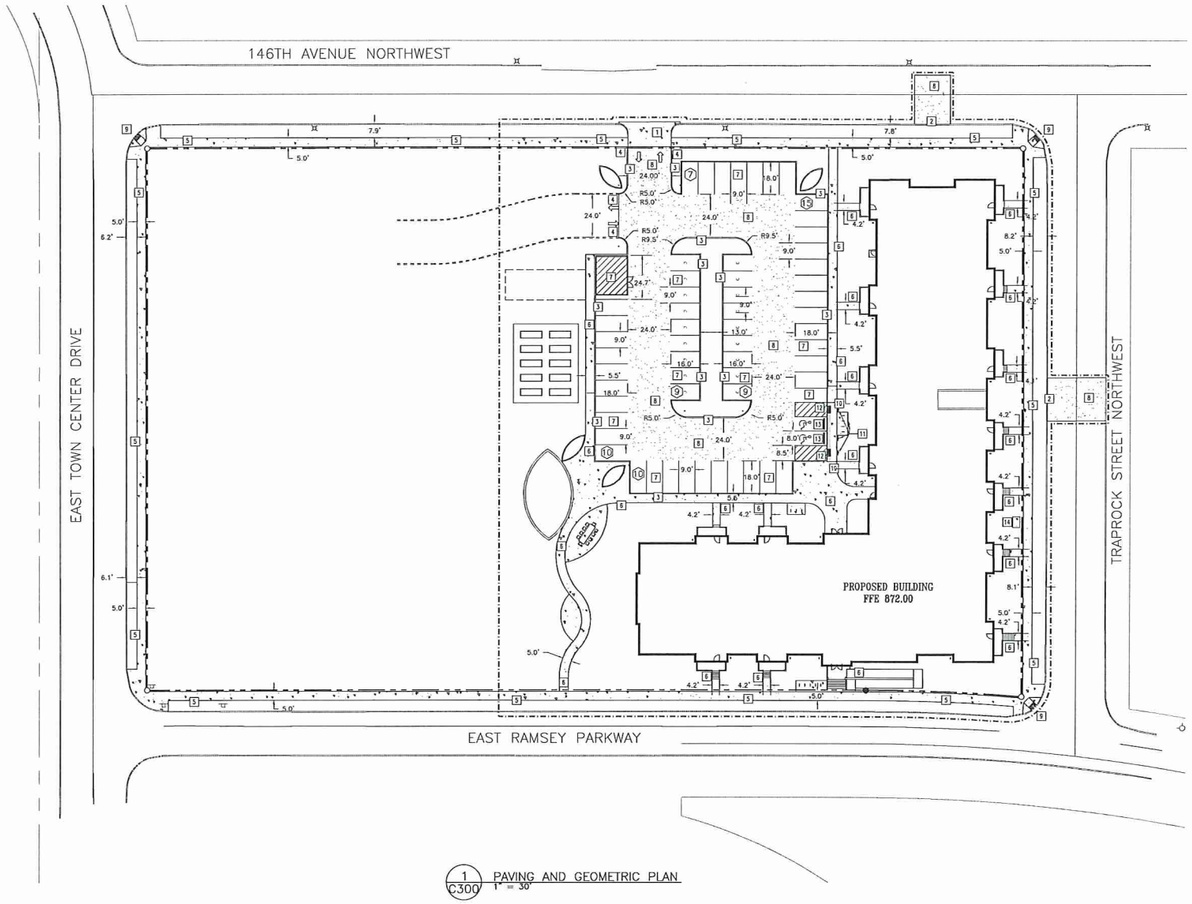
REVISIONS

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PROJECT #	17260
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UTILITY PLAN

C200

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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

*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 [N] 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.

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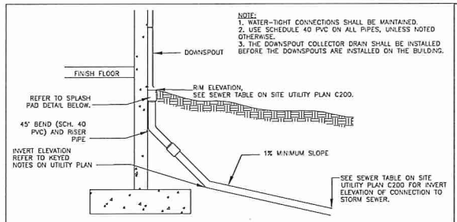
REVISIONS

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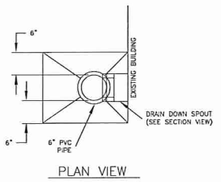
PAVING AND GEOMETRIC PLAN

C300

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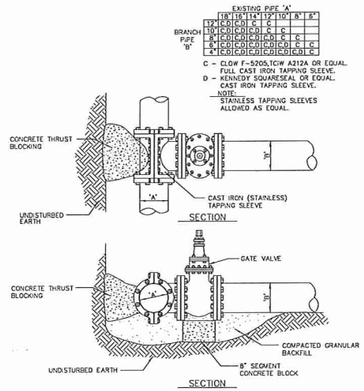


SECTION VIEW

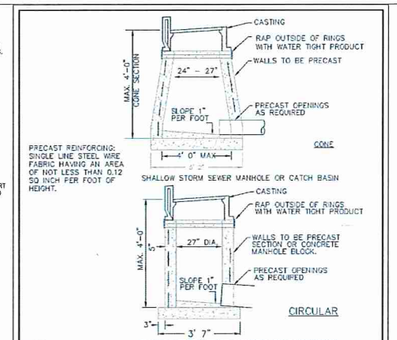


PLAN VIEW

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



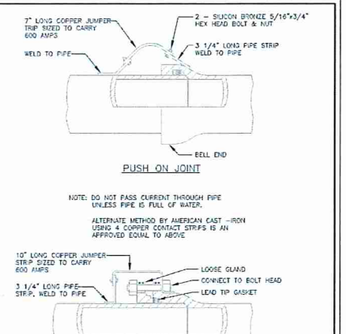
14 C400 WATERMAIN WET TAP (TYP.)
NOT TO SCALE



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 FINISHED GRADE ON ALL SERVICES AND STUBS.

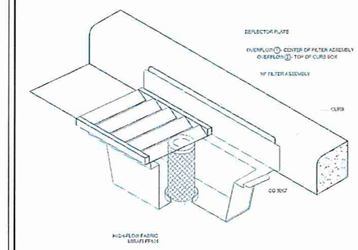
APPROVED: 6 - 2008	City of RAMSEY	STANDARD DETAILS: STORM AREA INLET
		CITY PLATE No. STO-2

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



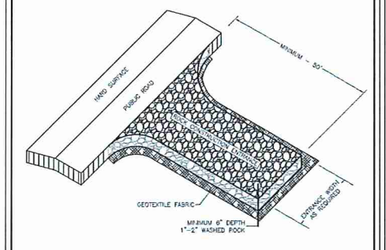
INLET PROTECTION - WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & CUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINED 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

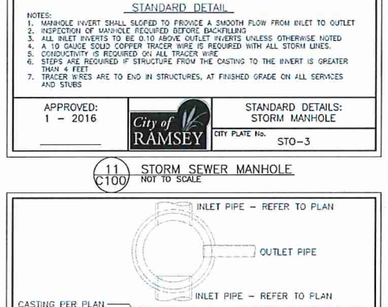


NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION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

NOT TO SCALE

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

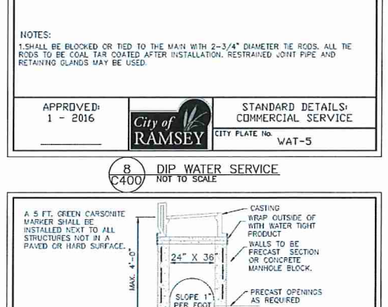
1 C400 ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE



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

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

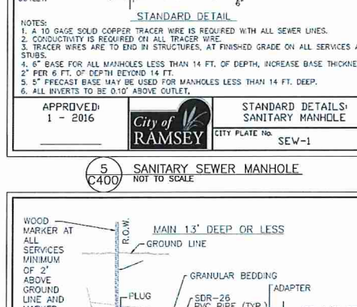
11 C100 STORM SEWER MANHOLE
NOT TO SCALE



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 CLANDS MAY BE USED.

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

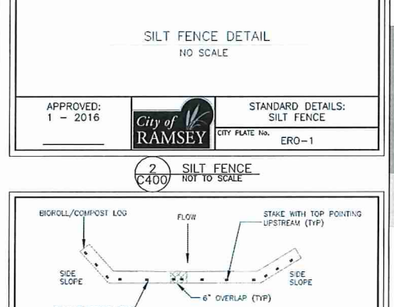
8 C400 DIP WATER SERVICE
NOT TO SCALE



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

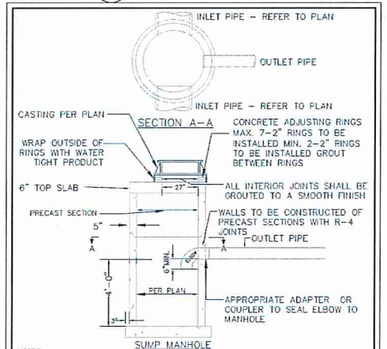
5 C400 SANITARY SEWER MANHOLE
NOT TO SCALE



SILT FENCE DETAIL
NO SCALE

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

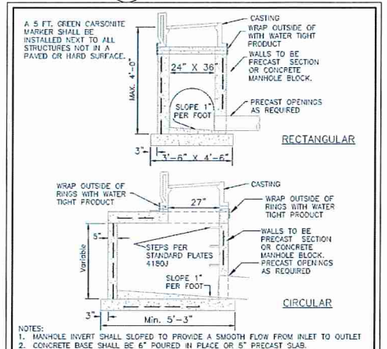
2 C400 SILT FENCE
NOT TO SCALE



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

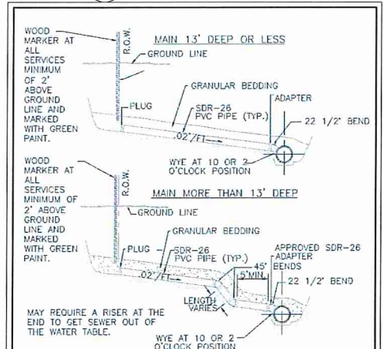
12 C400 SUMP MANHOLE
NOT TO SCALE



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

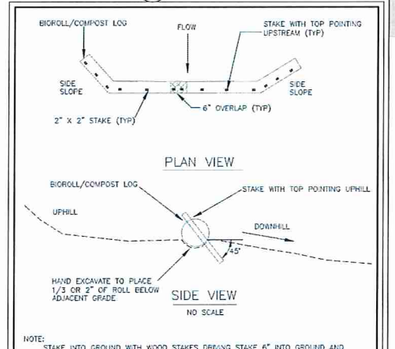
9 C400 CATCH BASIN
NOT TO SCALE



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



SIDE VIEW
NO 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

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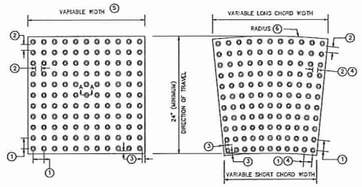
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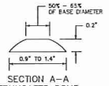
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RECTANGULAR PLATES RADIAL PLATES



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:
- AT CURB RAMPS, LANDINGS, OR BLENDED TRANSITIONS PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE ROADWAY.
- WHERE PEDESTRIAN ACCESS ROUTES CROSS COMMERCIAL DRIVEWAYS THAT ARE PROVIDED WITH STATIC 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.

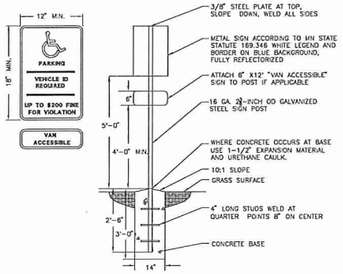
① CENTER TO CENTER DOME SPACING: 1.6" MINIMUM, 2.4" MAXIMUM.
② BASE TO BASE DOME SPACING: 0.65" MINIMUM.
③ DOME BASE TO PLATE EDGE SPACING: 0.35" MINIMUM, 0.75" MAXIMUM.
④ SPACING VARIES ON RADIAL PLATES.
⑤ TYPICAL WIDTHS AVAILABLE 12", 18", 24", 30", 36". CHECK WITH MANUFACTURERS FOR AVAILABLE WIDTHS.
⑥ ON RADIAL PLATE, RADIUS DEFINED AT BACK OF CURB.
⑦ 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

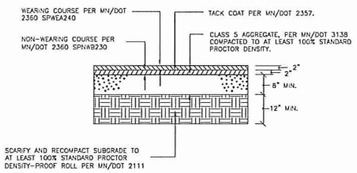
NOTE:
FOR ADA COMPLIANT PEDESTRIAN RAMPS, REFER TO MN/DOT STANDARD PLAN 5-297.250 PEDESTRIAN CURB RAMP DETAILS AT THE FOLLOWING WEB ADDRESS:
HTTP://STANDARDPLATES.DOT.STATE.MN.US/STDPLATE.ASPX

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

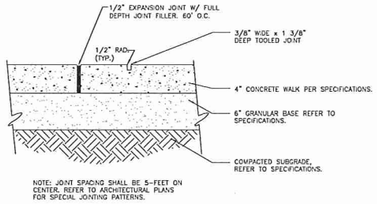
12 C401 PEDESTRIAN CURB RAMP – DETECTABLE WARNING
NOT TO SCALE



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

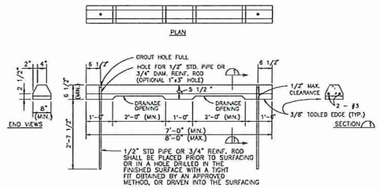


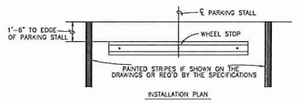
8 C401 HEAVY-DUTY BITUMINOUS PAVEMENT
NOT TO SCALE



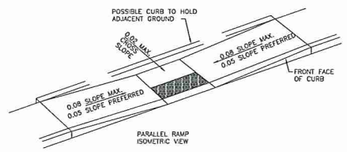
NOTE: JOINT SPACING SHALL BE 5-FEET ON CENTER. REFER TO ARCHITECTURAL PLANS FOR SPECIAL JOINTING PATTERNS.

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

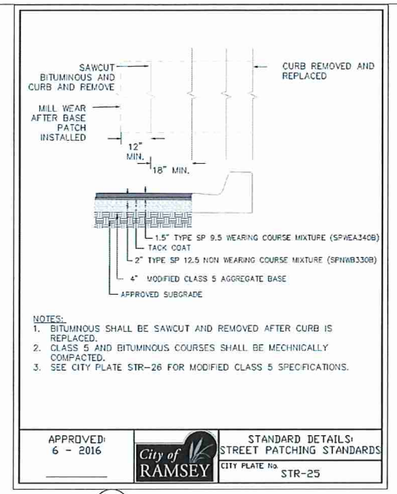




10 C401 PRECAST WHEEL STOP
NOT TO SCALE



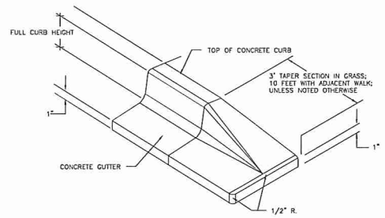
11 C401 PARALLEL RAMP
NOT TO SCALE



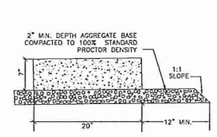
NOTES:
1. BITUMINOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

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

4 C401 BITUMINOUS PATCH DETAIL
NOT TO SCALE

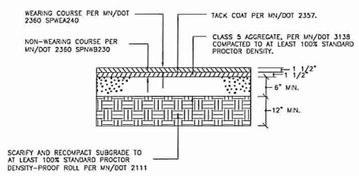


5 C401 NOSE-DOWN CURB SECTION
NOT TO SCALE

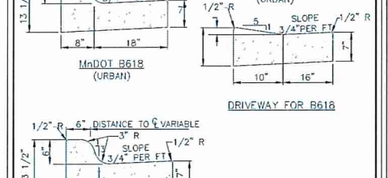


NOTE:
CURB SECTION IS TO SLOPE TOWARD PARKING LOT PER GRADING PLAN. TRANSITION INTO B612 CURBING USING NOSE-DOWN CURB SECTION.

6 C401 FLAT CURB/CONCRETE EDGER
NOT TO SCALE



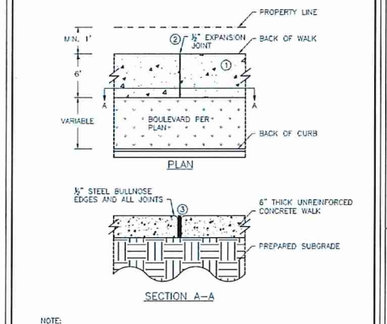
7 C401 LIGHT-DUTY BITUMINOUS PAVEMENT
NOT TO SCALE



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

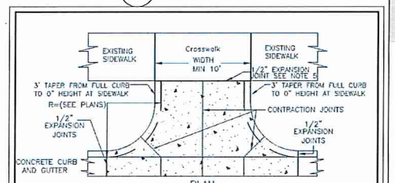


NOTE:
① BROOM FINISH CONCRETE WALK SURFACE
② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
③ 1/2" EXPANSION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

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

aeon
Land Planning Architecture
GREENWAY TERRACE
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MINNEAPOLIS, MN 55401

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www.bkbm.com

PRELIMINARY
NOT FOR CONSTRUCTION

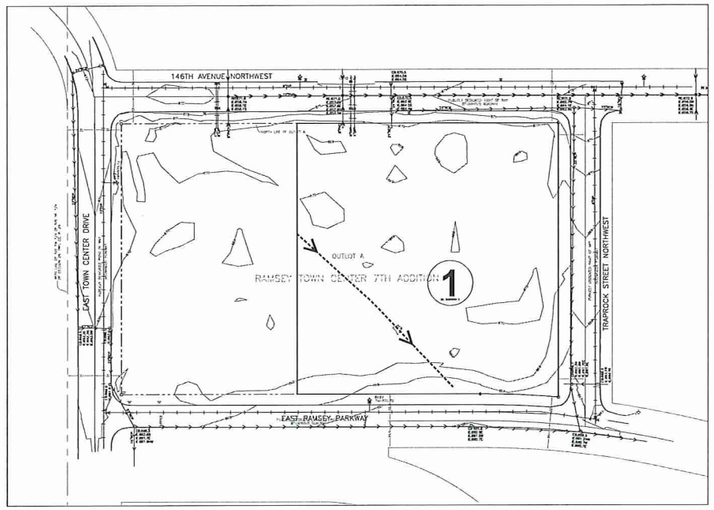
REVISIONS

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PROJECT #	17260
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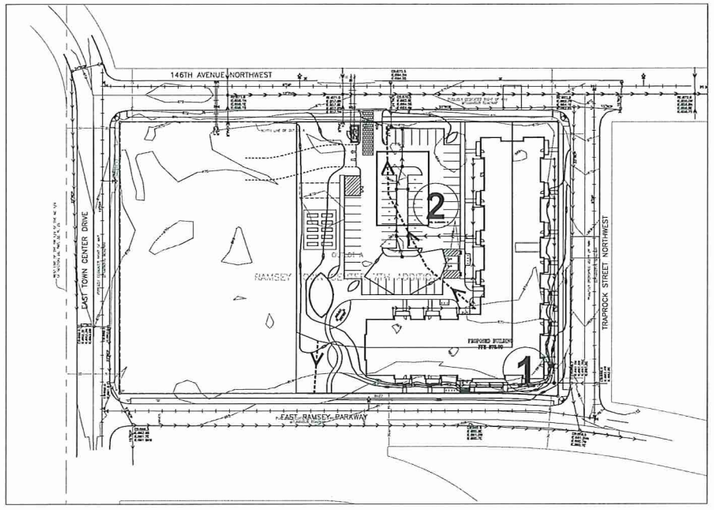
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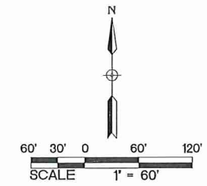


1 C500 EXISTING CONDITIONS
1" = 60'



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 (2.66")	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 (2.85")	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: QUANTITIES 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 EARTHEN 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, AEON. 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 SWPPPS. 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: _____

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aeon
GREENWAY TERRACE
901 NORTH THIRD STREET, SUITE 150
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BKBM Engineers
5500 Brooklyn Boulevard
Minneapolis, MN 55429-2518
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

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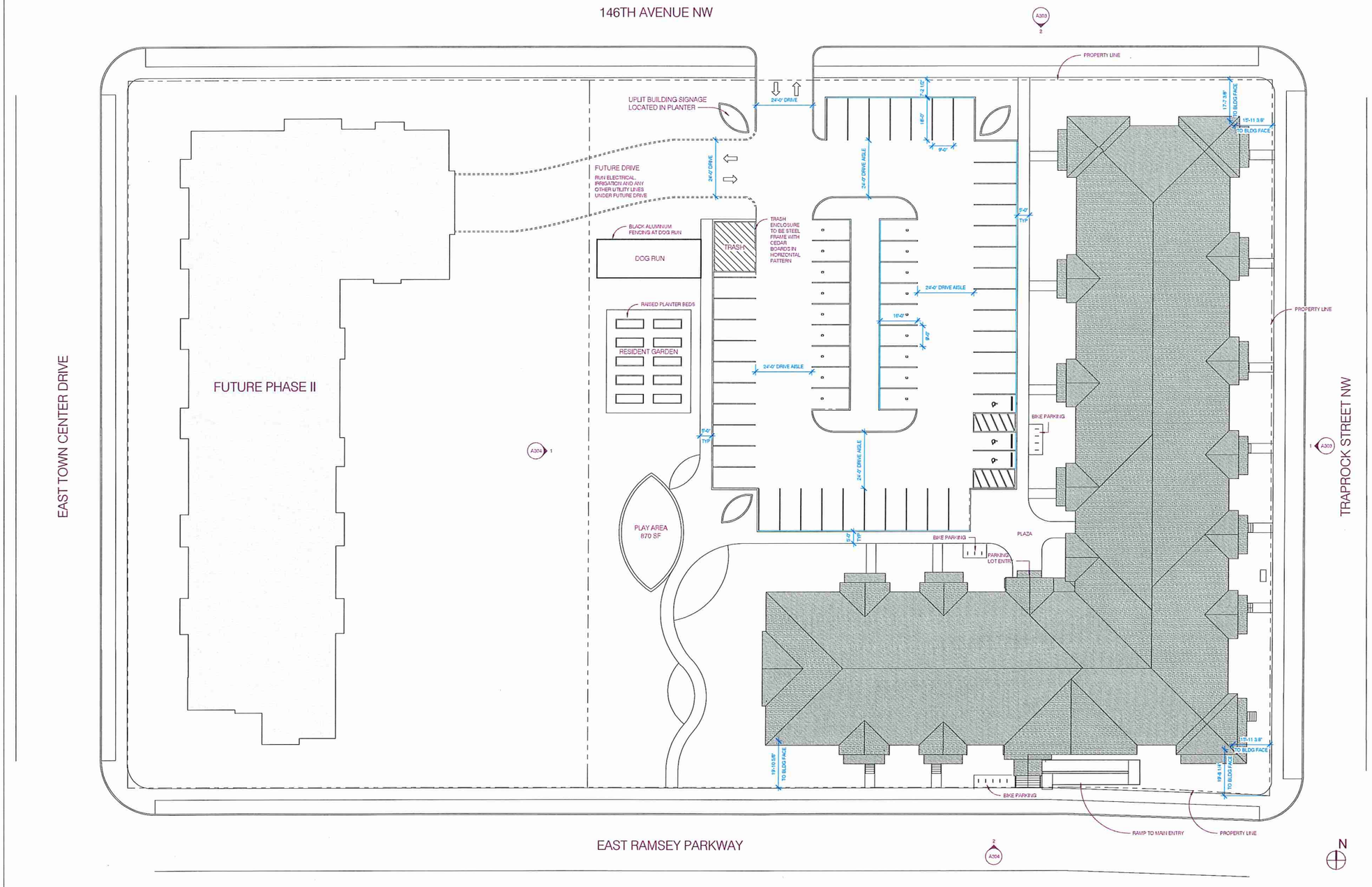
REVISIONS

DATE	06.01.2017
PROJECT #	17280
PHASE	DD
DRAWN BY	WH
CHECKED BY	KAM

SWPPP

C500

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1 ARCHITECTURAL SITE PLAN
LA100 1/16" = 1'-0"

aeon
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GREENWAY TERRACE
145TH AVE NW & THAPROCK STREET NW
RAMSEY, MN 55303

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

ARCHITECTURAL SITE PLAN

LA100

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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 hirta


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	38	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	28,499 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)

aaeon
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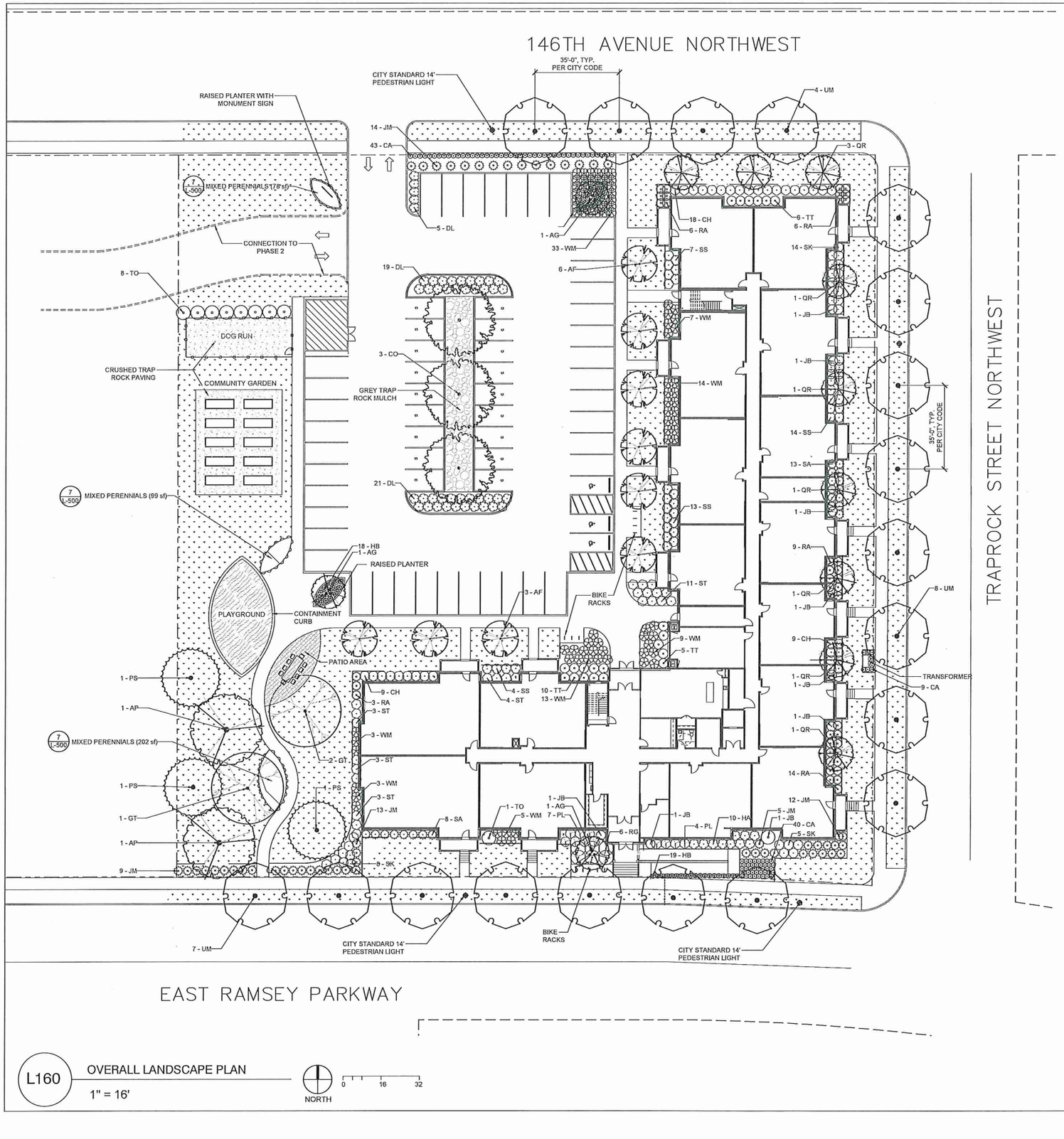
REVISIONS

DATE	6.1.2017
PROJECT #	164011
PHASE	SD
DRAWN BY	B. Doucette
CHECKED BY	J. Szmyd/Lyniez

LANDCAPE PLANT SCHEDULE

L030

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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

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MINNEAPOLIS, MN 55401

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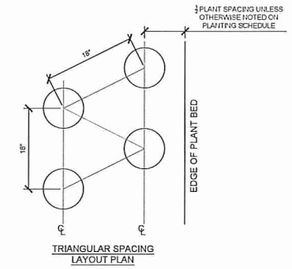
REVISIONS

DATE	5.1.2017
PROJECT #	16-0011
PHASE	SD
DRAWN BY	B. Doucette
CHECKED BY	J. Szymyrkiewicz

LANDCAPE PLANTING PLAN

L060

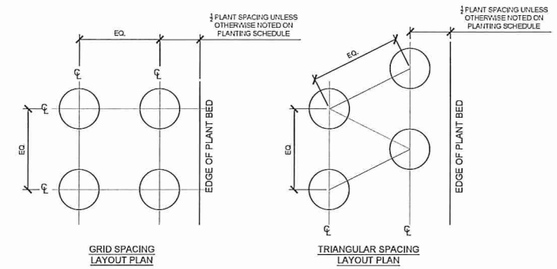
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TRIANGULAR SPACING LAYOUT PLAN

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

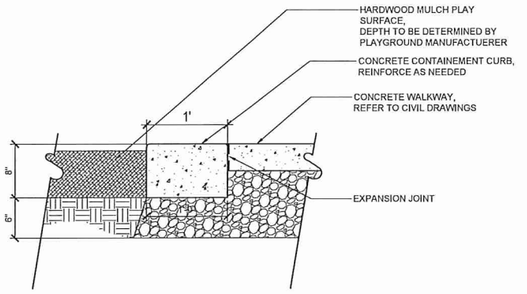


GRID SPACING LAYOUT PLAN

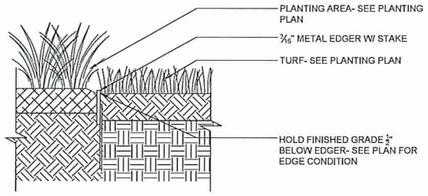
TRIANGULAR SPACING LAYOUT PLAN

NOTE:
1. REFER TO PLANTING SCHEDULE FOR PLANT SPACING.
2. SEE SPECIFICATION SECTION 32-9300 "EXTERIOR PLANTS" FOR MORE INFORMATION.

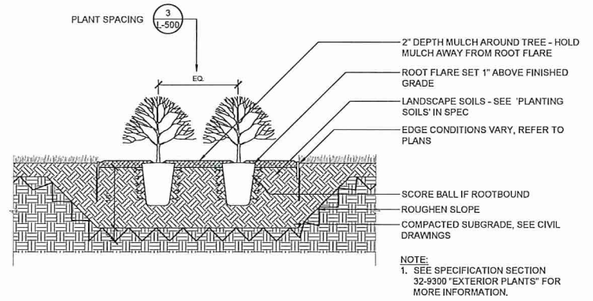
3 PLANT SPACING
3/4" = 1'-0" P-17 113-08



10 CONTAINMENT CURB AT PLAYGROUND
1 1/2" = 1'-0" P-17 113-24

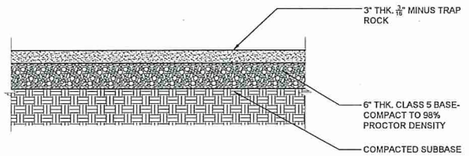


6 STEEL EDGING
1 1/2" = 1'-0" P-17 113-09

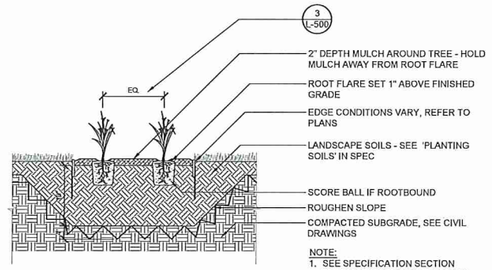


NOTE:
1. SEE SPECIFICATION SECTION 32-9300 "EXTERIOR PLANTS" FOR MORE INFORMATION.

2 SHRUB PLANTING
3/4" = 1'-0" P-17 113-20

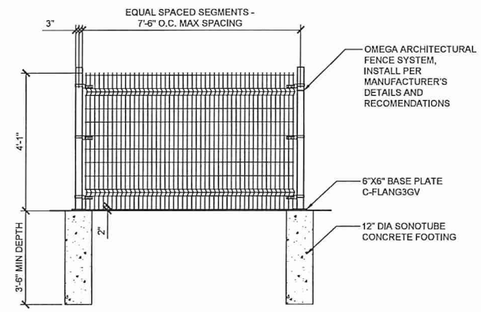


9 CRUSHED STONE PAVING
1" = 1'-0" P-17 113-19

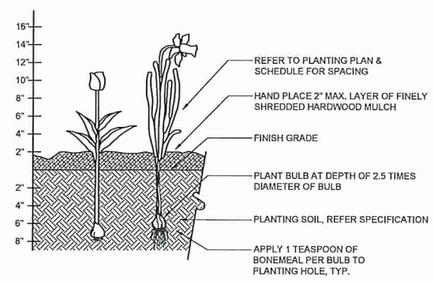


NOTE:
1. SEE SPECIFICATION SECTION 32-9300 "EXTERIOR PLANTS" FOR MORE INFORMATION.

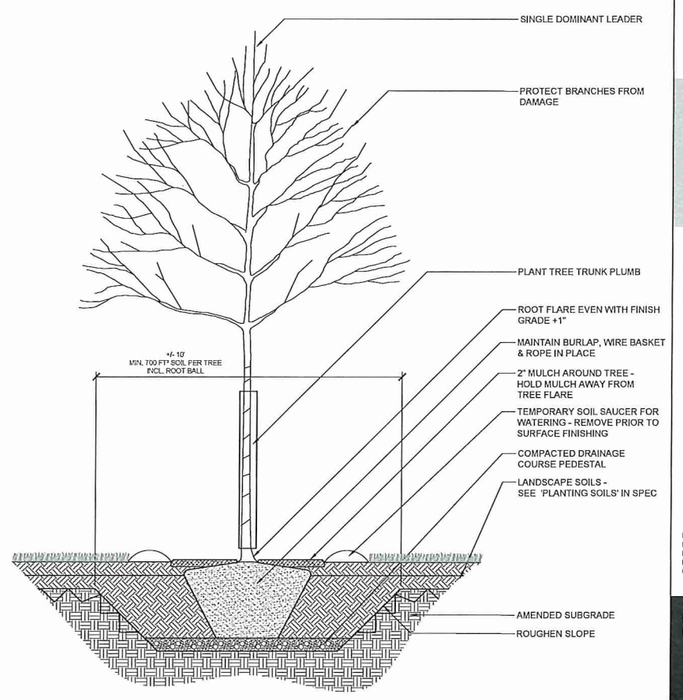
5 PERENNIAL PLANTING
3/4" = 1'-0" P-17 113-06



8 EXTERIOR FENCE - 4` HEIGHT
1/2" = 1'-0" P-17 113-23



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

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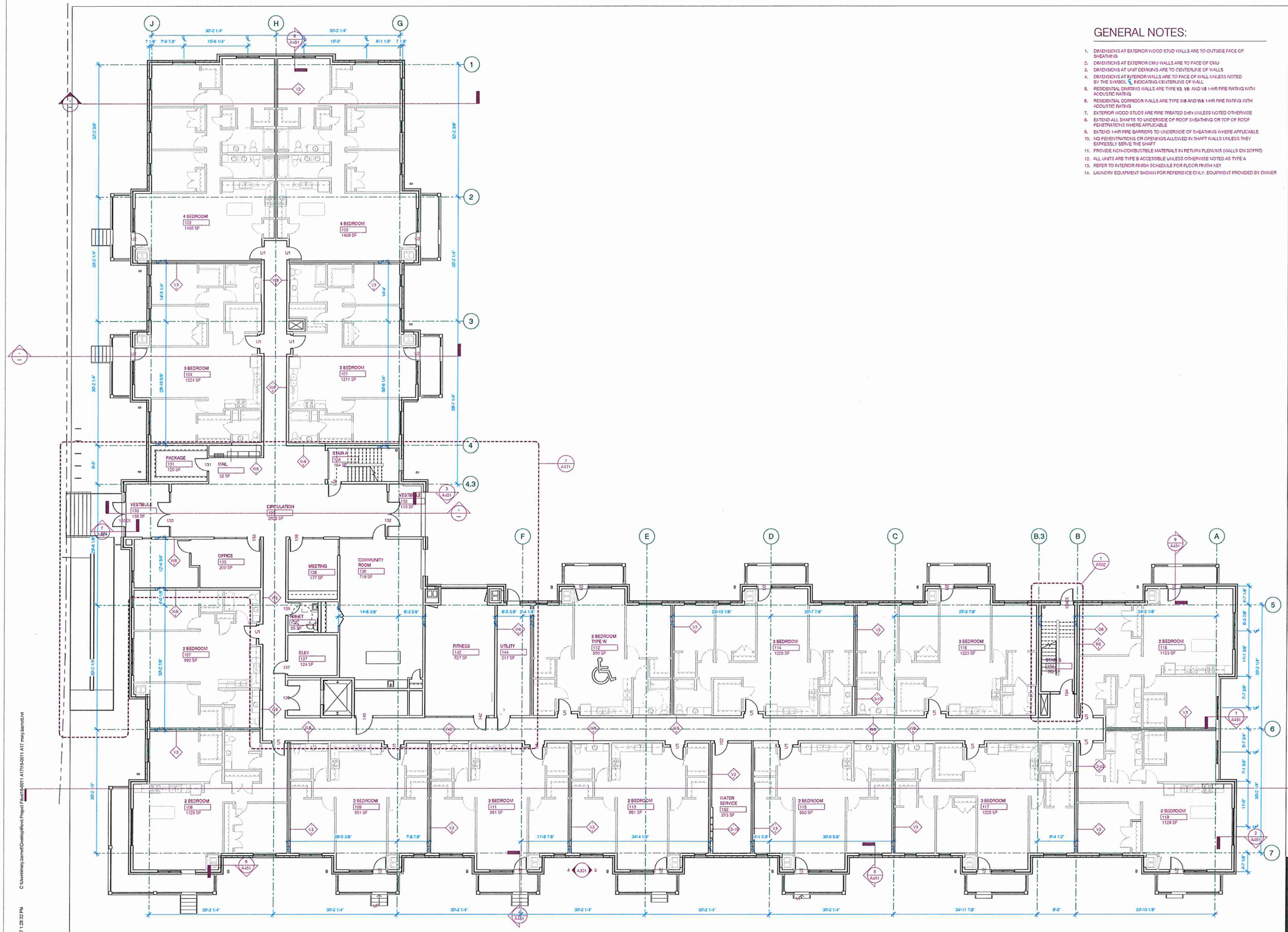
REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	SD
DRAWN BY	B. Doucette
CHECKED BY	J. Symynkywicz

LANDCAPE DETAILS

L500

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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 DEMISING 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 5x6'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 PENETRATIONS 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"

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GREENWAY TERRACE
1497 HWY 169 N, E GRAND ROSS STREET NW
RAMSEY, MN 55303

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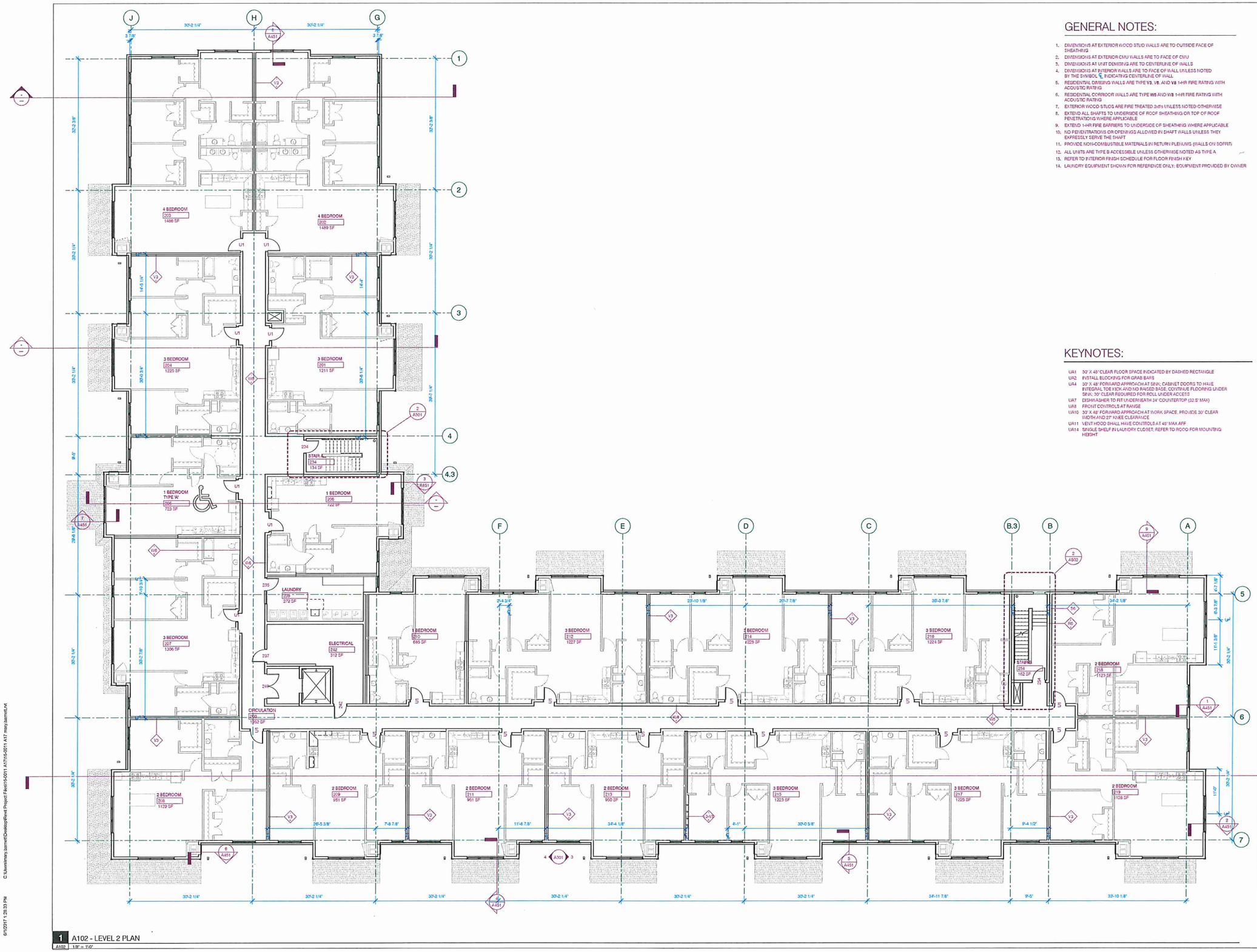
REVISIONS

DATE	6.1.2017
PROJECT #	16-2011
PHASE	DD
DRAWN BY	MEB
CHECKED BY	DPEH

LEVEL 1 PLAN - OVERALL

A101

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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 DEMISING WALLS ARE TYPE **V3**, **V6**, AND **V8** 1-HR FIRE RATING WITH ACOUSTIC RATING
6. RESIDENTIAL CORRIDOR WALLS ARE TYPE **W5** 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 PENETRATIONS 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 ROOD FOR MOUNTING HEIGHT

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Blaze Change Everything
GREENWAY TERRACE
1497 HUNT NW & STAPROCK STREET NW
RAMSEY, MN 55303

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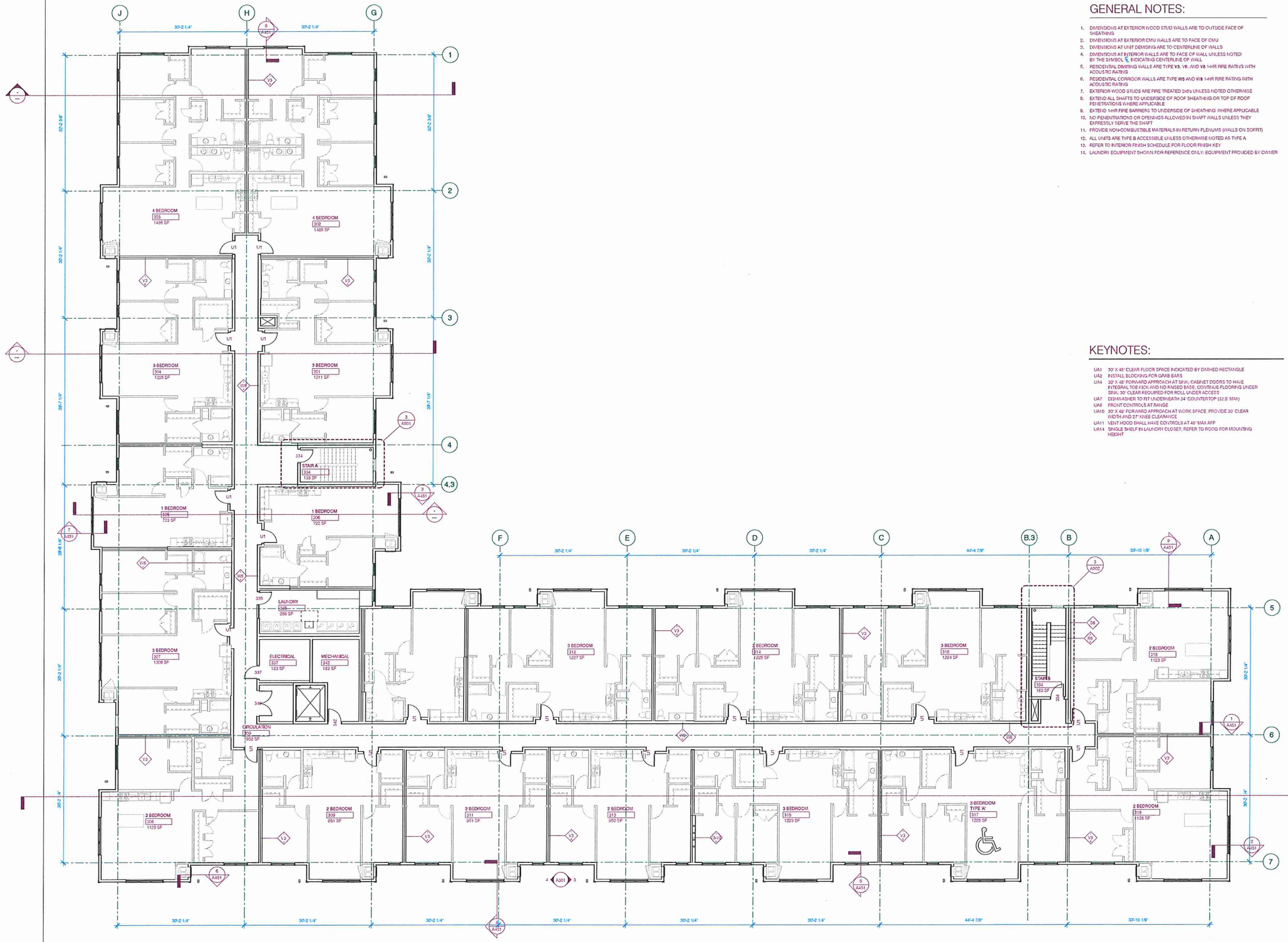
REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
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LEVEL 2 PLAN - OVERALL

A102

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1 A103 - LEVEL 3 PLAN

A103 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 DEMISING WALLS ARE TYPE **V3**, **V6**, AND **V8** 1-HR FIRE RATING WITH ACOUSTIC RATING
6. RESIDENTIAL CORRIDOR WALLS ARE TYPE **W5** 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 PENETRATIONS 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
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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 ROOD FOR MOUNTING HEIGHT

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GREENWAY TERRACE

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LEVEL 3 PLAN - OVERALL

A103

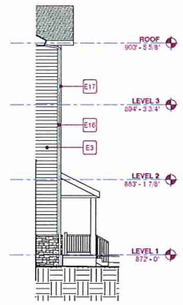
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KEYNOTES:

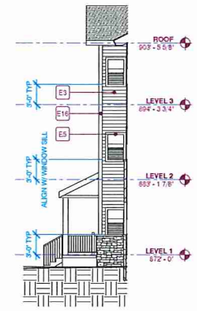
- E1 NORMAN FACE BRICK, 1/3 RUNNING BOND, COLOR - TBD
- E2 MASONRY VENEER, ANCHOR BRAVEDI CHISELED FACE, PATTERN 'F'
- E3 ALLURA FIBER CEMENT LAP SIDING 6" REVEAL; COLOR - WHITE
- E4 ALLURA FIBER CEMENT LAP SIDING 10" REVEAL; COLOR - TBD
- E5 MECHANICAL LOUVER, FINISH TO MATCH ADJACENT SIDING. REFER 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"

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DATE	6.1.2017
PROJECT #	16-0011
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BUILDING ELEVATIONS

A301

KEYNOTES:

E1	NORMAN FACE BRICK; 1/3 RUNNING BOND; COLOR - TBD
E2	MASONRY VENEER, ANCHOR BRAVEDE CHISELED FACE, PATTERN 9"
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
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E13	BIKE RACK; DERO KOOI HITCH WITH OWNER LOGO, RED; REFER TO LANDSCAPE PLANS FOR LOCATIONS AND QUANTITY
E14	ASPHALT SHINGLE ROOF
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E18	EXPANSION CONTROL JOINT
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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"

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BUILDING ELEVATIONS

A302

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KEYNOTES:

E1	NORMAN FACE BRICK; 1/3 RUNNING BOND, COLOR - TBD
E2	MASONRY VENEER; ANCHOR BRAWSH CHISELED FACE, PATTERN 9"
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
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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"

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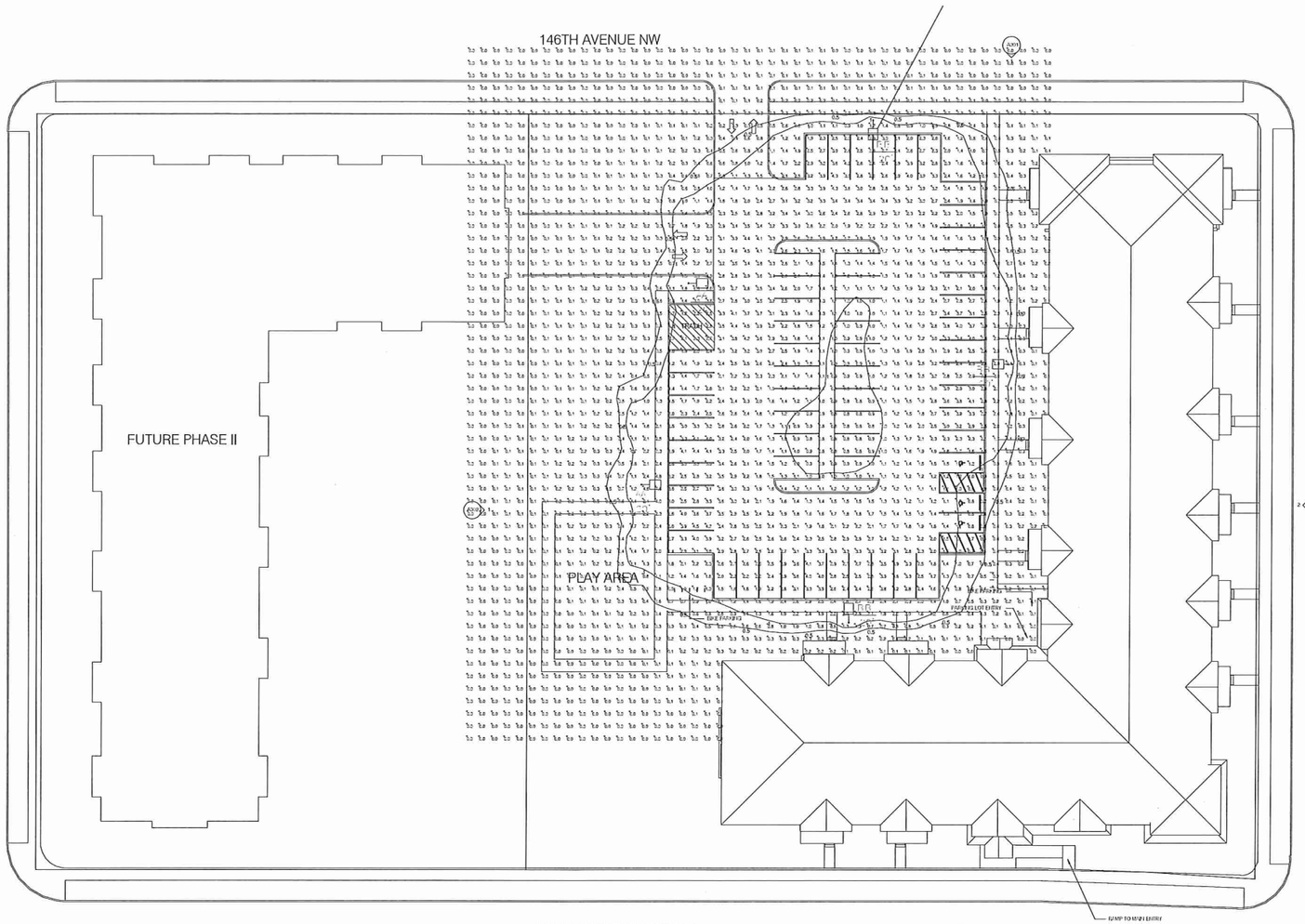
REVISIONS

DATE	6.1.2017
PROJECT #	16-0011
PHASE	DD
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BUILDING ELEVATIONS

A303

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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; Slope 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 operations
- 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 IDA recommended for Type III and Type IV distributions
- Stamped bezel provides mechanical compression to seal the optical assembly
- Complements the Hubbell Sunforest series of outdoor fixtures
- Weight - 45.0 pounds, BA - 1.3 lbf
- 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 internal rows 2A beam distribution under ordering and page 72
- 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 9XX 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)

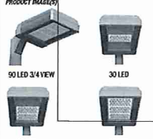
Installation:
- Two die-cast aluminum arm designs: the Straight arm offers a sleek upsweep look while the straight arm follows the housing's contoured fins for continuity of style
- Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern
- Wall bracket, mast arm filter 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

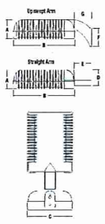
Warranty:
Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/

Listings:
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- Models meet Design Lights Consortium (DLC) qualifications, consult DLC website for more details: http://www.designlights.org/QPL
- IDA approved • IP65

PRODUCT IMAGES



DIMENSIONS



A	B	C	D	E	F	G
4.5 in 114mm	21.5 in 546mm	90° 90mm	4.5 in 114mm	3.5 in 89mm	3.5 in 140mm	5.5 in 140mm

CERTIFICATIONS/LISTINGS

cULus Listed; Lighting Facts; DLC; Turtle Friendly; IP65 (*CSA or Intertek ETL only)

ORDERING INFORMATION SEE NEXT PAGE

Spaulding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

Due to our continuous 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 10.28.2015 9:15

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Real Estate Everything
Greenway Terrace

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STEEN
ENGINEERING INC.
763-585-6742
763-585-6757 fax
Email: steen@steeneng.com
5430 Douglas Drive North
Crystal, MN 55429

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LAND USE 06.01.2017

REVISIONS

DATE June 1, 2017
PROJECT # UWA201703
PHASE
DRAWN BY LSL
CHECKED BY SMY

SITE PHOTOMETRIC PLAN

E020

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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.

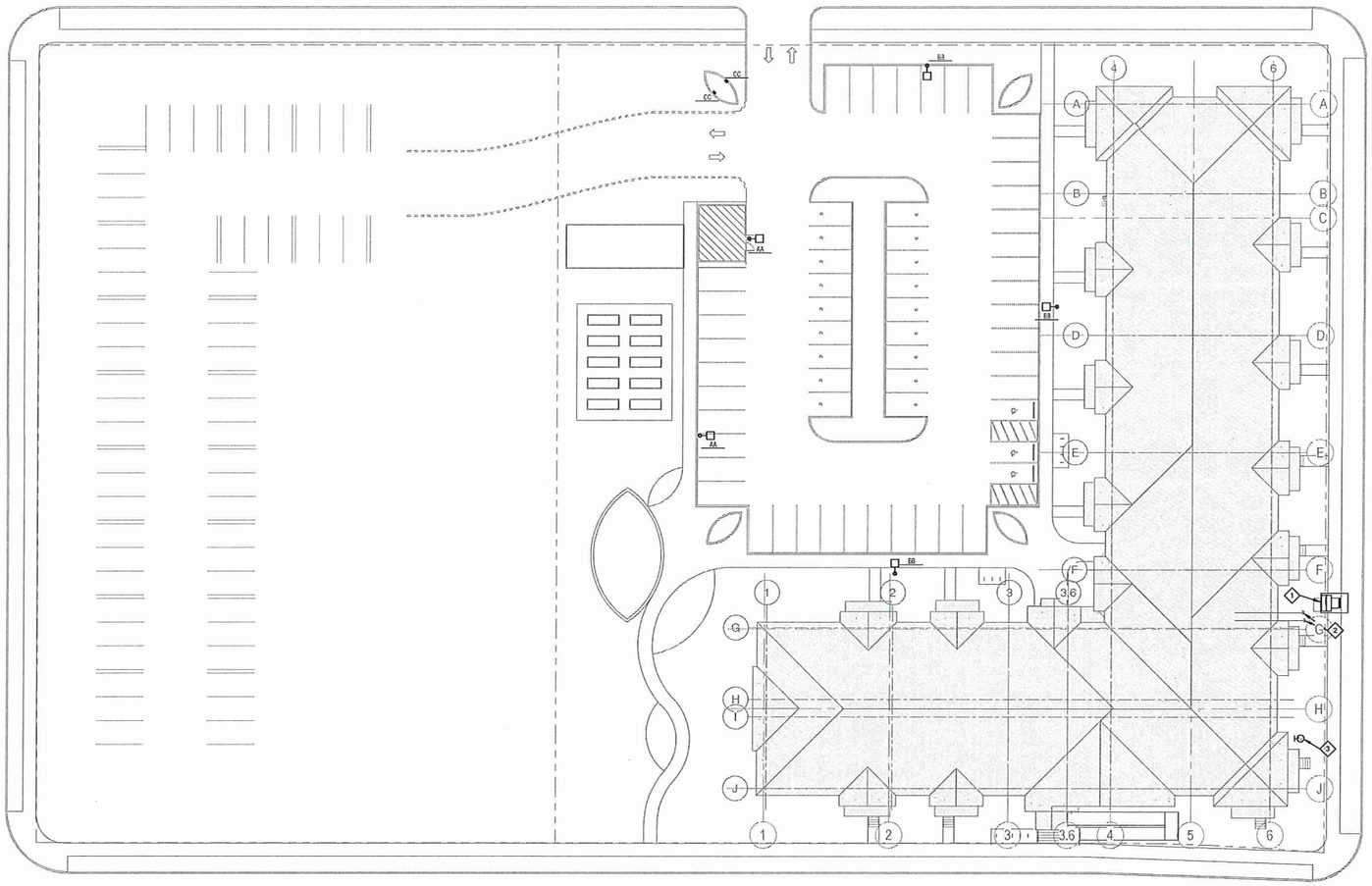
GENERAL SITE ELECTRICAL NOTES

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"

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Greenway Terrace
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MINNEAPOLIS, MN 55401

STEEN ENGINEERING INC.
763-585-6742
763-585-6757 fax
Email: steen@steeneng.com
5430 Douglas Drive North
Crystal, MN 55429

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LAND USE 06.01.2017

REVISIONS

DATE June 1, 2017
PROJECT # UWA201703
PHASE
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CHECKED BY SMY

ELECTRICAL SITE PLAN

E011

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2 SOUTH Color

A304 1/8" = 1'-0"



1 WEST Color

A304 1/8" = 1'-0"

KEYNOTES:

E1	NORMAN FACE BRICK, 1:3 RUNNING BOND, COLOR - TBD
E2	MASONRY VENEER, ANCHOR BRAVISS8 CHISELED FACE, PATTERN 9"
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
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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

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RAMEY, WI 53530

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PROJECT #	16-0011
PHASE	DD
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BUILDING ELEVATIONS

A304

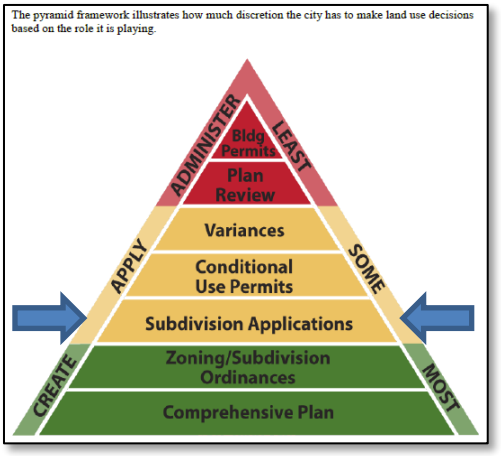
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CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JULY 27, 2017	**PROJECT ADDRESS**	CORNER OF CENTER STREET NW AND 146TH AVENUE NW
PROJECT. TITLE	FINAL PLAT AND SITE PLAN REVIEW		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Eric Maass, Consultant Planner Phone: 763-576-4306 Email: EMaass@wsbeng.com		

Final Plat Review

General. The purpose of this file is to review the official Site Plan applications made by Aeon. The associated plans were prepared by BKBM Engineers, Urbanworks Architecture, and Damon Farber Associates and are dated June 1, 2017. The applicant is requesting approval for one (1) residential lot and one (1) outlot.



This case is being reviewed per City Code Section 117-118 entitled The COR, and Chapter 117, Article III entitled Subdivisions.

Necessary Plan Revisions.

1. Revision of the Final Plat sheet so that it identifies the City of Ramsey as the recorder of the plat.

Staff provides the following comments for general review of applications:

Land Use and Zoning. The Property is guided as Mixed Use in the Comprehensive Plan and is zoned The COR. The intent of the Mixed Use land use designation is to allow for the construction of a variety of uses including retail, commercial, entertainment, office, institutional, high density residential, transit hubs and park and recreation uses with access to municipal sewer and water. The proposed use is consistent with this land use guidance. The project is located within the COR 4C Neighborhood subdistrict. This subdistrict is intended to provide opportunities for a range of housing types from small lot single family to townhouse, to high density senior or rental apartment. This district requires a minimum density of 15 units per acre. As proposed, the density achieved would be 26.7 units per acre.

Lot Dimensions. There is no minimum lot size in The COR 4 Commercial subdistrict. The minimum lot width is 20 feet, measured at the building setback line, and the minimum lot depth is 80 feet. The proposed lot is 2.02 acres in size and the proposed outlot is 1.36 acres in size.

Setbacks and Dimensional Standards.

The COR4Subdistrict	
Required	Proposed
Minimum Lot Width: 20 feet	290 feet
Minimum Lot Depth: 80 feet	302 feet

Build to Line: 20 feet	**19 feet 10 inches**
Building Height: 1-4 stories	**3 stories**

Streets and Access. The second lift of both 146th Avenue NW and Traprock Street NW will need to be constructed. A cost share of those improvements will need to be worked out between the City and the Applicant.

Development Fees: Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, and Stormwater Management. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the plat is recorded.

Development Agreement: An executed Development Agreement for the site improvements will be required prior to releasing the plat for recording. Staff will review the engineering estimates once submitted by the Applicant.

Site Plan Review

Necessary Plan Revisions:

1. Elevations revised to provide a change in material over the entrance of the building.
2. Plans revised to show the relocation of the trash enclosure to the southern edge of the western most row of parking so that it is adjacent to the principal structure. The enclosure materials will be revised to match the materials of the principal structure.
3. The parking table indicates 3 handicap parking stalls but only 2 handicap stalls are shown. This discrepancy will need to be clarified.

General. The purpose of this portion of the review is to assess the submitted site plan application for Greenway Terrace. The associated plans were prepared by UrbanWorks Architects, BKBM, and Damon Farber Associates and are dated June 1, 2017.

Surfacing: The Applicant is proposing a completely bituminous parking lot which is an acceptable material within The COR. The current plan shows a stub being constructed along the western edge of the parking area to service the second phase of the project that would include a second apartment building and associated improvements. Plans also show a concrete sidewalk along the interior of the project adjacent to the parking areas and structure as well as concrete sidewalks along 146th Avenue NW, Traprock Street NW, and East Ramsey Parkway.

Building Architecture: The proposed structure is three (3) stories in height and shows a mixture of proposed façade materials. Those materials include 6" white and 10" blue vinyl siding *(plan set indicates "TBD" on the color of the 10" siding),* as well as brick and masonry stone veneer. The Design Framework requires that residential uses in the COR 4 sub-district comply with the following:

1. Location of Main Entrance: The building must have a front porch or covered balcony/patio at all main entrances that face a street. 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. The South

facing elevation shows a primary entrance which would be adjacent to East Ramsey Parkway and is greater than the required 9 foot minimum width.

2. Covered balconies/patio: The proposed balconies meet the required forty-eight (48) square feet and minimum eight (8) foot widths.
3. Roofs: The proposed roof does not show any dormers but does have multiple gabled ends which conforms to the City's design framework. The overall roof is proposed at a 6:12 pitch which conforms to City requirements
4. Building Articulation: The front entrance along the south facing façade is currently shown to be the same cement lap siding as adjacent wall faces. The entryway should be articulated with a change in material either a change in color of the cement lap siding, or the extension of the brick material to the roof line.

Waste Storage: The architectural site plan indicates that the proposed trash enclosure would have a steel frame with cedar boards attached to it in a horizontal pattern. The waste storage area is shown on the west side of the proposed parking area away from the proposed building. The Applicant has indicated that they will revise the plans so that the trash enclosure materials match the materials of the principal structure. They will also relocate the trash enclosure to the south end of the western row of parking so that the enclosure is as close to the principal structure as possible.

Fencing: The Applicant is proposing a black vinyl coated aluminum fence along an interior dog run area adjacent to the proposed trash enclosure.

Lighting: The photometric lighting plan produced by Steen Engineering shows five (5) lighting fixtures within the interior of the proposed development. In addition, the lighting plan shows downcast lighting fixtures in conformance with City Code requirements. City Code requires that lighting used to illuminate any off-street parking area be arranged to deflect light away from adjacent residential districts or public streets. The photometric plan indicates that only minimal illumination will spread beyond the bounds of the project and illuminate the first few feet of 146th Avenue NW. The Applicant will be preparing a street lighting plan in accordance with the COR design frameworks lighting plan.

Mobility/Parking: City Code Section 117-356 addresses commercial development off-street parking requirements. That code indicates that for 90 degree parking stalls, that the stall widths be a minimum of 9 feet wide, that the stall depth be a minimum of 18 feet deep, and that the drive aisle between stalls be a minimum of 24 feet deep. The plans provided show 40 standards size parking stalls and 2 handicap parking stalls which adhere to the dimensional requirements. Plans also show 18 parking stalls for compact vehicles which measure 9 feet wide by 16 feet deep which do not conform to City design standards. The Design Framework for The COR indicate that a minimum of 1 parking spot per 1 dwelling unit and a maximum of 2 parking spots per dwelling unit be provided. The applicant is proposing a total of 60 parking stalls for a total of 54 units. All shown drive aisles adhere to the requirements and the principal structure is residential in nature and as a result staff is comfortable with the proposed compact stalls. *The table on the cover sheet indicates that three (3) handicap parking stills are to be provided, but the plan set only indicates two (2). A revision to the plan set will be necessary to clarify this discrepancy.*

The Applicant is showing three (3) bike racks within the boundaries of their development, two of which are towards the center of the property and on alongside East Ramsey Parkway. *The Applicant should verify that the location of the bike racks provide enough space that a bike can be locked to the rack without protruding into the public sidewalk.*

Signage: The plan set shows a monument sign adjacent to the access off of 146th Avenue NW which will require a separate review and sign permit. No additional information regarding the sign has been provided at this time.

Landscaping and Streetscape. A tech report regarding landscaping and streetscape requirements was produced and presented to the City's Environmental Policy Board (EPB). Staff and members of the EPB were generally supportive of the landscaping plan as presented with a few alterations to the plan set required where are detailed in the landscaping tech report dated June 16, 2017.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JUNE 27, 2017	**PROJECT ADDRESS**	146TH AVENUE AND TRAPROCK STREET
PROJECT. TITLE	GREENWAY TERRACE - AEON		
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 Sketch Plan and Sketch Site Plan submittal for Greenway Terrace - Aeon. The plans were prepared by Urbanworks Architecture, BKBM Engineers, Damon Farber Associates and James R. Hill, Inc. This review was limited to the Civil Plans prepared by BKBM Engineers and James R. Hill, Inc.

We offer the following comments on these sheets:

Preliminary Plat Sheets:

1. No comments.

C100 Demolition, Grading, Drainage, and Erosion Control Plan:

1. A legend showing the symbols and line types used is required on each sheet.
2. The symbol under keyed note 5 on Traprock street must be identified.
3. The proposed grading and drainage do not standout on this sheet. Consider adding sheets organized by Demolition, Grading, Utilities, and Paving so that the key features stand out from the background.
4. Provide elevations at the top and bottom of the proposed retaining walls.
5. Maximum slope is 4 H: 1V.
6. Identify the hatched area in the northwest corner of the parking lot.
7. Identify the parallel dashed lines extending onto the adjacent parcel.

Notes:

1. The City does the inspection for the Lower Rum River Watershed Management Organization. The City will inspect the silt fence prior to commencement of any construction activities.
2. A Construction Stormwater Permit from the MPCA will be required.
3. Logs of erosion control inspections will be emailed to the City weekly. A complete set will be submitted to the City prior to granting Certificate of Occupancy.
4. Amend the note on daily street sweeping to include "within 3 hours of notification from City that sweeping is required."

5. Erosion Control Note 10. Change 14 days to 7 days. This site is within 1 mile of the Mississippi River and stricter requirements apply.
6. Grading Note 10. The as-builts shall be submitted in paper and AUTOCAD format.
7. Landscaping will require placement of premium topsoil as specified in City Code.

C200 Utility Plan:

1. Infiltration is not permitted on this site. Remove detail 2/C200.
2. Additional sheets will be required: Detail sheet, SWPPP sheets (must conform to the Construction Stormwater Permit requirements including listing the designers training information and erosion control material type and quantity to be used on the project.

Stormwater Summary:

1. This site is in the COR which has regional ponds for rate control and water quality improvement. The site is also in a municipal well head protection area so infiltration is not permitted. The site will have to pay into the City infiltration mitigation fund. The engineer must prepare an estimate for the cost of constructing an infiltration basin sized for the site. The estimate is submitted to the City for review. The City will then recommend accepting the estimate or provide comments on needed revisions. The agreed amount will be included in the Development Agreement.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JUNE 16, 2017	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	GREENWAY TERRACE		
ESCROW #	115750		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The project is located within The COR, which has specific design standards relating to streetscape improvements, including sidewalk widths, boulevard widths, and boulevard plantings, which are outlined in Table 6 of the Sub-District Framework – COR4 Neighborhood in The COR Design Framework. Furthermore, the Design Framework also addresses street furniture, which is outlined in the Master Streetscape Plan.

We offer the following comments regarding the Landscape Plan, prepared by Urban Works and dated June 1, 2017, and the Civil Plans, prepared by BKBM and also dated June 1, 2017, as it relates to The COR Design Framework:

Sheet LA100:

- All proposed signage requires a separate Permanent Sign Permit.

Sheet L060:

- Clarify whether in-ground irrigation will be installed for the interior site landscaping. Note that in-ground irrigation, if installed, shall include one or more water efficient technologies, such as a smart controller, soil moisture sensors, ET sensors, etc.
- Irrigation shall be provided for the streetscape plantings. Plans shall be prepared and submitted for review of this in-ground irrigation system.
- Add Landscape Note specifying that all areas, including boulevards, not otherwise improved with impervious surfaces shall receive four (4) inches of topsoil meeting the City's topsoil specification. Copies of the load tickets shall be provided to the City and a topsoil inspection shall be completed prior to installation of any landscaping.
- Boulevards shall be at least six (6) feet in width and shall be clearly labeled on plan sheets.
- Sidewalks shall be six (6) feet in width and shall be clearly labeled on plan sheets. It appears that the sidewalk widths need to be adjusted.
- Sidewalks shall have alternating brush strokes per panel (see City specification).
- Boulevard trees shall have branching beginning no lower than six (6) feet above grade.
- Add a Landscape Note that states the City requires a pre-planting meeting to review expectations for all street tree installations.

- Add note stating that any deviation from the approved Final Plat Schedule shall require approval of the City prior to installation.
- Update Plant Schedule to indicate that shrubs shall be at least twenty-four (24) inches in height or width, depending on species characteristics, at the time of planting.
- Landscaping, including the streetscape plantings, requires a two (2) year warranty and that note must be added to the plan set.

Sheet L500

- Update the Tree Planting in Softscape Detail to specify that the wire basket, burlap, and rope shall be removed after planting hole has been partially backfilled.

Sheet C300

- Boulevards shall be at least six (6) feet in width and shall be clearly labeled on plan sheets.
- Sidewalks shall be six (6) feet in width and shall be clearly labeled on plan sheets. It appears that the sidewalk widths need to be adjusted.
- Sidewalks shall have alternating brush strokes per panel (see City specification).

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

RESOLUTION #17-08-188

RESOLUTION GRANTING FINAL PLAT APPROVAL OF GREENWAY TERRACE

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

Outlot A, RAMSEY TOWN CENTER 7TH ADDITION

(Subject Property)

WHEREAS, on June 27, 2017, the Environmental Policy Board reviewed the proposed minor subdivision as a sketch plan; and

WHEREAS, on July 6, 2017 the Planning Commission reviewed the proposed minor subdivision as a sketch plan; and

WHEREAS, on August 22, 2017, the City Council approved the Final Plat for GREENWAY TERRACE; and

WHEREAS, on June 1, 2017, the Developer submitted the Final Plat for Greenway Terrace.

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

That the Ramsey City Council hereby grants final plat approval to GREENWAY TERRACE in accordance with relevant City Codes contingent upon compliance with the City Staff Review Letter dated July 27, 2017, approval by the City Engineer, and 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 8th day of August, 2017.

_____
Mayor

ATTEST:

_____

City Clerk

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

RESOLUTION #17-08-189

RESOLUTION GRANTING SITE PLAN APPROVAL FOR GREENWAY TERRACE

WHEREAS, Aeon Portfolio II LLC hereafter referred to as "Developer", properly applied for site plan approval of the following described property located in the City of Ramsey:

Lot 1, Block 1, Greenway Terrace, Anoka County, Minnesota

(Subject Property)

WHEREAS, on June 1, 2017, the City received an application and plans from Aeon for Site Plan Review for Greenway Terrace; and

WHEREAS, on June 27, 2017, the Environmental Policy Board reviewed the proposed site plan as a sketch plan; and

WHEREAS, on July 6, 2017, the Planning Commission reviewed the proposed site plan as a sketch plan; and

WHEREAS, on August 3, 2017, the Planning Commission reviewed the Site Plan, and recommended that the City Council approve said Site Plan; and

WHEREAS, on August 22, 2017, the City Council considered approval of the Site Plan for Greenway Terrace.

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

That the City Council of the City of Ramsey does approve the Site Plan for Greenway Terrace, contingent upon compliance with the City Staff Review Letter dated July 27, 2017, approval by the City Engineer, and 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

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, August 3, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Vice Chair Gary VanScoy Commissioner Bruce Anderson Commissioner Ralph Brauer Commissioner Cheri Gengler Commissioner Cindy Nosan Commissioner Patrick Surma
Members Absent:	Chairperson Randy Bauer
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson Planning Consultant Eric Maass Planning Intern Alec Anderson

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1. CALL TO ORDER

Vice Chair VanScoy called the regular meeting to order at 7:00 p.m.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

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

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Nosan, Anderson, Brauer, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer.

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

None.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider a request for Preliminary Plat approval of Bunker Lake Industrial Park (Project #17-127); Case of PSD, LLC

Public Hearing

Vice Chair VanScoy called the public hearing to order at 7:02 p.m.

Presentation

Planning Intern Moss presented the staff report stating 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. Staff recommends approval of the Resolution granting preliminary plat approval of Bunker Lake Industrial Park, contingent upon compliance with the Staff Review Letter dated July 27, 2017.

Citizen Input

Matt Kuker, PSD, stated he recently completed a tree inventory for the site and addressed the 30% replanting plan. He explained staff cleared him to begin mass grading and tree removal this week. He noted he would begin a spec building yet this fall to have the home occupied by February 1st.

Motion by Commissioner Anderson, seconded by Commissioner Nosan, to close the public hearing.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Anderson, Nosan, Brauer, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer.

Vice Chair VanScoy closed the public hearing closed at 7:06 p.m.

Commission Business

Motion by Commissioner Nosan, seconded by Commissioner Surma, to recommend that City Council 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.

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Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Nosan, Surma, Anderson, Brauer, and Gengler. Voting No: None. Absent: Chairperson Bauer.

5.02: Public Hearing: Consider a request for Preliminary Plat and Site Plan for Jaspar Industrial park (Project #16-69); Case of Sharp Associates, LLC

Public Hearing

Vice Chair VanScoy called the public hearing to order at 7:07 p.m.

Presentation

Planning Intern Moss presented the staff report stating the City has received an application for Preliminary Plat and Site Plan for Jaspar Business Park. The Applicant is proposing a 52,000-square foot multi-tenant building for small or startup businesses in manufacturing and services. The project is proposed on the southeast corner of 143rd Avenue and Jaspar Street and east of the current public works facility. The Developer, Sharp & Associates, has proposed a three-lot subdivision with one buildable lot for the proposed building and two outlots (one of which is potentially to site the future public works facility). Staff recommend approval of the preliminary plat and site plan, contingent on revisions outlined in the Staff Review Letter.

Citizen Input

Dan Sharp, Sharp & Associates, commented on the multi-tenant building he was proposing to construct for startup businesses. He explained there was a demand for this type of use. He anticipated the users would be machine shops, contractors or small manufacturing businesses. He indicated the tenant sites would range in size based on the needs of the business.

Commissioner Brauer stated he was pleased to see a small business incubator location coming to the City of Ramsey.

Commissioner Nosan agreed stating this was a nice concept.

Motion by Commissioner Surma, seconded by Commissioner Nosan, to close the public hearing.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Surma, Nosan, Anderson, Brauer, and Gengler. Voting No: None. Absent: Chairperson Bauer.

Vice Chair VanScoy closed the public hearing closed at 7:16 p.m.

Commission Business

Motion by Commissioner Surma, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #17-08-193 approving the Preliminary Plat for Jaspar Business Park,

and recommend adoption of Resolution #17-08-194 approving the Site Plan for Jaspar Business Park, both contingent upon revisions outlined in the Staff Review Letter.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Surma, Anderson, Brauer, Gengler, and Nosan. Voting No: None. Absent: Chairperson Bauer.

5.03: Public Hearing: Consider Request for a Variance to cul-de-sac size requirements (Project #117-132); Case of Bryon Cole

Public Hearing

Vice Chair VanScoy called the public hearing to order at 7:17 p.m.

Presentation

Planning Intern Anderson presented the staff report stating the City has received an application from Bryon and Lynn Cole (the "Applicant") requesting a variance to minimum cul-de-sac radius for the Cole Addition. The Cole Addition would subdivide three existing lots totaling 2.7 acres into eight lots for single family homes, including the existing Cole residence at 6851 168th Avenue NW. The development proposes to remove the existing temporary cul-de-sac and extend 168th Lane into a new cul-de-sac. Engineering, Fire, Public works, and Planning departments are not supportive of the variance to the standard cul-de-sac bulb radius. Fire and engineering will submit memos describing their concerns with supporting substandard cul-de-sacs.

Citizen Input

Vice Chair VanScoy noted a decision made by the Planning Commission will stand and will not be reviewed by the City Council, unless the decision is appealed.

Darren Lazan, Landform Professional Services, stated he was representing Bryon Cole, who was a 40-year resident of Ramsey. He described how the land around Mr. Cole has changed and urbanized over the years. He reviewed a plat surrounding Mr. Cole's property in detail with the Commission and commented on the proposed cul-de-sac. He noted there was no City Code that prohibited temporary cul-de-sac's in the City of Ramsey. He described an alternative plat with the Commission which would require him to drop a lot, which was a tremendous hardship.

Community Development Director Gladhill reported staff had not reviewed the alternative and this was not being considered by the Planning Commission this evening.

Mr. Lazan stated he was simply requesting feedback from the Commission on the alternative and if this was a better option for the plat.

Motion by Commissioner Surma, seconded by Commissioner Nosan, to close the public hearing.

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Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Surma, Nosan, Anderson, Brauer, and Gengler. Voting No: None. Absent: Chairperson Bauer.

Vice Chair VanScoy closed the public hearing closed at 7:35 p.m.

Commission Business

Vice Chair VanScoy stated he was most concerned with the safety issues regarding the proposed cul-de-sac size and for this reason, explained he would not be supporting the variance request.

Community Development Director Gladhill suggested that if the Commission was going to deny the variance request that Items 2 through 5 be removed from Resolution #17-08-196.

Motion by Vice Chair VanScoy, seconded by Commissioner Gengler, to recommend that City Council adopt Resolution #17-08-195 approving unfavorable findings of fact #0982 for the cul-de-sac bulb size variance.

Further discussion

Community Development Director Gladhill reviewed the language within the unfavorable findings of fact.

Commissioner Brauer recommended the last two findings be removed and that an additional finding be added stating: It is the opinion of the Fire Chief that this cul-de-sac does not meet the minimum specifications for fire apparatus access.

Vice Chair VanScoy and Commission Gengler accepted this friendly amendment.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Gengler, Anderson, Brauer, Nosan, and Surma. Voting No: None. Absent: Chairperson Bauer.

Motion by Vice Chair VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Resolution #17-08-196 denying the variance for cul-de-sac bulb size, striking Items 2 through 5.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Nosan, Anderson, Brauer, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer.

Further discussion ensued regarding the alternative plans submitted by the applicant. Community Development Director Gladhill noted staff would be reviewing these plans with the applicant in the coming weeks.

Commissioner Brauer thanked the applicant for bringing in an alternative.

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Vice Chair VanScoy stated he supported the alternative moving forward and asked if the applicant had spoken to the property owner to the east.

Mr. Lazano explained he had not spoken to the land owner recently but understood he would like access to his site.

5.04: Public Hearing: Consider Request for an Amended Conditional Use Permit for Motor Vehicle Sales and Repair at 6845 Highway 10 NW (Project No. 17-136); Case of EJ Properties LLC

Public Hearing

Commissioner Brauer recused himself from taking action on this item and excused himself from the meeting at 7:54 p.m.

Vice Chair VanScoy called the public hearing to order at 7:54 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating in March of 2010, the City approved a Conditional Use Permit for motor vehicle sales and repair on the property located at 6845 Highway 10 NW (the "Subject Property"). However, the property owner, EJ Properties LLC (the "Applicant'), has approached the City about the potential to make some internal building modifications to accommodate additional tenants conducting motor vehicle sales and repair. That represented an expansion of the conditional use and thus, the Applicant submitted a request to amend the existing conditional use permit. Staff recommends approval of the Amended Conditional Use Permit contingent upon the Applicant bringing the property into compliance with the terms of the Conditional Use Permit and Zoning Code (this would include removing inoperable vehicles, removing the numerous small signs in the greenspace area, removing the 'tiny home' displayed on grass, and eliminating the overnight and/or longer-term parking/storage of semis).

Citizen Input

Ed Frayer, 6540 169th Lane, introduced himself to the Commission and thanked them for their consideration. He explained he was proposing to amend his CUP to allow for motor vehicle sales and repair.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to close the public hearing.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Anderson, Surma, Gengler, and Nosan. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

DRAFT

Vice Chair VanScoy closed the public hearing closed at 8:00 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Nosan, to recommend that City Council adopt Resolution #17-08-197 approving an Amended Conditional Use Permit contingent upon bringing the Subject Property into compliance with the terms of the Conditional Use Permit and Zoning Code.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Anderson, Nosan, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

5.05: Public Hearing: Review Sketch Plan for Lavern Estates (Project No. 117-137); Case of Joshua Peterson

Public Hearing

Vice Chair VanScoy called the public hearing to order at 8:01 p.m.

Presentation

Planning Intern Anderson presented the staff report stating this file is to review the Sketch Plan Submittal for Lavern Estates. The Sketch Plan proposes to subdivide one 36.17 Acre Lot into two (2) buildable lots; Lot 1 is 35.49 Acres and Lot 2 is 4.05 Acres. The submittal consisted of one (1) sheet, prepared by Developer John Peterson (You Wish You Had This Land, L.L.C.) and Carlson McCain dated October 3, 2016. The submittal also includes a request for a Zoning Amendment and Comprehensive Plan Amendment to rezone the property from R-1 Residential (MUSA) to R-1 Residential (Rural Developing) and to re-guide the land from Low Density Residential to Rural Developing (Received July 6, 2017). The land use and zoning amendments will officially occur during Preliminary Plat approvals. Staff recommends that the Developer proceed with preparation of the Preliminary Plat, contingent upon the directives of the Staff Review Letter, including the necessary Comprehensive Plan Amendment.

Community Development Director Gladhill reported staff was not completely supportive of the proposed Sketch Plan as it was creating a number of flag lots. He believed another local road should be considered to serve these homes.

Citizen Input

Vice Chair VanScoy asked if the surrounding property owners were aware of the proposed zoning change.

Community Development Director Gladhill explained all of the adjacent landowners were aware of the applicant's intent, but noted their approval was not required.

DRAFT

Vice Chair VanScoy questioned how long it would take City water and sewer to get to this area.

Community Development Director Gladhill estimated this would take 10 to 15 years, if ever.

Lonnie Gray, 17530 Nowthen Boulevard, stated the back of his property abuts the property in question. He stated his only concern was with the increased number of cars that would be traveling past his property. He requested numerous lots not be developed.

Community Development Director Gladhill clarified the applicant was proposing to develop 2.5 acre lots.

Mr. Gray questioned how this property would be impacted by the proposed Comprehensive Plan Amendment.

Community Development Director Gladhill reported the impacts would be very minimal to adjacent property owners.

Norm Novak, 7041 175th Avenue, indicated he has lived in his home for the past 16 years. He explained his property abuts the proposed project as well. He stated he has been trying to purchase five or six acres from the applicant for some time and was told by the City the property could not be rezoned. He expressed frustration that he was not able to purchase these five acres.

Community Development Director Gladhill commented the property owner and Mr. Novak could come to an agreement, but recommended this remain separate from the request before the Planning Commission.

Josh Peterson, 7009 175th Avenue, stated he did speak to all of his neighbors north of 175th and west of Nowthen Boulevard. He stated all but three or four signed off on the project.

Vice Chair VanScoy asked if the applicant had any objections to the staff recommendations and conditions for approval.

Mr. Peterson stated he has yet to review this letter in detail.

Community Development Director Gladhill recommended staff review this information in further detail with the application.

Motion by Commissioner Anderson, seconded by Commissioner Nosan, to close the public hearing.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Anderson, Nosan, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

DRAFT

Vice Chair VanScoy closed the public hearing closed at 8:22 p.m.

Commission Business

Motion by Commissioner Nosan, seconded by Commissioner Surma, to recommend that City Council approve the Comprehensive Plan Amendment and Zoning Amendment to change the zoning from the urban service area to Rural Developing, contingent upon the Staff Review Letter.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Nosan, Surma, Anderson, and Gengler. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

6. COMMISSION BUSINESS

6.01: Discussion Item: Update on Variance Request for a Fence Installation at 7214 167th Terrace NW; Case of Brandon Sis

Presentation

Community Development Director Gladhill presented the staff report stating at the July 6 Planning Commission meeting, a Public Hearing was held regarding a request to construct a fence partially within a stormwater management area, including wetland. Representatives from both the Anoka Conservation District (ACD) and the Board of Water and Soil Resources (BWSR) were going to visit the property at 7214 167th Terrace NW (the "Subject Property") to make a determination about the status of the wetland area. However, at the time of the Public Hearing, that site visit had not occurred. Ultimately, the Planning Commission closed the Public Hearing but tabled action on the requested variance until additional information was received on the wetland status.

Community Development Director Gladhill explained representatives from BWSR and ACD conducted a site visit on the Subject Property the week of July 10. City Staff met with ACD staff and did a follow up site visit of the Subject Property the week of July 17. It was found that the wetland area still meets the criteria to be defined as a wetland, both on the Subject Property as well as many of the surrounding properties. It appears that there have been some significant encroachments into the wetland area, with fill, sod, structures, etc., over time. It is clear that there is a broader wetland encroachment issue than just the request for the Subject Property.

Community Development Director Gladhill explained as was noted in the ACD review, it is unclear whether encroachments were the result of the initial development itself, the builder(s), or past/current homeowners. Additional time is needed to explore what options are available to resolve the cumulative encroachments rather than attempting to address them individually. This likely will require broader policy discussion with, and direction from, the City Council as to how best to address this issue. Staff believes that it will ultimately be beneficial for all of these

property owners to look at this matter (and available options) holistically and therefore does not recommend any action by the Planning Commission this evening.

Commission Business

Commissioner Nosan asked if the applicant had submitted new plans for the fence.
Brandon Sis, 7214 167th Terrace, stated he has not submitted any other plans for the fence. He was still asking for consideration on the original request.

6.02: Site Plan for Greenway Terrace (Project (#16-84); Case of Aeon, LLC

Presentation

Planning Intern Moss presented the staff report stating the purpose of this case is to review an application for site plan approval of Greenway Terrace. This site is generally located south of 146th Avenue NW, west of Traprock Street NW, and North of East Ramsey Parkway and is identified as PID 28-32-25-13-0033. Staff recommends approval of Resolution #17-08-189 granting Site Plan approval of Greenway Terrace.

Commission Business

Leslie Maring, Aeon, LLC, thanked the Commission for their consideration. She updated the Commission on the project timeline and stated she hoped to break ground on this project in October.

Vice Chair VanScoy indicated he supported the proposed project.

Commissioner Nosan stated she was really excited for this project to be completed in Ramsey.

Ms. Maring questioned what preference the Commission had for the entrance.

Commissioner Anderson recommended the entrance way be covered in brick. The Commission supported this recommendation.

Vice Chair VanScoy asked if the applicant had any concerns with the Staff Review Letter.

Ms. Maring stated she had no concerns with the Staff Review Letter.

Motion by Commissioner Anderson, seconded by Commissioner Nosan, to recommend that City Council adopt Resolution #17-08-189 granting Site Plan approval of Greenway Terrace contingent upon compliance with Staff Review Letter dated July 27, 2017.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Anderson, Nosan, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

DRAFT

6.03: Recommend Approval of Final Home Designs for Vistas at North Commons; Case of Morning Sun Homes

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to approve final model home designs for Vistas at North Commons. This case has been updated to include final model designs and Staff review. 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 Permits in a timely fashion and in a manner consistent with Planning Commission and City Council approval. Staff recommends authorizing the proposed models.

Commission Business

Vice Chair VanScoy asked what kind of conversations staff has had with the developer.

Community Development Director Gladhill commented on the conversations staff has had with the developer regarding the proposed front facades and front porches. Staff feels they have taken these conversations as far as they could with the developer.

Mark Milner, Owner of Morning Sun Homes, understood there was a gap between his proposed home models and noted he was willing to alter the homes slightly. He explained these proposed improvements would increase costs. He stated he was not in favor of putting stone along the back sides of the homes as there would be no benefit to the homeowner.

Vice Chair VanScoy indicated the requested improvements were being made because this development abutted a major roadway. For this reason, the City was hoping to have the rear facades of the homes enhanced architecturally.

Commissioner Anderson stated he would like to see a sliding glass door as an option for these homeowners. In addition, he wanted to see homeowners have the option of a rear façade that was two-tone.

Commissioner Nosan understood it was different to dress up the rear façade of a home. However, these homes would abut a main drag in Ramsey and numerous people would be driving by the rear side of these homes.

Vice Chair VanScoy suggested the developer consider shutters for the front and rear facades.

DRAFT

Community Development Director Gladhill summarized the comments made by the Commission to enhance the rear façade of the proposed homes.

Commissioner Surma stated he would like to see the buildings match and compliment the other homes in the area.

Commissioner Nosan supported these homes blending in with the adjacent neighborhood as well.

Commissioner Gengler believed it would be difficult to make a decision on the proposed models without further information.

Vice Chair VanScoy stated he would like more articulation on the rear façade.

Bill Gleason explained the drawings presented to the Commission were not of the greatest quality. He commented further on how the rear facades and plantings would be enhanced.

Motion by Commissioner Nosan, seconded by Commissioner Gengler, to recommend that City Council authorize the proposed model homes for Vistas at North Commons.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Nosan, Gengler, Anderson, and Surma. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

6.04: Review Sketch Plan for Davis Addition; Case of Green Valley Greenhouse

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to consider a lot split that will ultimately allow for the future expansion of Green Valley Greenhouse. Ideally, the lot split would occur concurrently with a Comprehensive Plan Amendment from Low Density Residential to something that would allow the expansion of this existing commercial greenhouse. However, the time to consider and approve will take a longer period of time than Green Valley Greenhouse has with an existing purchase agreement. A closing is scheduled for the end of August.

Community Development Director Gladhill reported staff believes that any liability can be covered in a Development Agreement. By approving this lot split, there is no approval of any site plan for expansion of Green Valley Greenhouse. Green Valley will still need a Comprehensive Plan Amendment and Site Plan Approval prior to any construction activities that would expand the footprint of the existing facility. Staff recommends approval of this Plat, contingent upon the Applicant entering into a Development Agreement with the City and the completion of a Comprehensive Plan Amendment prior to any actual construction activities.

Commission Business

DRAFT

Commissioner Nosan asked if the pending purchase agreement was for Lot 1, Block 1.

Community Development Director Gladhill stated this was correct and noted this was an "L" shaped lot that was approximately 64.37 acres in size. He reported the homestead would remain on 12 acres of land. He provided further comment on the proposed land transaction.

Brad Wolf, 6421 Green Valley Road, discussed with the Commission his proposed building expansion and described how his business has been growing in recent years.

Vice Chair VanScoy congratulated Mr. Wolf on his successful business.

Scott Nill, 6231 177th Lane, stated he supported this thriving local business but expressed concern with how the traffic was impacting his neighborhood. He believed that soon it would appear the Green Valley Greenhouse has turned into an industrial park.

Anthony Belknap, 6230 177th Lane NW, stated he had concerns with the growth that has occurred at the Green Valley Greenhouse considering the site was not zoned for a business use. He explained the surrounding property was all zoned agricultural and he would like to see this remain. He expressed concern with the high level of noise and traffic coming to and from the business. He indicated he was also concerned with the amount of well water was being used by the greenhouse.

Vice Chair VanScoy explained the City views Green Valley Greenhouse to be an agricultural use and are a conditional use in the R-1 zoning district.

Community Development Director Gladhill stated this was the case but understood the City's intent was not to have greenhouses of this size in the R-1 zoning district. He reported this would be the maximum size for the greenhouse.

Vice Chair VanScoy thanked the public for bringing their concerns and feedback forward this evening.

Motion by Commissioner Nosan, seconded by Commissioner Surma, to recommend approval of this Plat, contingent upon the Applicant entering into a Development Agreement with the City and the completion of a Comprehensive Plan Amendment prior to any actual construction activities.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Nosan, Surma, Anderson, and Gengler. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

6.05: Review Concept Plan for 175 Unit Market Rate Apartments in The COR; Case of Inland Group

Presentation

DRAFT

Community Development Director Gladhill presented the staff report stating The City has been approached by Inland Development Group about a potential market-rate apartment building in Ramsey. In order to set up a smooth review process learning from lessons of the past, the City has prepared Concept/Context Maps and Architectural Renderings on the front end of the Purchase Agreement phase. The Inland Group is looking at purchasing property from the City of Ramsey. Traditionally, these real estate contracts are reviewed by the City's Economic Development Authority (EDA) in the context of real estate management and financial analysis. In the past, the City has identified a need to involve the Planning Commission to a greater degree earlier in the purchase agreement phase to avoid perceptions of full project approval at the time of Purchase Agreement approval.

Community Development Director Gladhill explained the purpose of tonight is simply to introduce the topic and see what questions exist as Inland Group continues to discuss with City Staff. He explained there are certainly items that will need to be tweaked and plans to be formally adopted as part of this discussion. Staff believes that this generally meets the spirit and intent of The COR Interim Development Plan. Staff will identify any deficiencies in these concepts in future review with the Planning Commission. This evening is simply a high-level review and introduction. Staff will come with a more formal recommendation on preferred alternatives at future steps.

Community Development Director Gladhill stated staff acknowledges that additional discussion needs to occur surround parking strategies and architectural design. The Developer appears to at least be proposing a strategy to attempt to reduce the amount of surface parking required (underground parking). It may be premature to get into great detail on this topic at this stage. Staff is simply attempting to get to a purchase agreement to be able to have more detailed conversations in the near future. Staff requested feedback from the Commission on how to proceed.

Commission Business

Keith James, Inland Group, thanked the Commission for their time and introduced Inland Group. He stated he has completed 18 communities throughout the country and noted he recently started a development in Eagan, Minnesota. He described the proposed age restricted community and commented on the amenities that would be provided. He reported the demographics in Ramsey show this was a strong market for the proposed development. He believed The COR would be a great location for an Affinity community.

Commissioner Surma believed the proposed senior housing would be a complimentary development within The COR.

Commissioner Nosan stated she was thrilled to see this type of development being proposed for Ramsey and believed this would be a great option for Baby Boomers and would allow them to remain in the community.

Vice Chair VanScoy agreed and believed this was an exciting project that had great value. He stated it would be a great fit for The COR.

Commissioner Anderson suggested the location of the proposed development be moved to a COR1 area.

Further discussion ensued regarding the differences between COR1 and COR2.

Community Development Director Gladhill summarized the comments made by the Commission and understood there was general consensus for the project, noting details still had to be worked out.

7. COMPREHENSIVE PLAN UPDATE ITEMS

Community Development Director Gladhill had no update on the Comprehensive Plan at this time.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

8. ADJOURNMENT

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

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Nosan, Anderson, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

The regular meeting of the Planning Commission adjourned at 9:50 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

DRAFT

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

DRAFT

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, June 19, 2017, the Environmental Policy Board (EPB) met in the COR Conference Room at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:	Chairperson Thomas Stodola Board Member Colleen Anderson Board Member Jane Covart Board Member Michael Hiatt Board Member Lucas Trossen Board Member Michael Valentine
Members Absent:	Board Member Reid Bernard
Also Present:	City Planner Chris Anderson City Council Liaison John LeTourneau

1. CALL TO ORDER

Chairperson Stodola called the meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Valentine and seconded by Board Member Hiatt to approve the agenda as submitted.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Valentine, Hiatt, Anderson, Covart, and Trossen. Voting No: None. Absent: Board Member Bernard.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated May 15, 2017

Motion by Board Member Covart and seconded by Board Member Trossen to approve the regular meeting minutes dated May 15, 2017.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Covart, Trossen, Anderson, Hiatt, and Valentine. Voting No: None. Absent: Board Member Bernard.

5. POLICY BOARD BUSINESS

5.01: Consider Natural Resources Elements for Greenway Terrace Sketch Plan and Site Plan (Project No. 84): Case of Aeon

City Planner Anderson presented the staff report. He stated that the City has received an application for Sketch Plan, Final Plat and Site Plan for Greenway Terrace, a three story, 54-unit apartment building located on the block bordered by Center Street, 146th Avenue, Traprock Street, and Ramsey Parkway. He stated that the Plan would subdivide the subject property into a buildable lot and an outlot, noting that developer intends to complete a second phase of the project on the outlot in the future. He stated that the purpose of this is to review the proposed Landscape Plan for the project. He noted The COR Design Framework emphasizes landscape improvements for the "streetscape" and is less prescriptive for the private property. Not noted that streetscape elements would include sidewalks, boulevards, and boulevard plantings.

Councilmember LeTourneau asked for details on the elements along the dog run.

City Planner Anderson replied that it would be a type of shrub.

Councilmember LeTourneau asked how this plan would look visually from the street side and asked if it would be similar to the Horton townhome development.

City Planner Anderson confirmed that the streetscape plantings would look similar but noted that this building would be larger than the Horton product. He noted that additional greenspace will be provided between the sidewalk and the building. He explained that this is a slightly different subdistrict of The COR and therefore the regulations are a bit different.

Chairperson Stodola asked if a holding tank would be allowed in this instance because infiltration is not allowed.

City Planner Anderson confirmed that could be done but the applicant is proposing to have the drainage flow directly to the central storm water for this area.

Board Member Hiatt asked for details on the material that would be used for the dog walk area.

City Planner Anderson replied that area would be turf. He noted that the crushed traprock paving would be used in areas of the dog run and around the community garden plantings and the remainder of that area would be turf. He confirmed that this area would fall into the area that allows for surface parking.

Councilmember LeTourneau stated that he appreciates the plantings in the middle of the parcel to break it up a bit.

City Planner Anderson noted that there is a connection proposed that would eventually connect to the second phase of the project.

Board Member Covart asked if the only access for the parcel would be from 146th Avenue.

City Planner Anderson confirmed that would be the only access point for this development. He was unsure if the second phase of the project would share that access or whether a second access would be provided.

Board Member Hiatt asked if the plans meet the requirements for landscaping.

City Planner Anderson noted that the proposed plans exceed the requirements of the City.

Councilmember LeTourneau asked what the Board is supposed to measure in these types of cases.

City Planner Anderson stated that there are minimum standards for the streetscape that are reviewed as well as ensuring there is not obstruction of sight lines at intersections, reviewing species and size, and providing comment or feedback on the internal landscaping. He noted that this plan goes above the minimum requirements and therefore there are not a lot of issues that require additional discussion in this case.

Motion by Chairperson Stodola and seconded by Board Member Hiatt to recommend approval of the Landscape Plan contingent on compliance with the Staff Review Letter.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Hiatt, Anderson, Covart, Trossen, and Valentine. Voting No: None. Absent: Board Member Bernard.

5.02: Consider Natural Resources Elements for Cole Addition Preliminary Plat (Project No. 17-132)

City Planner Anderson presented the staff report. He reported that the City has received an application for Preliminary Plat from Bryon and Lynn Cole to subdivide their property at 6951 168th Avenue NW into eight lots, one of which will retain their existing home. He noted that the subject property is zoned R-1 Residential (MUSA) and guided for Low Density Residential. He highlighted the existing drainage and utility easements that would encumber the first four lots and noted that the developer has submitted plans to address the stormwater that are currently being reviewed by the engineering department. He noted that the applicant would need to design the stormwater from the site to meet the existing easement to the east, or work with the neighboring property owner to negotiate additional easement. He stated that staff also requests the construction of a segment of sidewalk to that would connect to the cul-de-sac. He noted that there is an existing row of evergreen trees that runs down the property line and would provide buffering from this proposed development and the existing more rural lots that would abut the development.

Board Member Covart asked for more details on the process to abandon a well and septic system.

City Planner Anderson noted that the Department of Health has regulations for abandoning wells and the City Building Code would have regulations for abandoning septic systems. He stated that one could choose to not abandon the well and instead use that for their irrigation system but noted that these plans choose to abandon and seal the wells.

Chairperson Stodola asked the number of lots.

City Planner Anderson stated that there would be a total of eight homes, one of which would possess the existing home. He noted that the lot for the existing home would be larger than the other seven buildable lots that would be created.

Board Member Valentine stated that it seems the big issue will be the stormwater and easement issues.

City Planner Anderson agreed that will be a large issue but noted that there are solutions and explained that it will simply come down to whether the solutions are feasible for the development.

Board Member Hiatt asked if the developer initially provided the narrative on the easements.

City Planner Anderson stated that the applicant did not provide the information in their narrative but when staff mentioned that item the applicant was able to turn that information around quickly, therefore he believes that they had the information ready. He noted that the engineering staff is reviewing the plans to determine if the proposed plans would be sufficient.

Board Member Hiatt stated that he does like the plan but expressed concern with the drainage issue, noting that the issue should be resolved not just for the subject parcels but the surrounding parcels as well.

City Planner Anderson noted that the engineering memorandum that addresses that issue would become a part of the Staff Review Letter that moves forward to the Planning Commission. He noted that the plans would also be subject to the approval of the Lower Rum River Water Management Organization.

Motion by Board Member Hiatt and seconded by Board Member Valentine to recommend approval of the Tree Preservation and Landscape Plans contingent upon compliance with the Staff Review Letter.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Hiatt, Valentine, Anderson, Covart, and Trossen. Voting No: None. Absent: Board Member Bernard.

5.03: Consider Natural Resources Elements for Estates of Silver Oaks 2nd Addition Preliminary Plat

City Planner Anderson presented the staff report. He reported that the City has received an application for Preliminary Plat for a proposed eight lot subdivision to be known as Estates of Silver Oaks 2nd Addition. He stated that the site is located east of TH 47 and north of 162nd Lane. He stated that the site is currently zoned R-1 Residential (Rural Developing) and thus, as proposed, a Zoning Amendment and Comprehensive Plan amendment would also be needed. He noted that the EPB reviewed certain aspects of this request at their May meeting. He provided additional details on density transitioning that would be needed, noting that most often developers choose landscaping and provided additional details on what would be needed. He asked for feedback on the impact to the oak stand and the density transitioning on the eastern portion of the plat.

Chairperson Stodola asked for additional details on the impact the future connection would have on the oak stand.

City Planner Anderson confirmed that further fragmentation of the natural corridor would occur if the parcel to the north develops.

Board Member Hiatt stated that perhaps staff could work with the developer to add additional landscaping to the larger western lot because of the impact to the oak stand that will occur on the eastern side.

City Planner Anderson stated that is a possibility that staff could request. He confirmed that the element could not be required. He stated that the developer has to work with the existing access to expand that which puts a challenge on the developer. He stated that the oak forest could not be recreated and therefore perhaps they are more specific on what would be proposed and attempt to go above and beyond that. He noted that perhaps oaks, and native trees, could be emphasized for the density transitioning.

Board Member Valentine stated that it is unclear to him whether they have exhausted all possibilities of preserving that oak forest or whether there are additional options that could be reviewed to preserve more of the forest without destroying the development value of the property.

City Planner Anderson replied that looking at the natural topography he is unsure that there is a lot more that could be done, short of custom grading the lots and attempting to work around trees. He noted that can be costly and sometimes setup the future home owner to have the cost of removing a tree that should've been removed to begin with, as the root system can receive damage during the construction period. He stated that staff can approach the developers in attempt to carve out more of the trees that could be preserved.

Board Member Hiatt stated that it appears unlikely that the parcel to the west would develop further in the future because of the issue of access.

City Planner Anderson agreed that it would be highly unlikely that the parcel to the west could develop because of the access issues.

Councilmember LeTourneau referenced the idea of custom grading and asked if this would be a spec development or whether it would be custom development.

City Planner Anderson replied that it is his understanding that the developer is looking to create the lots and sell those the builders. He was unsure whether the builders would be doing spec homes or custom homes.

Councilmember LeTourneau stated that perhaps the new homeowner could be given the option of custom grading in attempt to save some of the existing oaks on their property as a method to mitigate the loss.

City Planner Anderson confirmed that this could be moved forward and staff could continue to explore that option with the developer and the engineering department prior to the review of the Preliminary Plat by the Planning Commission.

Board Member Hiatt stated that he drove through the development portion to the south and noticed that it is fairly open, although meeting the requirements of the City.

Board Member Covart asked and received confirmation that a pond would be created with this development as part of the stormwater management requirements.

City Planner Anderson noted that per the City ordinance, the trees needed to be removed for the stormwater pond are not counted towards the total loss of trees. He noted that required trails and major/connector streets are also exempt from the tree removal total.

Councilmember LeTourneau referenced the lots that meet up with more rural lots from the development southeast of this parcel and received confirmation that the density transitioning required for those lots would be similar to what is required for this development.

Chairperson Stodola asked if there is consideration to making these lots larger.

City Planner Anderson replied that the City does not have to approve a zoning or Comprehensive Plan amendment, but noted that there is something to be said that these lots would be consistent with the existing portion of the development.

Board Member Hiatt stated that if there is a way to preserve that oak forest, it should be. He noted that if two to three homes were constructed under the current zoning, that would preserve more of the oak forest.

Chairperson Stodola stated that there are a lot of trees being removed with this plan and therefore he would not support the Tree Plan and Landscape Plan as proposed.

City Planner Anderson stated that the request meets the minimum requirements under City Code. He stated that the application is not deficient in meeting the minimum standards and therefore if this were challenged legally the City would have no legs to stand on.

Board Member Hiatt agreed that this is too many oak trees going away from a mature area and the City should fight hard to preserve that. He noted that the zoning would need to be changed to support this plan and therefore he would ask that the zoning amendment not be approved further along in this process.

Board Member Trossen asked how many trees would be saved with fewer lots.

City Planner Anderson stated that you likely would preserve more trees but you would still need stormwater treatment and septic system drain fields, which would both require tree removal. He stated that he was unsure that the rate of removal would be considerably less than that proposed. He stated that the Board could state that because of the zoning and Comprehensive Plan amendment are required and that the oak forest was identified as moderate value, the Board could recommend denial of the request

Motion by Chairperson Stodola and seconded by Board Member Hiatt to recommend denial of the Tree Plan and Landscape Plan because of the impacts to the oak forest and the need for the zoning and Comprehensive Plan amendments.

Further discussion: Board Member Hiatt stated that he would love to see a comparison development plan that would meet the current zoning and Comprehensive Plan guiding to determine the extent of the oak forest that could be preserved. Board Member Covart stated that she likes the idea of larger lots and asked if the proposed plan would have individual septic systems. City Planner Anderson stated that this proposed plan would have City sewer and water while lots developed under the current zoning would require individual septic. Councilmember LeTourneau stated that he has heard the support from the Board to preserve the oak forest. He stated that there is a tree preservation policy in place that helps to guide development in the City but noted that an exception could be made to that policy in this instance. He provided an example of how he had to clear a lot of trees from his lot to build but now 30 years later his lot looks great. He noted that there is a large section of the community in this quadrant that is under pressure from a lot of things. He stated that there are a lot of people in that quadrant that would like to have the commercial node viable and more rooftops will be needed in order to make that happen. He stated that this is another step along that path and noted that while it is unfortunate that there is a tree stand in that area, this is a step in the right direction for that quadrant of the community. He provided an example of another route a developer could take in the future to provide a connection to the lot to the north. Board Member Hiatt stated that the tree preservation policy assumes that all trees are equal and maybe a future improvement to the policy should put prioritization on certain species. City Planner Anderson stated that the tree preservation standards do identify a definition for significant trees. Board Member Valentine asked whether the tree preservation is a policy or ordinance. City Planner Anderson replied that it is an ordinance. He noted that the Natural Resources Inventory includes four levels, noting that moderate falls just above low and there are two higher quality categories. Board Member Valentine stated that this seems to be a very common contention between development and preservation and the solution often falls in finding a balance point for each of the parcels as they come forward. He asked the type of progress that should be anticipated because this does not have the ordinance behind for support. City Planner Anderson replied that he does not think the developer would be supportive. He stated that perhaps the better choice would be to open the dialogue to determine how the preservation could be maximized while still meeting the requirements of the City Code. He noted that the requirements of the Code are being met and therefore the better approach would be to attempt to work with the developer to attempt to maximize what could be protected. He stated that the Planning Commission has already reviewed the Sketch Plan and did not raise any issues from that perspective, so the developer used that initial feedback to further guide their design plans. Board Member Valentine stated that he likes the idea of going back to the developer to determine if additional trees could be preserved. Board Member Covart asked if the Staff Review Letter would be changed to reflect that statement. City Planner Anderson confirmed that he would update the Staff Review Letter that will go before the Planning Commission and City Council. He noted that the lengthy discussion regarding this oak forest would be included in the packet information.

Motion failed. Voting Yes: Chairperson Stodola, Board Member Trossen. Voting No: Board Member Anderson, Covart, Hiatt, and Valentine. Absent: Board Member Bernard.

Motion by Board Member Hiatt and seconded by Board Member Valentine to recommend approval of the Tree Plan and Landscape Plan contingent upon compliance with the Staff Review Letter and direct staff to work with the developer in attempt to preserve additional portions of the oak forest.

Motion carried. Voting Yes: Board Member Hiatt, Valentine, Anderson, Covart, and Trossen. Voting No: Chairperson Stodola. Absent: Board Member Bernard.

5.04: Consider Natural Resources Elements of Pearson Place Preliminary Plat

City Planner Anderson presented the staff report. He reported that the purpose of this case is to review various elements of a Preliminary Plat, prepared by Otto Associated and dated May 24, 2017, for a proposed 12 lot residential subdivision near the southern/eastern end of Bowers Drive. He stated that a key decision occurs at Preliminary Plat, in which the layout can be approved, subject to approving final construction plans and Final Plat documents. He noted that the majority of the project area is cropland and thus, there should be minimal impact to trees. He noted that there is a row of trees along Bowers Drive (within the right-of-way) and also in the southeastern corner of the project site (Lot 11, Block 2) but nothing beyond that. He noted that the applicant has verbally stated that the only impacts to existing trees would be from providing access to each lot via a driveway. He provided additional information on the Mississippi River Corridor Critical Areas (MRCCA) and the existing rules, compared to the new State rules that have yet to be adopted by the City. He noted that the developer has proposed a PUD in order to bridge the gap between what is in place currently and what will be in effect after the rules are adopted. He highlighted a strip of heavily wooded area that would be preserved to create a buffer from the existing homes on Bowers Drive. He stated that while the area is within the MUSA, the nearest connection is not close and therefore this development would have lots served by private septic and water service. He stated that the proposed lot sizes would fit the character of the existing homes along Bowers Drive. He noted the exception of the homes directly across the street that have 200-foot lot widths compared to the 100-foot widths proposed in this development. He stated that he proposal appears to avoid removal of any significant trees and noted that the additional trees proposed would exceed the requirements. He stated that at the direction of staff, the developer would provide Outlot C, which could serve as a future road connection should an adjacent parcel develop.

Board Member Valentine stated that he does not have any concerns.

Councilmember LeTourneau stated that he has had a few conversations with people from his neighborhood and their concerns were outlined in the memorandum. He stated that the residents would like to see that buffer preserved and it seems the developer is in favor of that as well. He stated that this appears to be low impact development. He noted that the buffer area is very low quality and is mainly brush.

Board Member Hiatt asked why this area has remained undeveloped for this long.

Councilmember LeTourneau stated that the land has been farmed and is currently farmed.

City Planner Anderson confirmed that there is a very thin line of vegetation that acts as a buffer.

Board Member Hiatt stated that perhaps the additional landscaping and development could improve the quality of the existing lots.

Councilmember LeTourneau stated that the 50-foot buffer is a nice addition to the project. He stated that the neighborhood is talking about creating a discussion with the City to acquire the woods to protect that from development in perpetuity.

City Planner Anderson stated that he is not requesting formal action because the information was submitted to close to the meeting date and therefore the Board did not have time to thoroughly review the information as it was just presented tonight.

5.05: Receive Update on The COR Interim Development Plan

City Planner Anderson presented the staff report. He stated that the purpose of this case is to review a preliminary draft of The COR Interim Development Plan, which essentially puts into motion a more formal amendment to the Master Plan. He noted that details of the recommendations prepared by the Planning Commission over a series of workshops were attached to the case. He noted that the direction form the April 25, 2017 Joint Work Session was to review this draft with the advisory Boards and Commissions. He stated that the draft was review by the Economic Development Authority on May 25, 2017 and by the Parks and Recreation Commission at their June 8, 2017 meeting. He advised that staff will be seeking authorization for public comment on the draft in July.

Board Member Valentine commented that the plan is coming along nicely.

Chairperson Stodola asked for more information on the boundaries of The COR.

City Planner Anderson provided the boundaries of The COR, explaining that some of The COR zoning extends past those boundaries.

Councilmember LeTourneau stated that one of the driving factors of the Council is the market, noting that the development will have to be market driven. He explained that the big box retail that was originally desired will not fit into The COR because of the challenges that exist lying between two retail nodes and other market factors. He noted that the other factors that bring in business is density and that is why additional housing is being considered.

City Planner Anderson stated that while residents have said they do not want more apartments in The COR, additional rooftops are needed to attract business and that is the quickest method. He noted that the original plan for The COR included apartments because that would concentrate density and allow other portions of the City to remain more rural.

Councilmember LeTourneau noted that this has been a balance approach with market rate apartments.

Board Member Valentine stated that the planning for growth in the community has been done well.

Board Member Hiatt stated that the challenge in The COR is the density focus and balancing that with an environmental aspect. He provided examples of additional plantings that the Board has been able to negotiate on more dense projects. He noted that often with big box retail there is less landscaping and stated that in smaller retail settings you are able to maintain that landscaping to make it more appealing.

City Planner Anderson provided additional details on the Lake Itasca Greenway Corridor which plays into the concepts.

6. BOARD / STAFF INPUT

- **Summer Recycling Event**

City Planner Anderson reported that a summer recycling event will be held on July 29th, noting that this will be a carbon copy of the spring and fall events to determine if there is a desire for this additional event.

- **Pilot Organics Drop-Off Program Update**

City Planner Anderson stated that the planning intern is working to finalize details on a pilot organics drop-off program. He noted that additional information will soon be distributed through the newsletter and website.

- **Comprehensive Plan Update Natural Resources Workshop Update**

City Planner Anderson stated that a workshop was recently held for the natural resources chapter of the Comprehensive Plan update. He noted that it was not heavily attended, but advised that he did not anticipate heavy attendance. He welcomed any additional input from the Board on the topic.

7. ADJOURNMENT

Motion by Board Member Valentine and seconded by Board Member Hiatt to adjourn the meeting.

The meeting adjourned at 9:12 p.m.

Respectfully submitted,

_____
Chris Anderson
City Planner

ATTEST:

_____
JoAnn Shaw
Community Development Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

CC Regular Session **7. 3.**

Meeting Date: 08/22/2017

Submitted For: Alec Henderson, Community Development

By: Alec Henderson, Community Development

Information

Title:

Approve Actions for Cole Addition Located Near 168th Ave NW and 168th Ln NW; Case of Bryon and Lynn Cole (Project No. 17-132)

1. Introduce Ordinance #17-12 Vacating Certain Drainage and Utility Easements
2. Adopt Resolution #17-08-202 Approving Final Plat and Development Agreement

Purpose/Background:

The purpose of this file is to review an Easement Vacation request and Final Plat for Cole Addition, a seven (7) lot subdivision located northwest of the intersection of 168th Avenue NW and Garnet Street NW. The project is a re-plat of an existing residential lot at 6951 168th Ave NW and two adjacent, small outlots (together the "Subject Property"). The Planning Commission reviewed the Preliminary Plan for this project at its July 6, 2017 meeting. The Planning Commission was generally supportive of the development contingent on compliance with the Staff Review Letter, including a full size cul-de-sac. The City Council reviewed and approved the Preliminary Plat for this project at its July 25, 2017 meeting, contingent upon compliance with the Staff Review Letter.

The Developer did pursue a variance to the minimum cul-de-sac design standards. On August 3, 2017, the Planning Commission held a Public Hearing and denied the variance request.Subsequently, the Developer submitted a revised Final Plat that meets the minimum design standards.

Notification:

Staff attempted to notify all Property Owners within a 700 foot radius of the Subject Property of the Public Hearing via Standard US Mail. The Public Hearing was also published in the City's official newsletter, the Anoka County Union Herald.

Observations/Alternatives:

Final Plat Plan review is the last of several steps in reviewing a Major Plat, which includes Sketch Plan Review, Preliminary Plat, and Final Plat. This case is being reviewed per City Code Section 117-111 entitled R-1 Residential District and Chapter 117, Article III entitled Subdivisions.

Comprehensive Plan:

The Property is currently guided as Low Density Residential in the Comprehensive Plan. The intent of the LDR land use designation is to allow for the construction of single-family dwellings with access to municipal sewer and water. The now eight seven (7) lots in the Final Plat are proposed to be served by municipal sewer and water. All adjacent properties are also guided as LDR.

Zoning:

The Property is currently zoned R-1 Residential (MUSA). This allows for the development of single family,

detached dwellings with a density of up to Three (3) units per one (1) acre. As proposed, the Final Plat complies with the allowable density at 2.6 units per acre and it appears to meet the minimum lot size and width standards of the R-1 Residential (MUSA) district. Since this was last presented, the cul-de-sac was reduced in length, the bulb size has increased, and one lot has been dropped to solve for cul-de-sac size and right-of-way requirements.

Dimensional/Bulk Standards:
When preparing the Final Plat, the Developer must demonstrate compliance with the bulk standards of the R-1 Residential (MUSA) district. As proposed, it appears that all lots meet the minimum bulk standards. The Preliminary Plat previously proposed a temporary road easement rather than dedicated right-of-way for the cul-de-sac bulb. With the revised Final Plat, the developer has dedicated sufficient right-of-way by reconfiguring lot sizes and orientation. Specifics are outlined in the Staff Review Letter.

Wetlands:
No wetlands are present on the property. Engineering initially had called for a wetland delineation. The Developer has since submitted documentation of a previous wetland delineation report from Kjolhaug Environmental Services verifying that there are no wetlands within the project site.

Easement Vacation:
There is currently an easement vacation proposed to accommodate the Plat that is approximately 14,950 square feet in size. This easement was used for storm water drainage. The Developer has proposed an infiltration basin to infiltrate stormwater to solve for drainage concerns.

Density Transitioning:
As proposed, the development is not subject to the density transitioning standards. However, it is worth noting that there is an existing line of mature evergreen trees along the entire length of the eastern boundary of the Subject Property that does provide some buffering/screening between the proposed project and the existing homes.

Streets and Access:
Five of the seven lots will gain access from an extension of the 168th Lane NW cul-de-sac. The existing home and the proposed Lot 4, Block 1 will be accessed from 168th Avenue Northwest. The Applicant did request a Variance to deviate from the minimum cul-de-sac radius requirement, which was denied by the Planning Commission on August 3. Subsequently, the Developer submitted a revised Final Plat and Plans showing one less lot than the Preliminary Plat in order to provide a cul-de-sac that met the City's minimum design requirements.

Sidewalks:
The Final Plat does not include any indication of a sidewalk along the proposed extension of 168th Lane. There is an existing sidewalk on the north side of 168th Lane that ends at the intersection with Kamacite Street. There is an existing lot east of this intersection, but outside the boundaries of the proposed Plat, with no sidewalk. Staff is recommending that sidewalk be installed along the north side of the 168th Lane extension to the bulb of the cul-de-sac, which has been noted in the current and previous Staff Review Letters.

Utilities and Municipal Services:
All new lots, as well as the existing home, will be connected to municipal services (sewer and water).

Grading and Drainage:
The project will be subject to review by the Lower Rum River Watershed Management Organization (LRRWMO) regarding both wetlands and stomrwater. A LRRWMO permit will be required.

The Applicant proposes to vacate a fairly large, existing drainage easement (130 feet by 115 feet in area) on the Subject Property. The Grading and Drainage Plans will need to clearly resolve how the stormwater would be addressed so that it does not negatively impact adjacent properties or move outside designated easements. The Applicant's civil engineer, Landform, has since proposed improvements to ensure proper drainage by constructing infiltration basins.

Landscaping:

The plan narrative indicates that the amount of significant tree Diameter at Breast Height (DBH) inches removed will not exceed the allowable threshold by twenty-two (22) inches. The developer appears to include the base landscaping requirements of two (2) trees per lot. Deciduous trees shall be at lease one (1) inch in diameter and coniferous trees shall be at lease five (5) feet in height. Each lot is subject to City's topsoil requirement.

Miscellaneous:
It appears that Temporary Construction Easements will need to be obtained from the two (2) adjacent property owners west of the Property to address the removal of the existing cul-de-sac.

Planning Commission:
The Planning Commission held a public hearing and recommended approval of the Preliminary Plat contingent on compliance with the Staff Review Letter. There was public comment received during the Public Hearing that was generally supportive of the project. One resident noted that he moved in to Brookfield 4th Addition, which had been vacant land adjacent to the Subject Property at one time and therefore, he did not have any objection now to this proposed project. Finally, another property owner in the Brookfield 4th neighborhood had commented that they'd prefer to see the trees on the north side of the Subject Property preserved if possible. A majority of the trees on the north side of the plat have been preserved on the Final Plat Plan. As noted above the Planning Commission did hear and deny a variance request for cul-de-sac bulb radius.

City Council
When City Council last heard the Cole Addition Plans, the preliminary plat plans were approved contingent on compliance with the Staff Review Letter. The Developer has since revised cul-de-sac size and lot configurations to conform with requirements outlined in City Code.

Alternatives

Alternative #1: Introduce Ordinance #17-12 vacating drainage and utility easements on the Subject Property and adopt Resolution #17-08-202 granting Final Plat approval for Cole Addition contingent upon compliance with the Staff Review Letter. The Developer has revised the plans to meet the minimum design standards for the cul-de-sac and provided sufficient documentation to verify that no wetlands exist on the Subject Property. Staff supports this alternative contingent upon compliance with the Staff Review letter, which would include the extension of a sidewalk along the north side of 168th Lane NW to the bulb of the cul-de-sac.

Alternative #2. Do not introduce Ordinance #17-12 and do not approve the Final Plat for Cole Addition. The Developer has taken steps to revise the Plat to meet the minimum design standards and bulk standards. Also, comments at the Public Hearing were generally supportive of the project. Staff does not support this alternative.

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

Recommendation:
Staff recommends introducing the Ordinance #17-12 to vacate all drainage and utility easements on the Subject Property contingent upon recording of the Final Plat of Cole Addition and recommends adopting Resolution #17-08-202 granting approval of the Final Plat, contingent on compliance with the Staff Review Letter.

Action:
Motion to Introduce Ordinance #17-12 Vacating Certain Easements and adopt Resolution #17-08-202 granting approval of the Final Plat of Cole Addition contingent on compliance with the Staff Review Letter.

Attachments

Site Location
Final Plat Plan Set
Lot Depth Exhibit
Easement Vacation Exhibit
Kjolhaug No Wetlands Finding
Staff Review Letter
Development Agreement
Ordinance #17-12
Resolution #17-08-202: Final Plat and Development Agreement

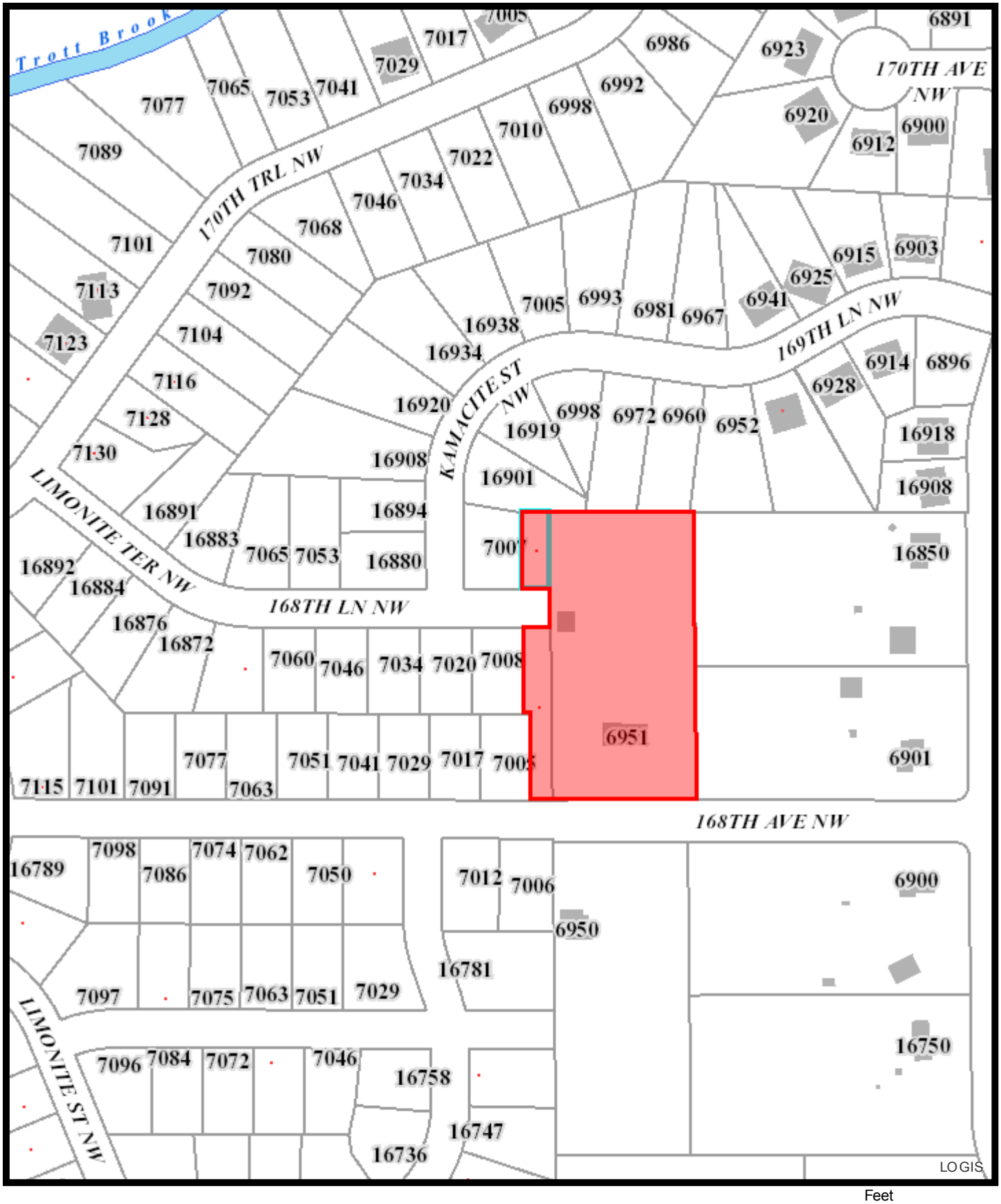
Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	08/17/2017 12:47 PM
Tim Gladhill	Tim Gladhill	08/17/2017 02:50 PM
Kurt Ulrich	Kurt Ulrich	08/17/2017 04:01 PM
Form Started By: Alec Henderson		Started On: 08/15/2017 03:58 PM
Final Approval Date: 08/17/2017		

10-32-25-32-0005

Site Location Map

Cole Addition



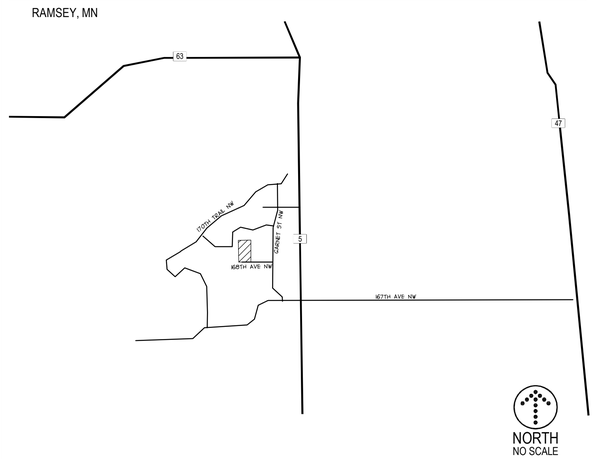
Feet
0 50 100 200 300 400

Print Date: May 31, 2017

COLE ADDITION

RAMSEY, MN

AREA LOCATION MAP



ABBREVIATIONS

D	Angle	L.F.	Lineal Feet
&	And	L.P.	Low Point / Liquid Petroleum
@	At	LB.	Pound
100 YR.	100 Year Flood Elevation	LGU	Local Government Unit
A.B.	Anchor Bolt	LONG.	Longitudinal
A.D.	Area Drain	LT. / LTG	Light / Lighting
A/C	Air Conditioning Unit	MAINT.	Maintenance
ADD.	Addendum	MAS.	Masonry
ADDL.	Additional	MATL.	Material
ADJ.	Adjacent / Adjust	MAX.	Maximum
AHU	Air Handling Unit	MECH	Mechanical
ALT.	Alternate	MED.	Medium
ALUM.	Aluminum	MFR.	Manufacturer
ANOD.	Anodized	MH	Manhole
APPROX.	Approximate	MIN.	Minimum / Minute
ARCH	Architect / Architectural	MISC.	Miscellaneous
AUTO.	Automatic	MNDOT	Minnesota Department Of Transportation
AVG.	Average	MOD.	Module / Modular
B.C.	Back of Curb	MUL.	Mullion
B/W	Bottom of Wall	N.	North
BFE	Basement Floor Elevation	N.I.C.	Not In Contract
BIT	Bituminous (Asphaltic)	NO. OR #	Number
BLDG	Building	NOM	Nominal
BSMT.	Basement	NTS	Not to Scale
C.F.	Cubic Feet	NWE	Normal Water Elevation
C.F.S.	Cubic Feet Per Second	NWL	Normal Water Level
C.G.	Corner Guard	O.C.	On Center
C.J.	Control Joint	O.D.	Outside Dimension
C.L.	Centerline	O.E.	Overhead Electric
C.M.U.	Concrete Masonry Unit	OH.	Overhead
C.O.	Cleanout	OHWL	Ordinary High Water Level
C.O.E.	U.S. Army Corps Of Engineers	OPNG.	Opening
C.Y.	Cubic Yards	ORIG.	Original
CB	Catch Basin	P.C.	Point of Curvature
CBMH	Catch Basin Manhole	P.I.	Point of Intersection
CEM.	Cement	PIV	Post Indicator Valve
CIP	Cast Iron Pipe	P.L. OR P/L	Property Line
CMP	Corrugated Metal Pipe	P.O.B.	Point of Beginning
CONC.	Concrete (Portland)	P.S.F.	Pounds Per Square Foot
CONN.	Connection	P.S.I.	Pounds Per Square Inch
CONST.	Construction	P.T.	Point of Tangency
CONT.	Continuous	P.V.C.	Point of Vertical Curvature
CONTR.	Contractor	P.V.I.	Point of Vertical Intersection
COP.	Copper	P.V.T.	Point of Vertical Tangency
CU.	Cubic	PE	Polyethylene
D.S.	Down Spout	PED.	Pedestal / Pedestrian
DEG.	Degree	PERF.	Perforated
DEMO.	Demolish / Demolish	PREP.	Preparation
DEPT.	Department	PROJ.	Project
DET.	Detail	PROP.	Proposed
DIA.	Diameter	PVC	Poly-Vinyl-Chloride (Piping)
DIAG.	Diagonal	PVMT.	Pavement
DIM.	Dimension	QTR.	Quarter
DIP	Ductile Iron Pipe	QTY.	Quantity
DN	Down	R	Radius
DWG.	Drawing	RAD.	Radius
E.	East	RE	Rim Elevation (Casting)
E.J.	Expansion Joint	R.D.	Roof Drain
E.O.	Emergency Overflow	R.E.	Remove Existing
E.O.S.	Emergency Overflow Swale	R.O.	Rough Opening
E.W.	Each Way	R.P.	Radius Point
EA.	Each	RCP	Reinforced Concrete Pipe
EL.	Elevation	R.S.	Rough Slab
ELEC.	Electrical	RSD	Roof Storm Drain
ELEV.	Elevation	RE.	Regarding
EMER.	Emergency	REINF.	Reinforced
ENGR.	Engineer	REQ'D	Required
ENTR.	Entrance	REV.	Revision / Revised
EQ.	Equal	RGU	Regulatory Government Unit
EQUIP.	Equipment	ROW OR R/W	Right of Way
EQUIV.	Equivalent	S.	South
EXIST.	Existing	S.F.	Square Feet
EXP.	Expansion	SAN.	Sanitary Sewer
F & I	Furnish and Install	SECT.	Section
F.B.O.	Furnished by Others	SE	Side Exit
F.C.	Face of Curb	SEWO	Side Exit Walk Out
F.D.	Floor Drain	SHT.	Sheet
F.D.C.	Fire Department Connection	SIM.	Similar
F.V.	Field Verify	SLNT.	Sealant
FB	Full Basement	SPEC.	Specification
FBWO	Full Basement Walk Out	SQ.	Square
FBLO	Full Basement Look Out	SSD	Subsurface drain
FDN.	Foundation	STMH	Storm Sewer Manhole
FES	Flared End Section	STD.	Standard
FFE	Finished Floor Elevation	STRUCT.	Structural
FLR.	Floor	SYM.	Symmetrical
FT. OR (')	Foot	T	Thickness
FUT.	Future	T/R	Top of Rim
G.B.	Grade Break	T/W	Top of Wall
G.C.	General Contractor	TEMP.	Temporary
GAL.	Gallon	THK.	Thick / Thickness
GALV.	Galvanized	T.J.	Tooled Joint
GFE	Garage Floor Elevation	TNH	Top Nut, Hydrant
GL.	Glass	TYP.	Typical
GR.	Grade	U.N.O.	Unless Noted Otherwise
H	Height	V.B.	Vapor Barrier
H.P.	High Point	V.C.	Vertical Curve
HDPEP	High Density Polyethylene Pipe	V.I.F.	Verify In Field
HGT.	Height	VER.	Verify
HORIZ.	Horizontal	VERT.	Vertical
HVAC	Heating, Ventilation, Air Conditioning	VEST.	Vestibule
HYD	Hydrant	W	Width
I.D.	Inside Dimension	W.P.T.	Working Point
I.E. or IE	Invert Elevation	W.W.F.	Welded Wire Fabric
IN. OR (")	Inches	W/	With
INFO.	Information	W/O	Without
INL.	Inlet Elevation	WO	Walk Out
INSUL.	Insulation	WETL.	Wetland
INV.	Invert Elevation	WP	Waterproof
JT.	Joint	WT.	Weight
		YD.	Yard
		YR.	Year

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
120	MAJOR CONTOUR	120	MAJOR CONTOUR
123	MINOR CONTOUR	123	MINOR CONTOUR
x 234.5	SPOT ELEVATION	123.45 x	SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY/OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL	BIT. EDGE	EDGE OF PAVEMENT
	PAVING BLOCK	HEIGHT, TYPE	FENCING
	PAVING BLOCK		CONCRETE RETAINING WALL
12"STS	STORM SEWER LINE		MODULAR RETAINING WALL
8"SAN	SANITARY SEWER LINE		FIELDSTONE RETAINING WALL
6"WTR	WATER MAIN		EXIT LOCATION
OE	OVERHEAD ELECTRIC		LIGHT STANDARD
UT	UNDERGROUND TELEPHONE	Ø	POWER POLE
UE	UNDERGROUND ELECTRIC	1.00%	SLOPE DIRECTION
G	GAS LINE		CATCH BASIN
	CONCRETE CURB		MANHOLE
HEIGHT, TYPE	FENCING		BOLLARD
	RETAINING WALL	STS / RIPRAP / FES	STORM SEWER
	SET 1/2" X 14" IRON PIPE	SAN	SANITARY SEWER-WASTE
	IRON MONUMENT FOUND	FM	FORCE MAIN
	SURVEY DISK (BENCHMARK)	RD	ROOF DRAIN SYSTEM
	POWERPOLE	GATE VALVE WTR / HYD	WATERMAIN
	GUY WIRE	FIRE	FIRE LINE (IF SEPARATE)
	GUARD POST	BLDG.	FIRE DEPT. CONNECTION
GM	GAS METER	C.O. X"SSD	SOIL SUBDRAIN
T	TRANSFORMER	GAS	GAS LINE-UNDERGROUND
	WATER SHUT-OFF VALVE	ELEC	ELECTRIC-UNDERGROUND
	TRAFFIC SIGN	TELE	TELEPHONE-UNDERGROUND
	FLAG POLE	CATV	UNDERGROUND CABLE/TV
LT	LIGHT POLE	LSS	LAWN SPRINKLER SLEEVE
	TREES		
	TREE LINE		
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
MB	MAILBOX		
1	NOTE NUMBER		
(M)	MEASURED DISTANCE		
(P)	DISTANCE PER RECORDED PLAT		
B-X	SOIL BORING		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SEDIMENT CONTROL FENCE
	INLET PROTECTION

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
3	NOTE REFERENCE
12	PARKING STALL COUNT
C7.3 / 1	LARGE SHEET DETAIL
G21	COORDINATE POINT
1	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

LOT 1, BLOCK 1, NOW AND THEN ESTATES, ANOKA COUNTY, MINNESOTA.

AND

OUTLOTS C AND D, BROOKFIELD FIRST ADDITION, ANOKA COUNTY, MINNESOTA.

BENCHMARK

APPROXIMATELY 65 FEET WEST OF THE CENTERLINE OF CSAH NO. 5 AND 55 FEET SOUTH OF THE CENTERLINE OF 167TH AVENUE NW

ELEVATION = 888.59

OWNER

BRYON AND LYNN COLE
6951 168TH AVE NW
ANOKA, MN 55303

PROJECT CONTACTS

CIVIL ENGINEER
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MINNEAPOLIS, MN 55401
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FAX 612-252-9077
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SURVEYOR
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MINNEAPOLIS, MN 55401
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LANDSCAPE ARCHITECT
LANDFORM
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TEL 612-252-9070
FAX 612-252-9077
CONTACT: DANYELLE PIERQUET

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEETS ISSUED BY ISSUE / REVISION DATE

SHEET NO.	DESCRIPTION	05-23-17	08-01-17
C0.1	CIVIL & LANDSCAPE TITLE SHEET	X	X
C1.1	EXISTING CONDITIONS	X	X
C1.2	DEMOLITION PLAN	X	X
C2.1	PRELIMINARY PLAT & SITE PLAN	X	X
C3.1	GRADING, DRAINAGE, & EROSION CONTROL	X	X
C4.1	UTILITY PLAN AND PROFILE	X	X
C6.1	STREET PLAN AND PROFILE		X
C7.1	CONSTRUCTION DETAILS		X
C7.2	CONSTRUCTION DETAILS		X
L1.2	TREE PRESERVATION PLAN	X	X
L2.1	LANDSCAPE PLAN		

SITE / UTILITY CONTACTS

CITY PLANNER
CITY OF RAMSEY
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FAX:

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BRUCE WESTBY
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FAX:

BUILDING OFFICIAL
TEL:
FAX:

GAS
TEL:
FAX:

ELECTRIC
TEL:
FAX:

TELEPHONE
TEL:
FAX:

DEVELOPER

BRYON AND LYNN COLE
6951 168TH AVE NW
RAMSEY, MN 55303

MUNICIPALITY

City of RAMSEY

PROJECT

COLE ADDITION
RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	PRELIMINARY PLAT & SITE PLAN
C3.1	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C3.2	SWPPP NOTES
C4.1	UTILITY PLAN AND PROFILE
C6.1	STREET PLAN AND PROFILE
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
C7.3	CONSTRUCTION DETAILS
L1.1	TREE PRESERVATION PLAN
L2.1	LANDSCAPE PLAN

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
23 MAY 2017	SKETCH PLAN	
01 JUN 2017	PRELIMINARY & FINAL PLAT	RTS
06 JUL 2017	WATERSHED SUBMITTAL	RTS
08 AUG 2017	FINAL PLAT	RTS

PROJECT MANAGER REVIEW

BY RS DATE 05-22-17

CERTIFICATION

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

Randall T. Schulz
License No. 19576

PRELIMINARY NOT FOR CONSTRUCTION

Signature shown is a digital representation of a wet signature. Wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

FINAL PLAT
08-07-2017

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C001ZZZ001.DWG

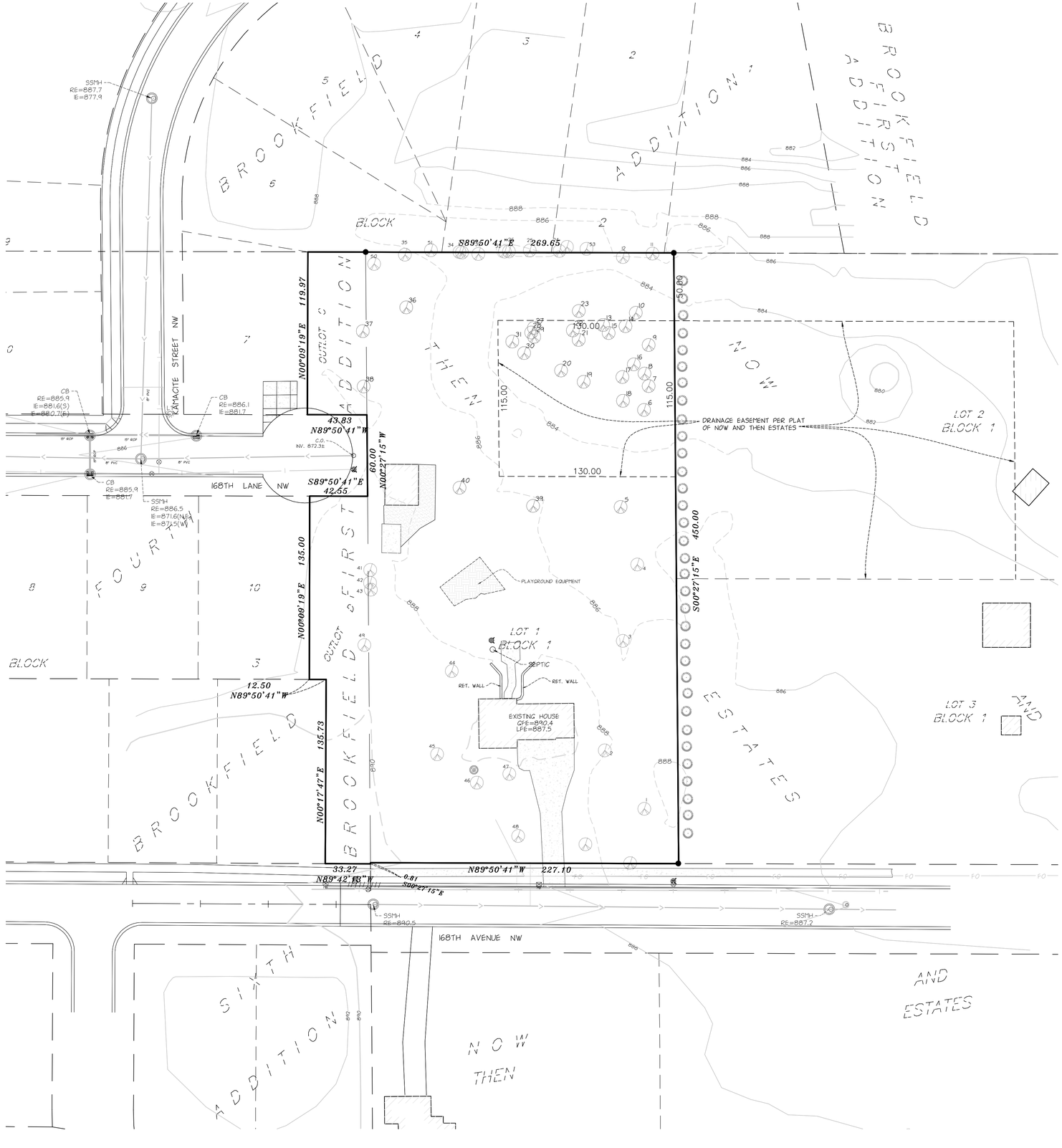
PROJECT NO. ZZZ15326

CIVIL AND LANSCAPE TITLE SHEET
C0.1

SHEET NO. 1/13

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LEGEND

- STORM LINE
- WATER MAIN
- SANITARY MAIN
- EXISTING CONCRETE SURFACE
- EXISTING GRAVEL SURFACE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

SURVEY NOTES

1. IMPROVEMENTS SHOWN PER SURVEY PERFORMED BY LANDFORM PROFESSIONAL SERVICES, LLC ON MAY 15, 2017 EXPRESSLY FOR THIS PROJECT.
2. THE BEARING BASIS OF THIS SURVEY IS THE ANOKA COUNTY COORDINATE SYSTEM.
3. PROPERTY AREA = 117,608 SQ. FT. = 2.700 ACRES

PROPERTY DESCRIPTION

LOT 1, BLOCK 1, NOW AND THEN ESTATES, ANOKA COUNTY, MINNESOTA.

AND

OUTLOTS C AND D, BROOKFIELD FIRST ADDITION, ANOKA COUNTY, MINNESOTA.

Know what's **Below.** **Call** before you dig.

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DEVELOPER

BRYON AND LYNN COLE
6951 168TH AVE NW
RAMSEY, MN 55303

MUNICIPALITY

City of RAMSEY

PROJECT

COLE ADDITION
RAMSEY, MN

SHEET INDEX

SHEET	TITLE
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C3.1	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C3.2	SWPPP NOTES
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C6.1	STREET PLAN AND PROFILE
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
C7.3	CONSTRUCTION DETAILS
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L2.1	LANDSCAPE PLAN

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
23 MAY 2017	SKETCH PLAN	
01 JUN 2017	PRELIMINARY & FINAL PLAT	RTS
06 JUL 2017	WATERSHED SUBMITTAL	RTS
08 AUG 2017	FINAL PLAT	RTS

PROJECT MANAGER REVIEW

BY RS DATE 05-22-17

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.

Eric B. Lindgren

License No: 48176 Date: 05.23.2017

Signature shown is a digital reproduction of original. Wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

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FINAL PLAT

08-07-2017

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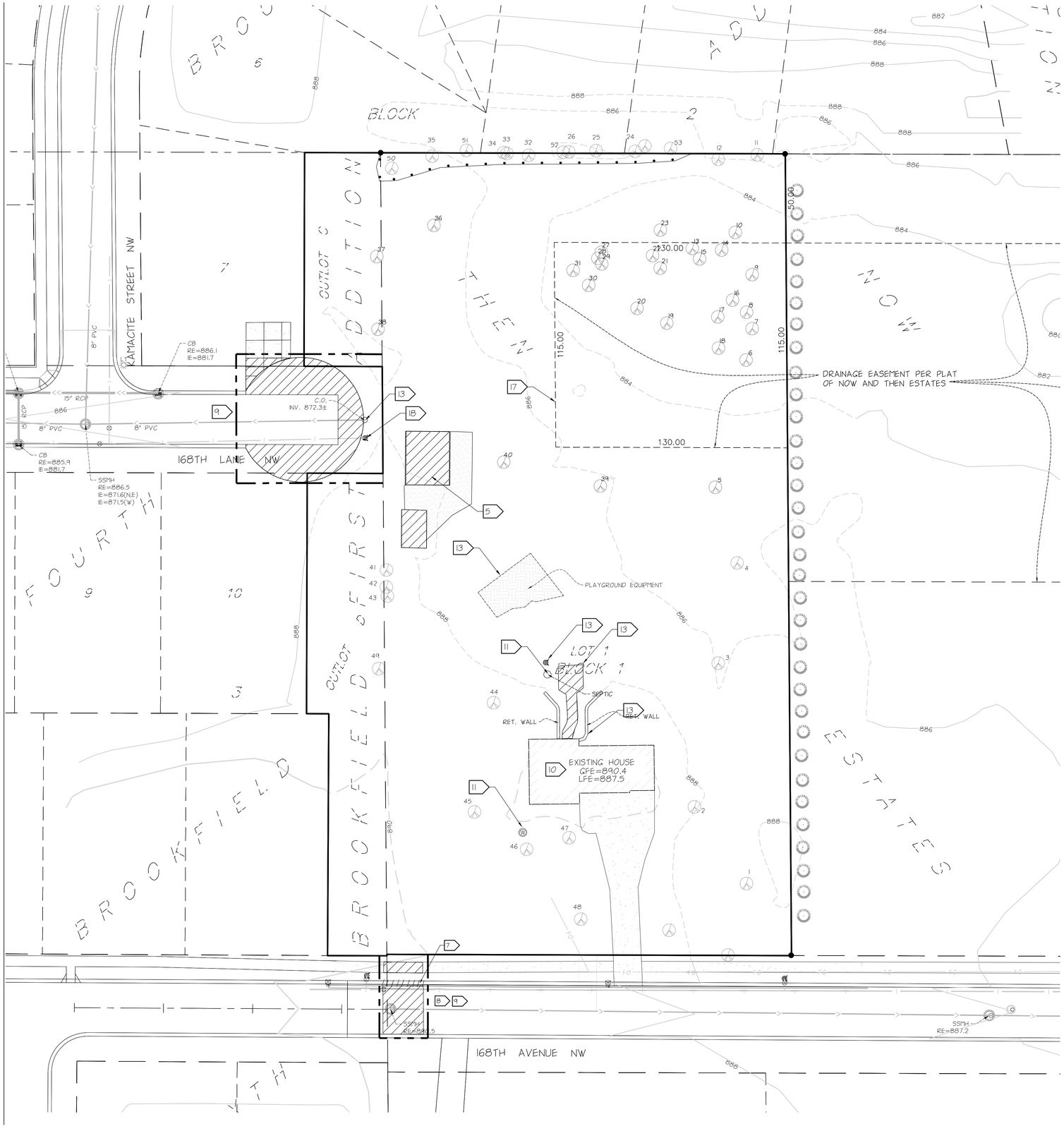
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C101ZZZ001.DWG

PROJECT NO. ZZZ15326

EXISTING CONDITIONS C1.1

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EXISTING NOTES

1. BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM PROFESSIONAL SERVICES EXPRESSLY FOR THIS PROJECT; CITY OF RAMSEY, MINNESOTA RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT/ENGINEER/OWNER IMMEDIATELY.

LEGEND

- TREE REMOVAL
- :TREE FENCE
- STRUCTURE AND/OR PAVEMENT REMOVAL
- CONSTRUCTION LIMITS

DEMOLITION AND CLEARING NOTES

2. OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
3. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
4. SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
5. BUILDING DEMOLITION: VERIFY WITH OWNER THAT BUILDING HAS BEEN CLEARED OF REGULATED MATERIALS REQUIRING SPECIAL HANDLING OR DISPOSAL. REMOVE STRUCTURE, COLUMNS, CANOPIES, FOOTINGS, FOUNDATIONS, AND ANY ASSOCIATED CONSTRUCTION IN ITS ENTIRETY.
6. DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
7. REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
8. COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS.
9. PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
10. PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOD, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
11. ABANDON WELLS AND ON SITE SEWAGE FACILITIES PRIOR TO ANY OTHER DEMOLITION IN ACCORDANCE WITH REQUIREMENTS OF THE CITY BUILDING DIVISION.
12. SEE SHEETS L1.1 FOR TREE PRESERVATION PLAN. REMOVE TREES NOTED, INCLUDING ROOT STRUCTURES, FROM THE SITE. COORDINATE WITH OWNER TO MARK TREES TO BE SAVED OR TRANSPLANTED PRIOR TO CLEARING.
13. REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, FENCING, RETAINING WALLS, SCREEN WALLS, APRONS, LIGHTING, RELATED FOUNDATIONS, SIGNAGE, BOLLARDS, LANDSCAPING, AND STAIRWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
14. COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
15. EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE IF FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDER'S STANDARDS.
16. HAUL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.
17. EASEMENT TO BE VACATED AT TIME OF FINAL PLAT
18. RE-USE EXISTING HYDRANT (SEE SHEET C4.1 FOR LOCATION)

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DEVELOPER

BRYON AND LYNN COLE
6951 168TH AVE NW
RAMSEY, MN 55303

MUNICIPALITY

City of RAMSEY

PROJECT

COLE ADDITION
RAMSEY, MN

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08 AUG 2017	FINAL PLAT	RTS

PROJECT MANAGER REVIEW

BY RS DATE 05-22-17

CERTIFICATION

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

Randall J. Schmidt
License No. 19576

Signature shown is a facsimile of the original signature. Wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

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FINAL PLAT
08-07-2017

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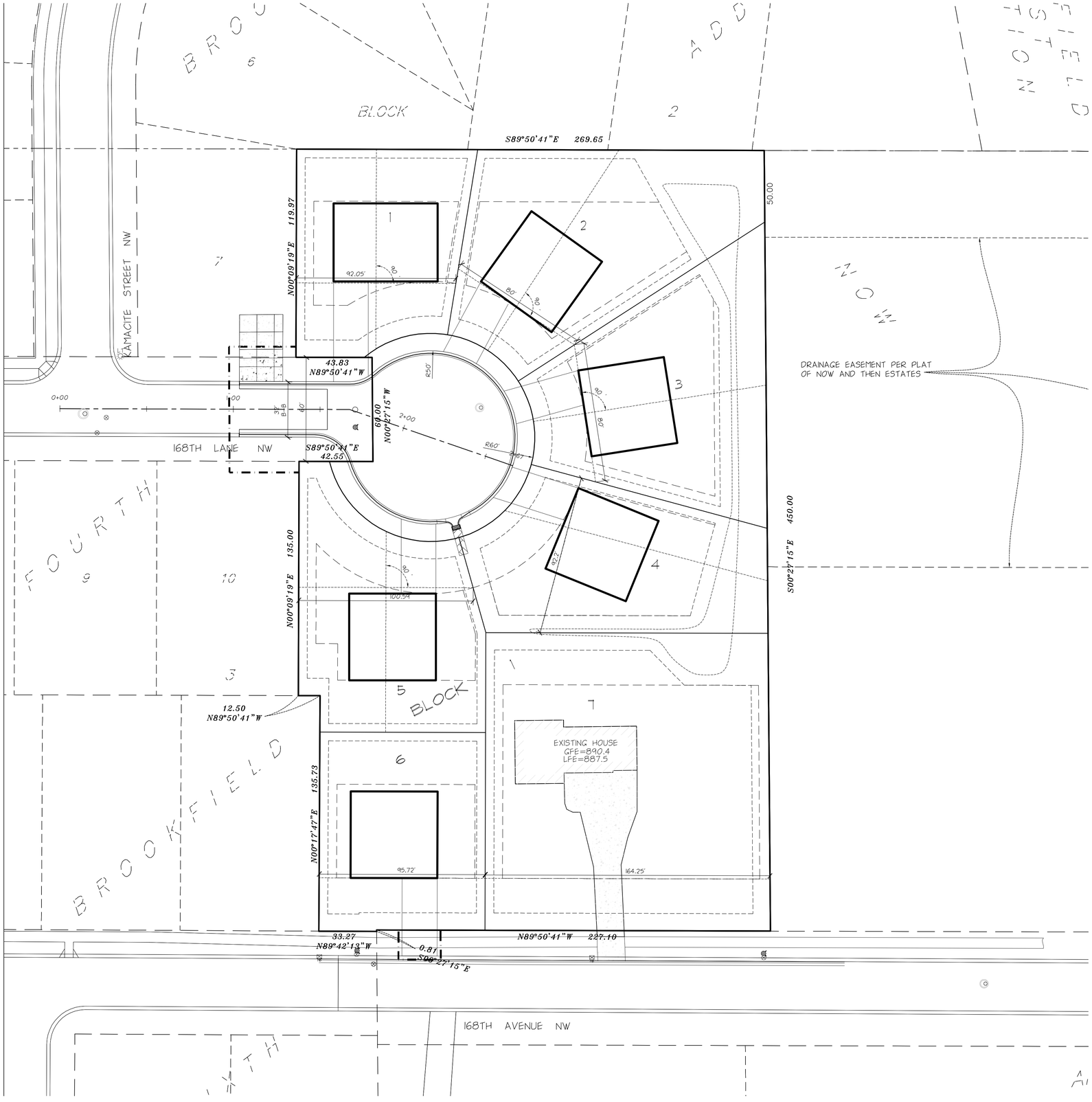
FILE NAME C101ZZZ001.DWG
PROJECT NO. ZZZ15326

DEMOLITION

C1.2

SHEET NO. 3/13

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LEGAL DESCRIPTION

LOT 1, BLOCK 1, NOW AND THEN ESTATES, ANOKA COUNTY, MINNESOTA.

AND

OUTLOTS C AND D, BROOKFIELD FIRST ADDITION, ANOKA COUNTY, MINNESOTA.

ZONING AND SETBACKS

CURRENT AND PROPOSED ZONING	R-1 (MUSA)
MIN. LOT AREA:	10,800 SF
DENSITY REQUIREMENTS:	3 UNITS/ACRE
LOT WIDTH	80 FEET
SIDE YARD SETBACK (GARAGE):	6 FEET
SIDE YARD SETBACK (LIVING):	10 FEET
REAR YARD SETBACK:	30 FEET
FRONT YARD SETBACK:	30 FEET
MAX. BUILDING COVERAGE	35%

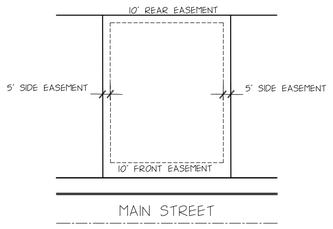
OVERALL SITE SUMMARY

TOTAL UNITS:	7 SINGLE FAMILY HOMES
TOTAL AREA:	2.7 AC. (117,612 S.F.)
NET DENSITY: (TOTAL UNITS/NET DEVELOPABLE AREA)	2.6 UNITS/AC.

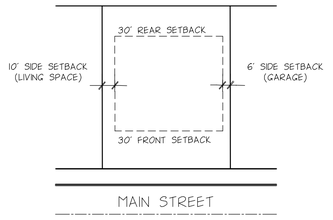
PROPOSED LOT AREAS

LOT 1, BLOCK 1,	– 10,887 SQ. FT.
LOT 2, BLOCK 1,	– 16,200 SQ. FT.
LOT 3, BLOCK 1,	– 15,589 SQ. FT.
LOT 4, BLOCK 1,	– 13,144 SQ. FT.
LOT 5, BLOCK 1,	– 12,370 SQ. FT.
LOT 6, BLOCK 1,	– 10,929 SQ. FT.
LOT 7, BLOCK 1,	– 28,088 SQ. FT.

TYPICAL EASEMENTS



TYPICAL SETBACKS



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DEVELOPER

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RAMSEY, MN 55303

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PROJECT MANAGER REVIEW

BY RS DATE 05-22-17

CERTIFICATION

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

Ryan Stempski

Printed Name

License No. 18676

PRELIMINARY NOT FOR CONSTRUCTION

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FINAL PLAT

08-07-2017

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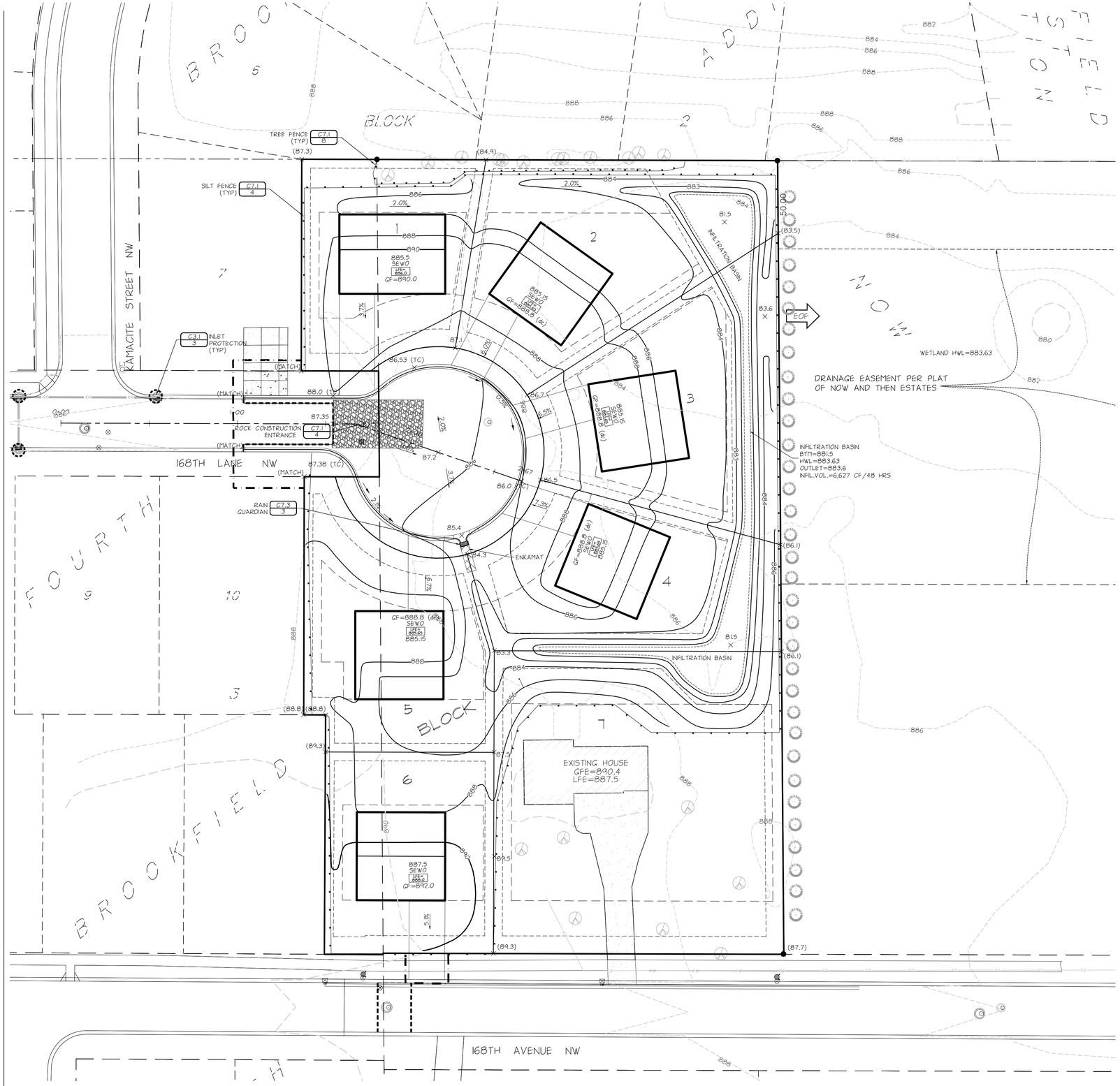
PROJECT NO. ZZZ15326

PRELIMINARY PLAT & SITE PLAN

C2.1

SHEET NO. 4/13

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GENERAL NOTES

FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

2. INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF SITE.
3. LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
4. MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
5. EXCAVATE PONDS EARLY IN THE CONSTRUCTION SEQUENCE. REMOVE SEDIMENT FROM PONDS PERIODICALLY AND AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED.
6. ALL EXPOSED SOIL AREAS MUST BE STABILIZED WITHIN 72 HOURS OF COMPLETION OF WORK IN EACH AREA.
7. SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED.

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3878I
SEED	MNDOT 3876
MN TYPE 22-111 @ 30.5 LB/AC – TEMPORARY EROSION CONTROL	
MN TYPE 25-151 @ 120 LB/AC – PERMANENT TURF	
MULCH (MNDOT TYPE 1 @ 2 TON/AC, DISC ANCHORED)	MNDOT 3882
FERTILIZER	MNDOT 3881
GENERAL PLACEMENT	MNDOT 2575

8. SEE LANDSCAPE SHEETS FOR PERMANENT TURF AND LANDSCAPE ESTABLISHMENT.
9. SWEEP ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY. STREETS MUST BE SWEPT WITHIN THREE HOURS OF NOTIFICATION FROM THE CITY THAT SWEEPING IS REQUIRED.

GRADING NOTES

10. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
11. REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE MINED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR OWNER APPROVAL. ALL TOPSOIL PLACED MUST MEET CITY STANDARD PLATE ERO 6, DETAIL C7.1/4.
12. REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
13. AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
14. PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
15. COMPACT COHESIVE SOILS IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET. THE SOILS SHALL BE WITHIN 3% OF OPTIMUM MOISTURE CONTENT. IN GRANULAR SOILS ALL PORTIONS OF THE EMBANKMENT SHALL BE COMPACTED TO NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (ASTM D1557).

NPDES AREA SUMMARY

	EXISTING	PROPOSED
PERVIOUS	2.58 ACRES	1.97 ACRES
IMPERVIOUS	0.12 ACRES	0.73 ACRES
TOTAL	2.7 ACRES	2.7 ACRES

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY:
	:INLET PROTECTION	
	:SILT FENCE	
	:VEHICLE TRACKING PAD	
	:CONSTRUCTION LIMITS	
	SAWCUT LIMITS	

BUILDING TYPE
SEWO = SPLIT ENTRY WALK-OUT

XXX.X : REAR ELEVATION
SEWO : UNIT TYPE
XXX.XX : LOW FLOOR ELEVATION
GF=XXX.X : FRONT GARAGE FLOOR ELEVATION
(dc) : DENOTES GARAGE FLOOR IS DROPPED 1 COURSE FROM TOP OF FOUNDATION

NOTES:
1. GARAGE LOCATION INDICATED BY DRIVEWAY.

1 **PAD DETAIL** NO SCALE

LOT ELEVATIONS TABLE

Lot	Block	House Type	Garage Elevation	Driveway Grade	Mimimum Floor Elevation	Lowest Opening Elevation	Street Centerline Grade	100 year flood Elevation	Front Yard Slope	Back yard Slope
1	1	SEWO	890.00	3.70%	886.00	886.00	887.55	882.95	3.70%	2%
2	1	SEWO	889.00	6.60%	885.00	885.00	887.2	885.95	6.60%	3%
3	1	SEWO	889.10	7.20%	885.10	885.10	887.2	883.07	7.20%	4.70%
4	1	SEWO	889.10	7.90%	885.10	885.10	887.2	883.07	7.90%	6.50%
5	1	SEWO	889.10	7.20%	885.10	885.10	887.2	883.07	7.20%	5.00%
6	1	SEWO	892.00	5.10%	888.00	888.00	890	883.07	5.10%	4.00%
7	1	SEWO	890.40	2.20%	887.50	887.50	888.5	883.07	2.20%	10%

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DEVELOPER

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RAMSEY, MN 55303

MUNICIPALITY

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PROJECT MANAGER REVIEW

BY RS DATE 05-22-17

CERTIFICATION

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

Richard Sandstrom
Printed Name
License No: 18576

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FILE NAME C301ZZZ001.DWG

PROJECT NO. ZZZ15326

GRADING AND EROSION CONTROL
C3.1

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NPDES PERMIT AND SWPPP COMPONENTS

1. **THE CURRENT MN NPDES PERMIT DATED AUGUST 1, 2013 IS REFERENCED IN THIS DOCUMENT AS THE PERMIT.**

   THE SWPPP INCLUDES THE FOLLOWING COMPONENTS:
   - CONSTRUCTION DOCUMENTS PREPARED BY LANDFORM
   - STORM WATER REPORT

SITE EVALUATION/ASSESSMENT/PLANNING

1. CONTACT INFORMATION/RESPONSIBLE PARTIES
   THE OPERATOR SHALL HAVE PRIMARY RESPONSIBILITY AND SIGNIFICANT AUTHORITY FOR THE DEVELOPMENT, IMPLEMENTATION, MAINTENANCE, INSPECTION AND AMENDMENTS TO THE APPROVED SWPPP. DUTIES INCLUDE BUT ARE NOT LIMITED TO:
   - ENSURING FULL COMPLIANCE WITH THE SWPPP AND THE PERMIT
   - IMPLEMENTING ALL ELEMENTS OF THE SWPPP, INCLUDING BUT NOT LIMITED TO:
     - IMPLEMENTING PROMPT AND EFFECTIVE EROSION AND SEDIMENT CONTROL MEASURES
     - IMPLEMENTING ALL NON-STORM WATER MANAGEMENT, AND GOOD HOUSEKEEPING BMPS ENSURING THAT NO MATERIALS OTHER THAN STORM WATER ARE DISCHARGED IN QUANTITIES, WHICH WILL HAVE AN ADVERSE EFFECT ON RECEIVING WATERS OR STORM DRAIN SYSTEMS, ETC.
   - CONDUCTING ROUTINE INSPECTIONS AND MAINTENANCE
   - ENSURING ELIMINATION OF ALL UNAUTHORIZED DISCHARGES
   - COORDINATING TO ASSURE ALL OF THE NECESSARY CORRECTIONS/REPAIRS ARE MADE IMMEDIATELY, AND THAT THE PROJECT COMPLIES WITH THE SWPPP, THE PERMIT, AND APPROVED PLANS AT ALL TIMES.

STORMWATER POLLUTION PREVENTION MANAGEMENT MEASURES

1. **OWNER/OPERATOR MUST DEVELOP POLLUTION PREVENTION MANAGEMENT MEASURES, IMPLEMENT GOOD HOUSEKEEPING BMPS, MUST FOLLOW ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES, OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AND THE GENERAL CONDITIONS AND GENERAL REQUIREMENTS OF THE CONSTRUCTION CONTRACT.**
2. THE OPERATOR SHALL MINIMIZE THE EXPOSURE TO STORMWATER OF ANY OF THE PRODUCTS, MATERIAL, OR WASTES STORED ON SITE.
3. BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER.
4. CHEMICALS AND LANDSCAPE MATERIALS SHALL BE UNDER COVER TO PREVENT THE DISCHARGE OF POLLUTANTS.
5. OPERATOR TO TRACK PROGRESS OF THE FOLLOWING ITEMS ON SITE MAPS:
   - PORTABLE TOILETS
   - MATERIAL STORAGE AREAS
   - VEHICLE AND EQUIPMENT FUELING AND MAINTENANCE AREAS
   - CONCRETE WASHOUTS
   - PAINT AND STUCCO WASHOUTS
   - DUMPSTERS OR OTHER TRASH AND DEBRIS CONTAINERS
   - SPILL KITS
   - STOCKPILES
   - ANY OTHER NON-STRUCTURAL NON-STORM WATER MANAGEMENT BMPS
   - ANY TEMPORARILY REMOVED STRUCTURAL BMPS
   - ANY CHANGES TO THE STRUCTURAL BMPS
6. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
7. HAZARDOUS WASTE: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE OR MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
8. PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER.
9. CONCRETE AND OTHER WASHOUT WASTE: OPERATOR MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THE CONTAINMENT MUST BE DESIGNED SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA RULES. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES.
10. EXTERNAL VEHICLE WASHING: 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 OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

SWPPP CONTACT AND TRAINING INFORMATION

1. OWNER:
   BRYON AND LYNN COLE
   6951 168TH AVENUE
   ANOKA, MN 55303

2. OPERATOR:
   TO BE DETERMINED. CONTACT OWNER UNTIL CONTRACTOR IS SELECTED.

3. LONG TERM MAINTENANCE AND OPERATION:
   CITY OF PLYMOUTH

4. SWPPP DESIGNER:
   RANDALL HEDLUND, P.E.
   LANDFORM PROFESSIONAL SERVICES
   105 SOUTH FIFTH AVENUE, SUITE 513
   MINNEAPOLIS, MN 55401
   612-252-9070
   RHEDLUND@LANDFORM.NET
   CERTIFICATION: U OF MN, DESIGN OF CONSTRUCTION SWPPP, EXP. MAY 31, 2019

5. SWPPP INSPECTOR/MANAGER:
   TO BE DETERMINED. CONTACT OWNER UNTIL CONTRACTOR AND SWPPP INSPECTOR/MANAGER IS SELECTED.
   CERTIFICATION: , EXP.

6. BMP INSTALLATION AND REPAIR:
   TO BE DETERMINED. CONTACT OWNER UNTIL BMP INSTALLER AND MAINTAINER IS SELECTED.
   CERTIFICATION: , EXP.

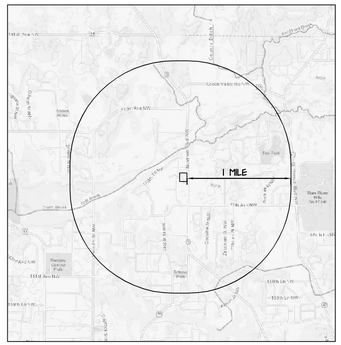
DESCRIPTION OF CONSTRUCTION ACTIVITY

1. CONSTRUCTION ACTIVITY INCLUDES EROSION AND SEDIMENT CONTROL, BMPS INSTALLATION, CLEARING AND GRUBBING, SITE GRADING, UTILITY INSTALLATION, PAVING, BUILDING CONSTRUCTION, AND LANDSCAPING.

SCHEDULE OF BMP INSTALLATION AND CONSTRUCTION ACTIVITY

1. INSTALL PERIMETER SEDIMENT CONTROL BMPS PRIOR TO START OF OTHER SITE WORK. REFER TO GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEET(S) FOR INITIAL LOCATIONS OF BMPS.
2. PROTECT INFILTRATION AREAS WITH CONSTRUCTION FENCING.
3. CONSTRUCT TEMPORARY/PERMANENT SEDIMENTATION BASINS PRIOR TO UPLAND DISTURBANCE. INSTALL PERIMETER SEDIMENT CONTROL BMPS AROUND NORMAL WATER LEVEL.
4. STABILIZE OUTLETS FROM TEMPORARY/PERMANENT SEDIMENTATION BASINS.
5. PERFORM WORK IN PHASES TO MINIMIZE DISTURBED AREA AT ANY ONE TIME.
6. STRIP TOPSOIL FROM AREAS TO BE DISTURBED AND STOCKPILE WITH PERIMETER SEDIMENT CONTROL BMPS. PROVIDE STABILIZATION IF LEFT LONGER THAN 14 DAYS.
7. ROUGH GRADE SITE.
8. INSTALL UTILITIES.
9. INSTALL SMALL UTILITIES (GAS, ELECTRIC, COMMUNICATIONS).
10. FINAL GRADE PAVEMENT AREAS AND COMPACT SUBGRADE.
11. LAY DOWN PAVEMENT AGGREGATE AND COMPACT.
12. INSTALL CURB AND GUTTER. BACKFILL AFTER A MINIMUM OF THREE DAYS.
13. CONSTRUCT BUILDING/ADDITION AND SITE FEATURES.
14. CONSTRUCT SITE WALKS AND PATIOS.
15. PROVIDE FINAL STABILIZATION.
16. REMOVE TEMPORARY BMPS.

WATERS WITHIN ONE MILE OF SITE



IMPAIRED WATERS - REQUIRED TMDLS

1. • THERE ARE NO IMPAIRED WATERS WITHIN 1 MILE OF THE SITE

EROSION PREVENTION AND SEDIMENT CONTROL

1. SEE GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEETS FOR THE LOCATION AND TYPE OF TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL BMPS. SEE GRADING AND DRAINAGE, UTILITY, PLANTING, AND LANDSCAPE SHEETS FOR THE LOCATION AND TYPE OF PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMPS.
2. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL FEATURES AND SOIL

   APPROPRIATE CONSTRUCTION PRACTICES (E.G. CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING) SHALL BE USED TO MINIMIZE EROSION. AREAS NOT TO BE DISTURBED WILL BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE ETC.) BEFORE WORK BEGINS.

   OPERATOR SHALL DEVELOP METHODS TO MINIMIZE SOIL COMPACTION OUTSIDE OF BUILDING PADS, PAVEMENT AREAS AND UTILITY TRENCHES AND SHALL USE TRACKED EQUIPMENT WHEREVER PRACTICABLE.

   TOPSOIL SHALL BE SALVAGED AND REUSED TO THE EXTENT PRACTICABLE.
3. PHASE CONSTRUCTION ACTIVITY

   SEDIMENT CONTROL PRACTICES SHALL BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PERMIT.

   THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
4. CONTROL STORM WATER FLOWING ONTO AND THROUGH THE PROJECT

   THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, SHALL BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER.

   STABILIZATION OF THE LAST 200 LINEAL FEET SHALL BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.

   STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES SHALL BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.

   TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
5. STABILIZE SOILS

   ALL EXPOSED SOIL AREAS (INCLUDING STOCKPILES) MUST BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION WHEN THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED AND WILL NOT RESUME FOR 7 CALENDAR DAYS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT.

   TEMPORARY SOIL STOCKPILES SHALL HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORM WATER.

   WHEN THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF, AND FLOWS TO, A SPECIAL OR IMPAIRED WATERS, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION IN THAT PORTION OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
6. PROTECT SLOPES

   OPERATOR SHALL AVOID WORK ON SLOPES WITH A GRADE OF 3:1 OR GREATER WHEN PRACTICABLE. GRADING ON SLOPES WITH A GRADE OF 3:1 OR STEEPER WILL REQUIRE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
7. PROTECT STORM DRAIN INLETS

   ALL STORM DRAIN INLETS SHALL BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE TEMPORARILY REMOVED IF A SPECIFIC SAFETY CONCERN HAS BEEN IDENTIFIED.
8. ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS
9. RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES

   DEWATERING OR BASIN DRAINING OF TURBID OR SEDIMENT LADEN WATER RELATED TO CONSTRUCTION ACTIVITIES SHALL BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN OR TREATED WITH THE APPROPRIATE BMP PRIOR TO ENTERING THE SURFACE WATER.

   DISCHARGE SHALL NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS, ADVERSELY AFFECT RECEIVING WATER OR IMPACT WETLANDS, OR DOWNSTREAM PROPERTIES. DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION AND SCOUR BY ACCEPTED ENERGY DISSIPATION MEASURES.

   DISCHARGE WATER CONTAINING OIL OR GREASE SHALL BE TREATED TO REMOVE OIL OR GREASE PRIOR TO DISCHARGE TO SURFACE WATERS.

   REFER TO PERMIT REQUIREMENTS FOR TEMPORARY OR PERMANENT SEDIMENT BASINS.
10. ESTABLISH STABILIZED CONSTRUCTION EXITS

    VEHICLE TRACKING PADS SHALL BE ESTABLISHED AS SHOWN ON THE GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEET TO MINIMIZE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE ONTO ADJACENT STREETS.

POST CONSTRUCTION BMPS

1. SEE GRADING AND DRAINAGE, UTILITY, AND LANDSCAPE SHEETS FOR POST CONSTRUCTION BMPS.

TEMPORARY SEDIMENTATION BASIN(S)

1. THIS PROJECT DOES NOT HAVE MORE THAN 10 ACRES DRAINING TO A COMMON LOCATION AND THEREFORE A TEMPORARY SEDIMENT BASIN IS NOT REQUIRED.
2. TEMPORARY SEDIMENT BASINS SHALL PROVIDE TREATMENT TO RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS. THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   A. SEDIMENTATION BASINS MUST PROVIDE LIVE STORAGE OF RUNOFF RESULTING FROM THE 2-YR 24-HR RAINFALL EVENT FROM EACH ACRE DRAINED TO THE BASIN WITH A MINIMUM OF 1,800 CF/ACRE LIVE STORAGE VOLUME. (WHERE NO CALCULATION HAS BEEN PERFORMED, EACH BASIN SHALL PROVIDE AT LEAST 3,600 CF/ACRE OF LIVE STORAGE.) SEDIMENTATION BASINS MUST INCLUDE A STABILIZED EMERGENCY OVERFLOW TO PREVENT BASIN INTEGRITY FAILURE.
   B. DISCHARGE FROM TEMPORARY SEDIMENTATION BASINS WILL BE WITHDRAWN FROM THE SURFACE IN ORDER TO MINIMIZE THE DISCHARGE OF POLLUTANTS.
3. DISCHARGE FROM BASIN DRAINING SHALL NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM PROPERTIES. CONTRACTOR WILL VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND THAT NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE.
4. ANY DISCHARGE OBSERVED TO BE OCCURRING DURING THE INSPECTION SHALL BE RECORDED, DESCRIBED, AND PHOTOGRAPHED.

INSPECTIONS AND MAINTENANCE

1. INSPECTIONS OF THE CONSTRUCTION SITE SHALL BE CONDUCTED ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS, AND WITHIN SEVEN (7) DAYS AFTER THAT. REFER TO THE PERMIT FOR INSPECTION AND MAINTENANCE REQUIREMENTS.
2. INSPECTIONS SHALL INCLUDE STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL BMPS, AND INFILTRATION AREAS.
3. BMP MAINTENANCE:
   - FOLLOW THE DESIGNER'S OR MANUFACTURER'S RECOMMENDED MAINTENANCE PROCEDURES FOR ALL BMPS.
   - REMOVE SEDIMENT FROM BMPS WHEN THE DEPTH OF SEDIMENT HAS REACHED 1/2 THE HEIGHT OF THE BMP AND PROPERLY DISPOSE OF SEDIMENT INTO CONTROLLED AREAS TO PREVENT SOIL FROM RETURNING TO THE BMP DURING SUBSEQUENT RAIN EVENTS.
   - REMOVE SEDIMENT FROM PAVED ROADWAYS AND FROM AROUND BMPS PROTECTING STORM DRAIN INLETS.
   - ENSURE THAT CONSTRUCTION SUPPORT ACTIVITIES, INCLUDING BORROW AREAS, WASTE AREAS, CONTRACTOR WORK AREAS, AND MATERIAL STORAGE AREAS AND DEDICATED CONCRETE AND ASPHALT BATCH PLANTS ARE CLEANED AND MAINTAINED.
   - REPLACE DAMAGED BMPS THAT NO LONGER OPERATE EFFECTIVELY.

RECORDKEEPING/RECORD RETENTION

1. THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS SHALL BE KEPT AT THE SITE DURING CONSTRUCTION BY THE OWNER/OPERATOR WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.
2. ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION (NOT). THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.
3. THE FOLLOWING IS A LIST OF RECORDS THAT SHALL BE KEPT AT THE PROJECT SITE AVAILABLE FOR INSPECTORS TO REVIEW:
   - COPY OF THE SWPPP, WITH ANY MODIFICATIONS
   - INSPECTION AND MAINTENANCE RECORDS
   - PERMANENT OPERATION AND MAINTENANCE AGREEMENTS
   - CALCULATIONS FOR THE DESIGN OF TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS
   - ANY OTHER PERMITS REQUIRED FOR THE PROJECT
   - RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION
   - ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
   - ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS.

LOG OF CHANGES TO THE SWPPP/AMENDMENTS

1. **THE OWNER/OPERATOR(S) MUST AMEND THE SWPPP AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS AS DETAILED IN THE PERMIT.**

FINAL STABILIZATION

1. **THE OWNER/OPERATOR(S) MUST ENSURE FINAL STABILIZATION OF THE SITE. FINAL STABILIZATION AS DEFINED IN THE PERMIT.**

TERMINATION OF COVERAGE

1. **OWNER/OPERATOR(S) WISHING TO TERMINATE COVERAGE UNDER THIS PERMIT MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. COMPLIANCE WITH THIS PERMIT IS REQUIRED UNTIL A NOT IS SUBMITTED. REFER TO THE PERMIT FOR DETAILS.**

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DEVELOPER

BRYON AND LYNN COLE
6951 168TH AVE NW
RAMSEY, MN 55303

MUNICIPALITY

City of RAMSEY

PROJECT

COLE ADDITION
RAMSEY, MN

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ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
23 MAY 2017	SKETCH PLAN	
01 JUN 2017	PRELIMINARY & FINAL PLAT	RTS
06 JUL 2017	WATERSHED SUBMITTAL	RTS
08 AUG 2017	FINAL PLAT	RTS

PROJECT MANAGER REVIEW

BY RS DATE 05-22-17

CERTIFICATION

I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of MINNESOTA

PRELIMINARY NOT FOR CONSTRUCTION

Randall Hedlund

License No: 19576

Signature shown is a digital representation of original. Wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

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FINAL PLAT

08-07-2017

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
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Fax: 612-252-9077
Web: landform.net

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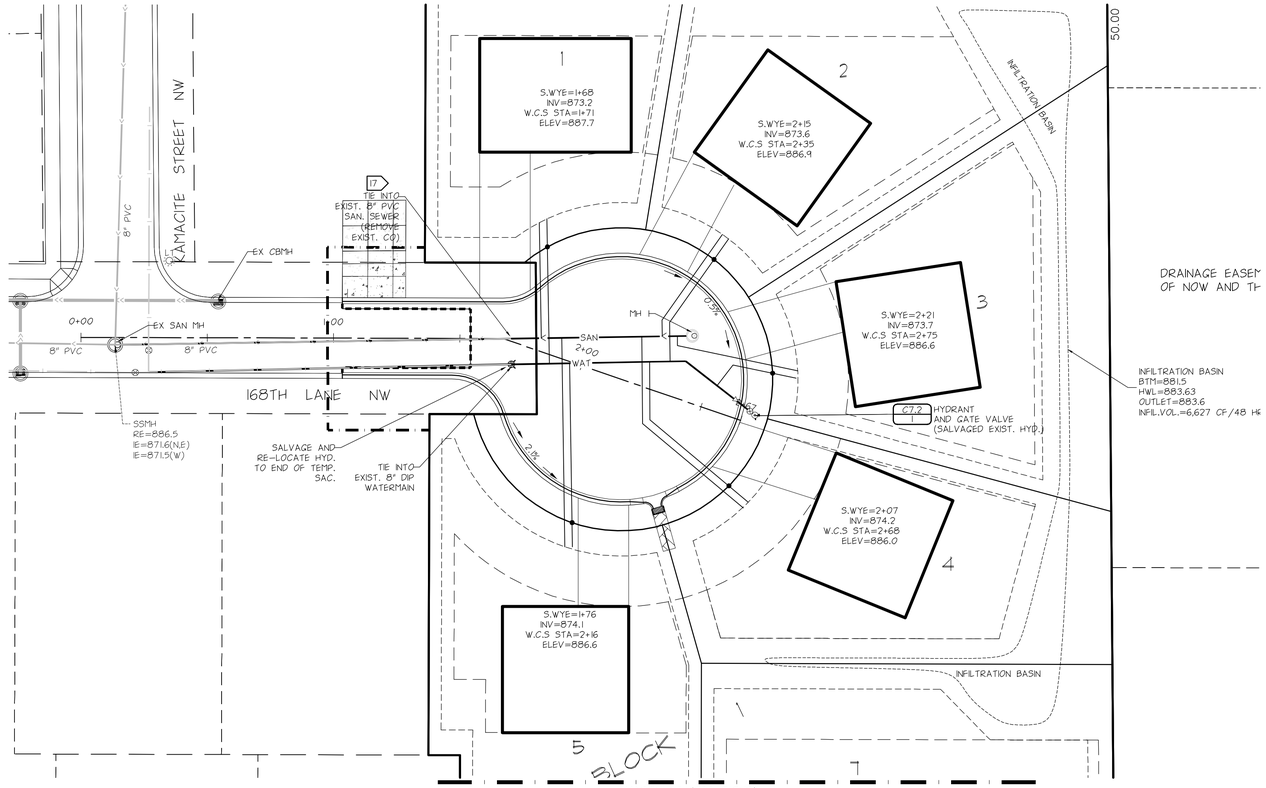
PROJECT NO. ZZZ15326

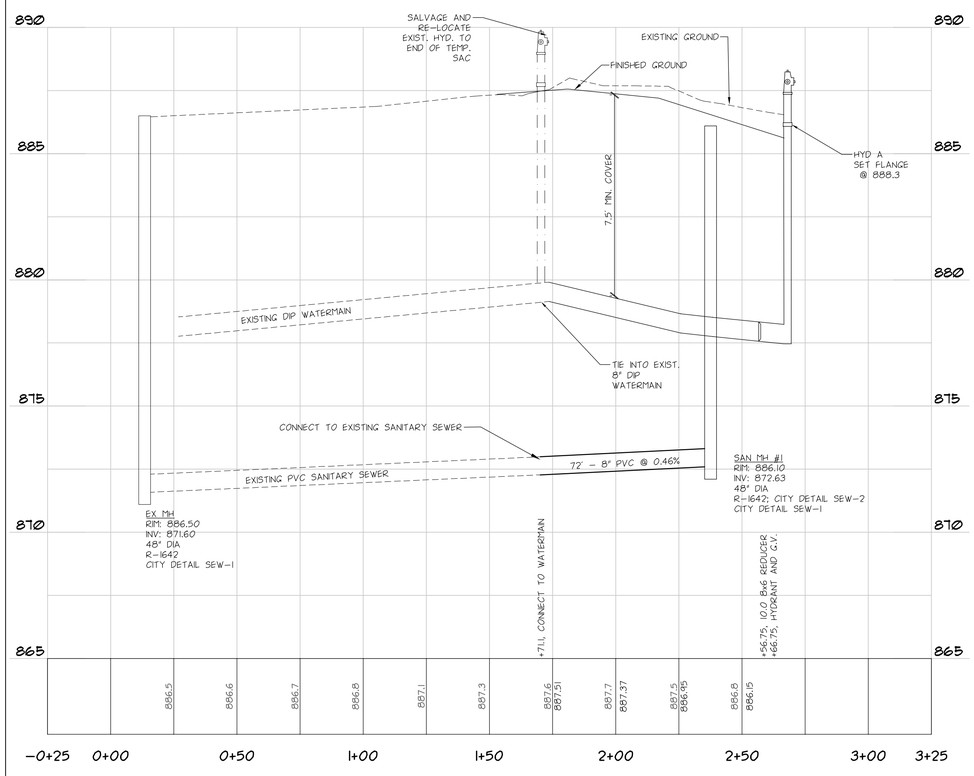
SWPPP NOTES

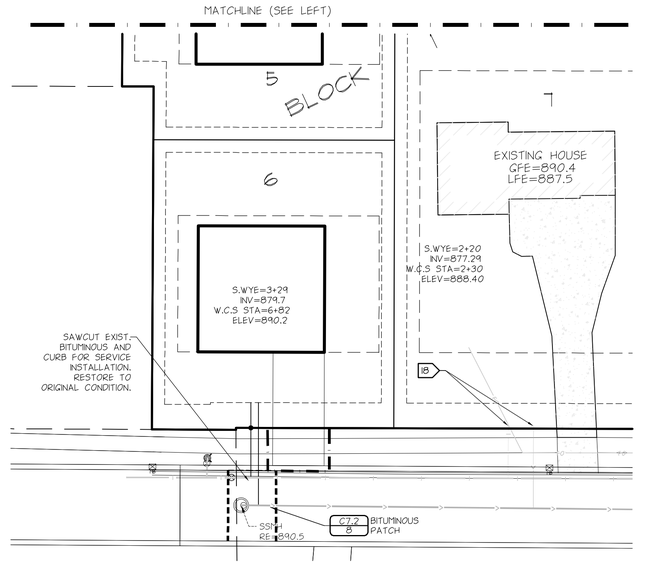
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SHEET NO. 6/13

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LEGEND

SYMBOL	DESCRIPTION
	EXISTING STORM LINE
	EXISTING WATER MAIN
	EXISTING SANITARY MAIN

UTILITY NOTES

2. PIPE MATERIALS
   - WATERMAIN: 8" DIP CLASS 52 (6" DIP AND SMALLER CLASS 53)
   - WATER SERVICE: 1" COPPER TYPE K (ASTM B88)
   - SANITARY SEWER: 8" PVC SDR 35
   - SAN. SEWER SERVICE: 4" PVC SDR 35, SCHEDULE 40
3. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
4. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED UTILITIES. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE IS ANY DISCREPANCY.
5. CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF NEW UTILITIES TO VERIFY DEPTHS OF EXISTING LINES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED.
6. PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
7. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
8. INSTALL TRACER WIRE WITH ALL NON-CONDUCTIVE UTILITIES.
9. CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
10. CONTACT CITY OF RAMSEY ENGINEERING FOR WET TAP INSPECTION.
11. MAINTAIN 7.5 FEET OF COVER ON WATER.
12. DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
13. CONTACT MIKE McDOWALL, CITY OF RAMSEY ENGINEERING DEPARTMENT, AT 763-433-9894 FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
14. THE WATER DISTRIBUTION SYSTEM SHALL BE DISINFECTED PER MINNESOTA RULES, PART 4715.2250.
15. COMPACT COHESIVE SOILS IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET. THE SOILS SHALL BE WITHIN 3% OF OPTIMUM MOISTURE CONTENT. IN GRANULAR SOILS ALL PORTIONS OF THE EMBANKMENT SHALL BE COMPACTED TO NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (ASTM D1557).
16. ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.

17. EXISTING SEWER MAIN, CONTRACTOR SHOULD FIELD VERIFY INVERTS
18. EXISTING SERVICE STUBS. CONTRACTOR SHALL FIELD VERIFY INVERTS

Know what's **Below.** **Call** before you dig.

NORTH
0 30 60

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DEVELOPER

BRYON AND LYNN COLE
6951 168TH AVE NW
RAMSEY, MN 55303

MUNICIPALITY

City of RAMSEY

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COLE ADDITION
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PROJECT MANAGER REVIEW

BY: RS DATE: 05-22-17

CERTIFICATION

I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of MN

Randall J. Sticha
License No. 19576

PRELIMINARY NOT FOR CONSTRUCTION

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FINAL PLAT
08-07-2017

LANDFORM
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Web: landform.net

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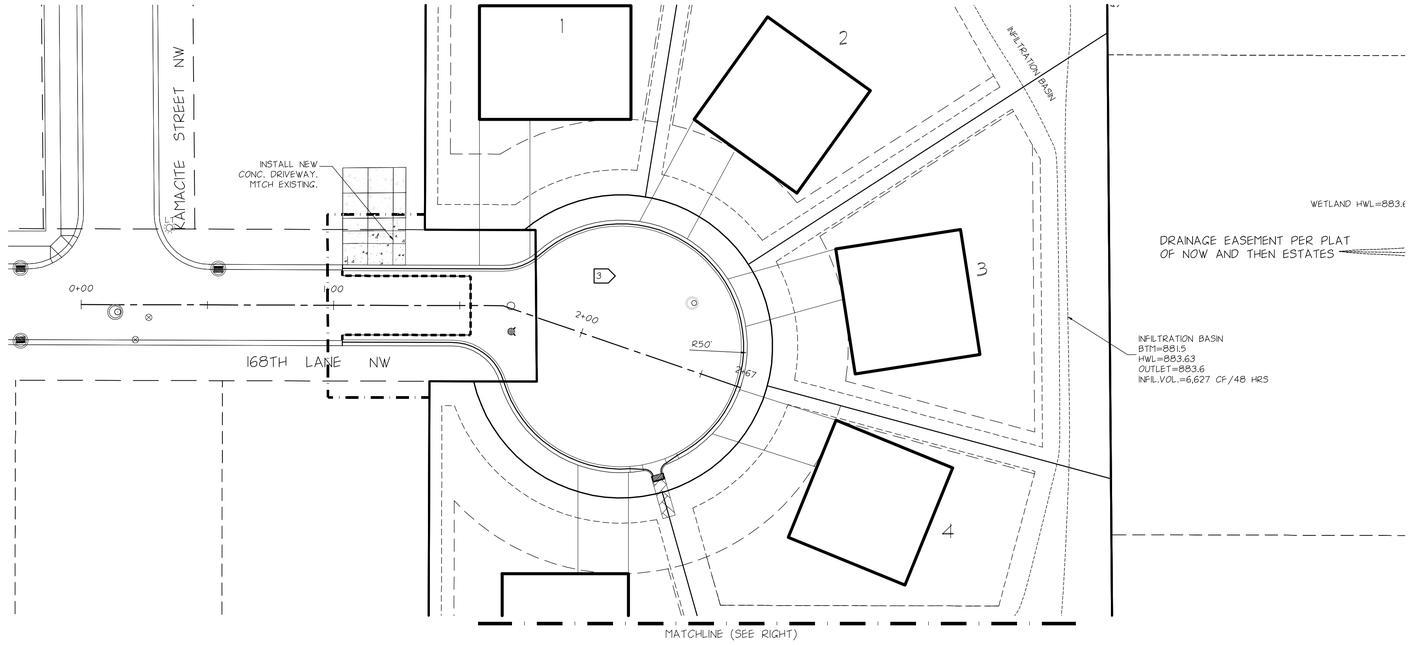
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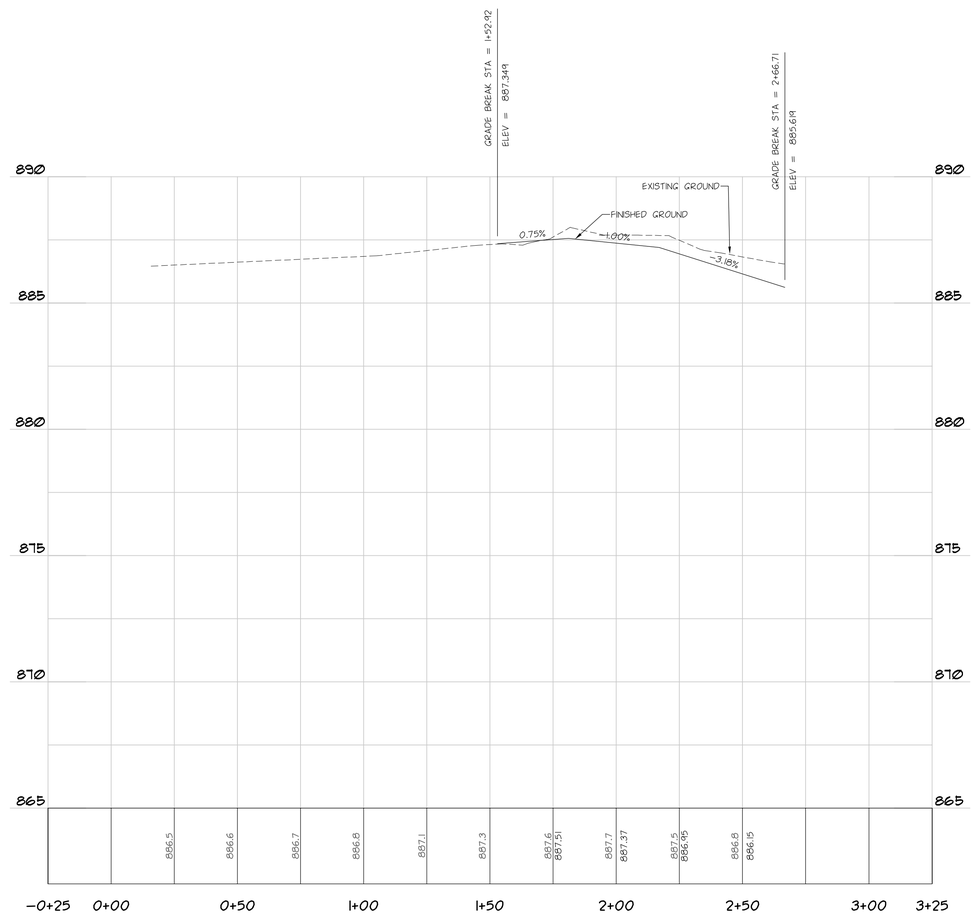
UTILITIY PLAN & PROFILES

C4.1

SHEET NO. 7/13

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PAVING NOTES

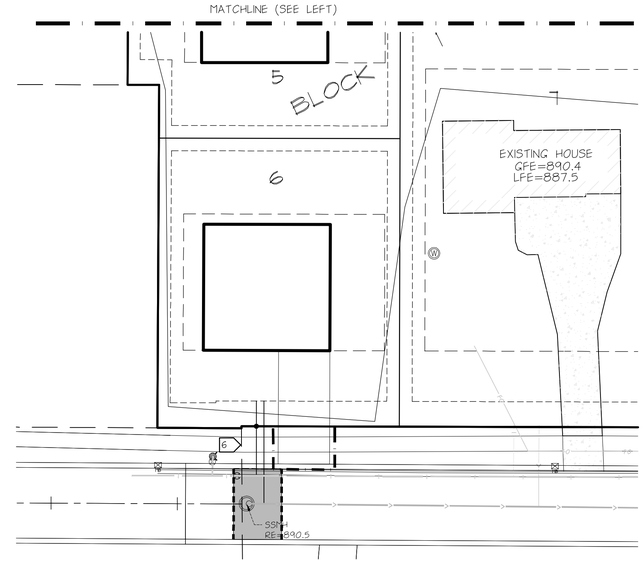
1. SPOT ELEVATIONS AT CURBLINES INDICATE FLOWLINES UNLESS NOTED OTHERWISE. SEE SHEET C4.1 FOR RIM ELEVATIONS OF CATCH BASINS.
2. MEET AND MATCH EXISTING CURB. PROVIDE 2 FOOT TRANSITION.
3. PAVING SECTIONS PER CITY OF RAMSEY DETAILS (SHEET C7.2/6) MATCH EXISTING PAVEMENT.
4. CONTRACTOR TO NOTIFY NEIGHBORING RESIDENCES AND CITY AT LEAST 1 WEEK HOURS IN ADVANCE OF ANY OPEN CUTTING ROADWAYS OR ANY WORK THAT WOULD IMPEDE OR CLOSE TRAFFIC/ROADS.
5. 168TH AVENUE SHALL BE SEALCOATED AFTER ALL PATCHING COMPLETE.

CONCRETE SIDEWALK PAVING SECTION

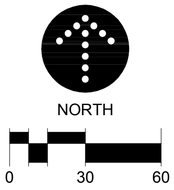
6. a) 6" CONCRETE SLAB
   6" AGGREGATE BASE (MNDOT 3138, CLASS 5)
   COMPACTED SUBSOIL

LEGEND

- CONSTRUCTION LIMITS
- PROPOSED CONCRETE
- BITUMINOUS PATCH



Know what's Below. Call before you dig.



DEVELOPER

BRYON AND LYNN COLE
6951 168TH AVE NW
RAMSEY, MN 55303

MUNICIPALITY

City of RAMSEY

PROJECT

COLE ADDITION
RAMSEY, MN

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C7.3	CONSTRUCTION DETAILS
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L2.1	LANDSCAPE PLAN

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08 AUG 2017	FINAL PLAT	RTS

PROJECT MANAGER REVIEW

BY RS DATE 05-22-17

CERTIFICATION

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

Randall Scott Kloos
License No: 19576 Date

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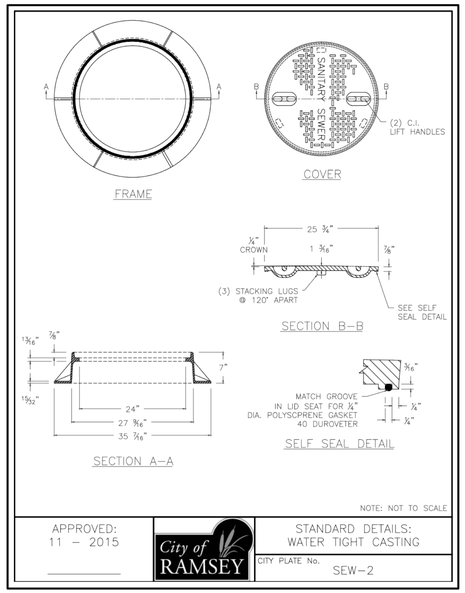
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C401ZZZ001.DWG

PROJECT NO. ZZZ15326

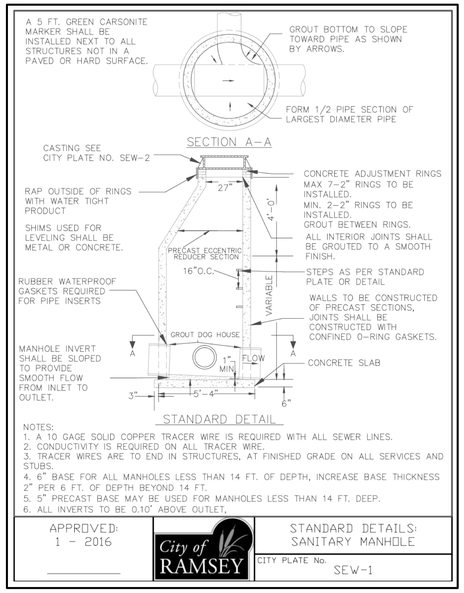
STREET PLAN & PROFILE
C6.1

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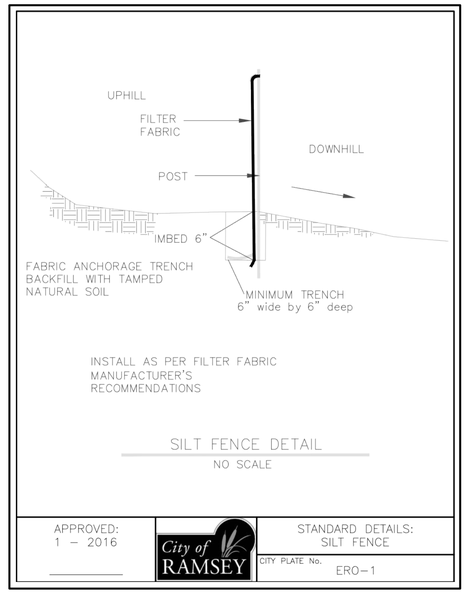
7 **SANITARY SEWER CASTING**

NO SCALE



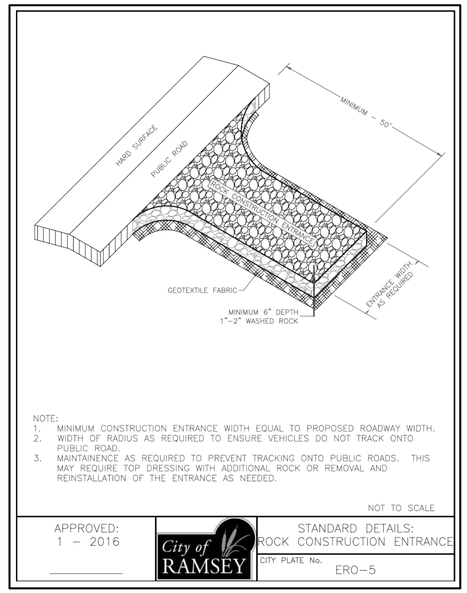
5 **SANITARY SEWER MANHOLE**

NO SCALE



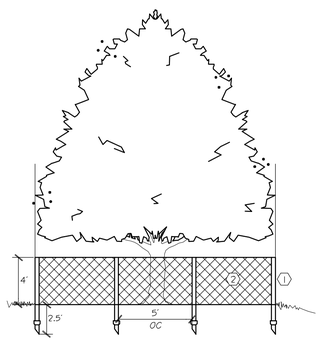
3 **SILT FENCE**

NO SCALE



1 **ROCK CONSTRUCTION ENTRANCE**

NO SCALE



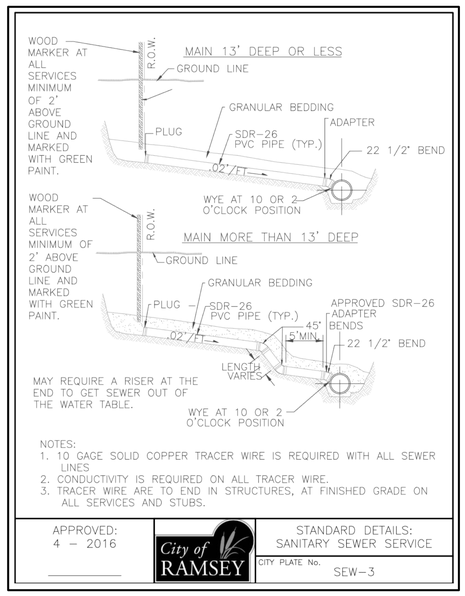
INSTALL TREE PROTECTION DEVICES PRIOR TO START OF LAND DISTURBANCE. MAINTAIN UNTIL FINAL LANDSCAPE IS INSTALLED.

(1) 6.5' STEEL T-POST, 1.25 lb/LF, POSITION AT DRIPLINE.

(2) ORANGE, POLYETHYLENE SAFETY NETTING. THREE TIES PER POST.

8 **TREE PROTECTION**

NO SCALE



6 **SANITARY SEWER SERVICE**

NO SCALE

MNDOT 2016 SPEC

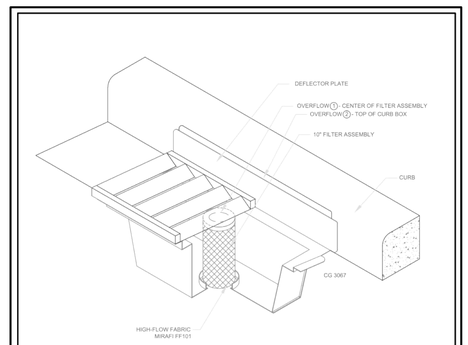
MNDOT 2016 SPEC TABLE 3877-1 COMMON TOPSOIL BORROW		
REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE 3/4 IN [19MM]	100%	ASTM D 422
MATERIAL PASSING NO. 4 [4.75MM]	>85%	–
CLAY	5% –35%	ASTM D 422
SILT	5% – 70%	ASTM D 422
SAND	10% – 75%	ASTM D 422
ORGANIC MATTER	3% – 15%	ASTM D 2974
pH	6.1–7.8	ASTM G 51

NOTE:
1. INSTALLATION OF 4" OF TOPSOIL MEETING MNDOT SPECIFICATION 3877A COMMON TOPSOIL BORROW, MAY BE REQUIRED ACROSS ALL DISTURBED AREAS.
2. A SOIL CERTIFICATION FROM A GEOTECHNICAL FIRM MUST BE PROVIDED VERIFYING THE TOPSOIL MEETS SPECIFICATION ALONG WITH LOAD TICKETS TO VERIFY THE SOURCE OF MATERIAL AND QUANTITY.
3. TOPSOIL MUST COME FROM A CITY APPROVED SOURCE.

APPROVED: 1 - 2016
City of RAMSEY
CITY PLATE No. ERO-6
STANDARD DETAILS: TOPSOIL REQUIREMENTS

4 **TOPSOIL REQUIREMENTS**

NO SCALE



2 **INLET PROTECTION**

NO SCALE

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DEVELOPER

BRYON AND LYNN COLE
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RAMSEY, MN 55303

MUNICIPALITY

City of RAMSEY

PROJECT

COLE ADDITION
RAMSEY, MN

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Randall Scott
License No: 19576

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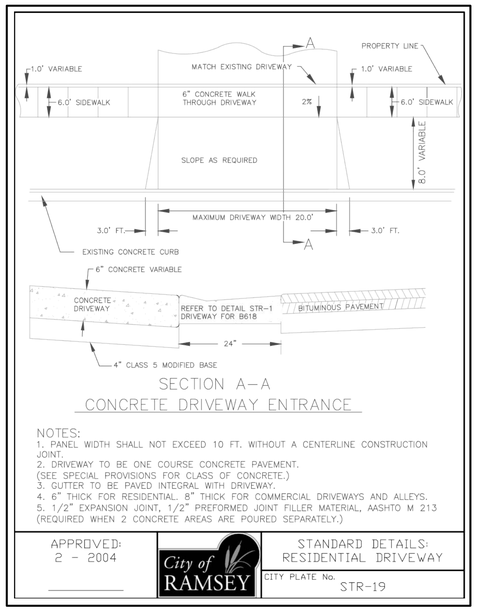
FILE NAME C701ZZZ001.DWG

PROJECT NO. ZZZ15326

CIVIL CONSTRUCTION DETAILS
C7.1

SHEET NO. 8/13

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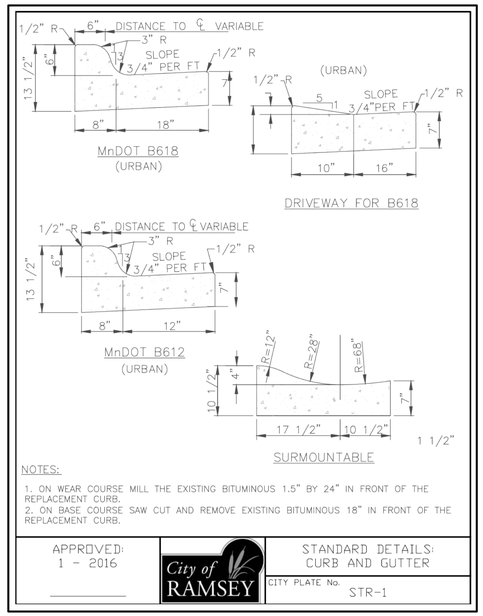


SECTION A–A
CONCRETE DRIVEWAY ENTRANCE

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. 6" THICK FOR RESIDENTIAL, 8" THICK FOR COMMERCIAL DRIVEWAYS AND ALLEYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED:		STANDARD DETAILS:
2 - 2004	City of RAMSEY	RESIDENTIAL DRIVEWAY
	CITY PLATE No.	STR-19

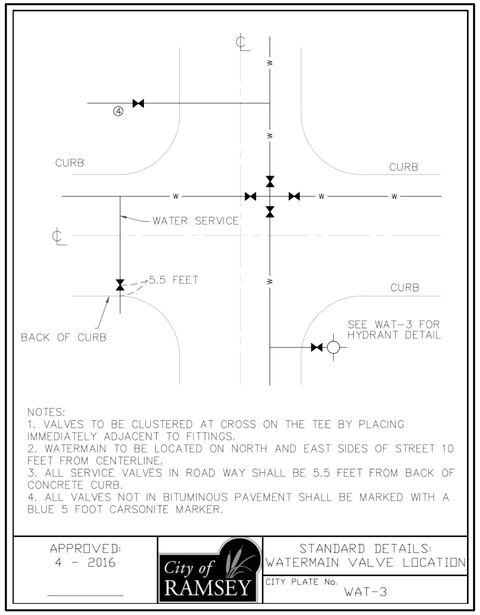
7 **RESIDENTIAL DRIVEWAY**
NO SCALE



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:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	CURB AND GUTTER
	CITY PLATE No.	STR-1

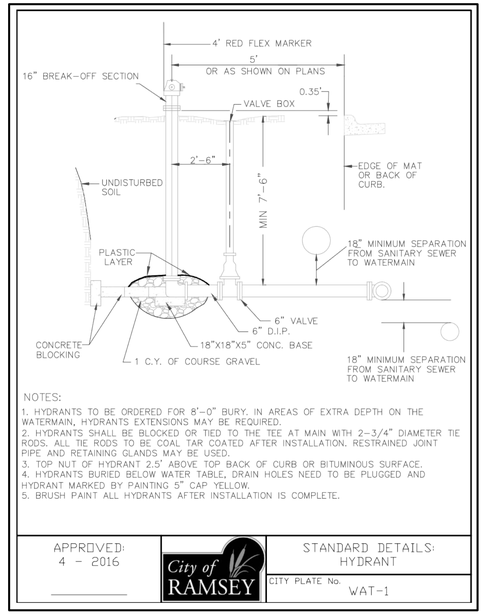
5 **CURB AND GUTTER**
NO SCALE



NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER.

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	WATERMAIN VALVE LOCATION
	CITY PLATE No.	WAT-3

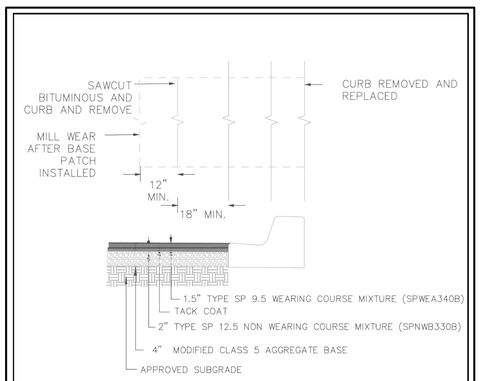
3 **WATERMAIN VALVE LOCATION**
NO SCALE



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

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	HYDRANT
	CITY PLATE No.	WAT-1

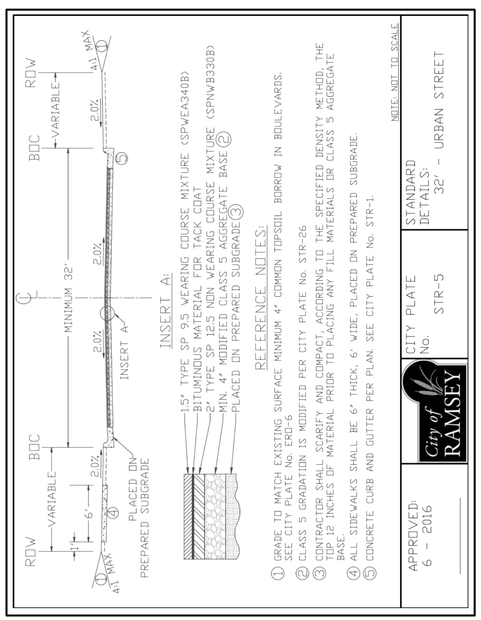
1 **STANDARD HYDRANT**
NO SCALE



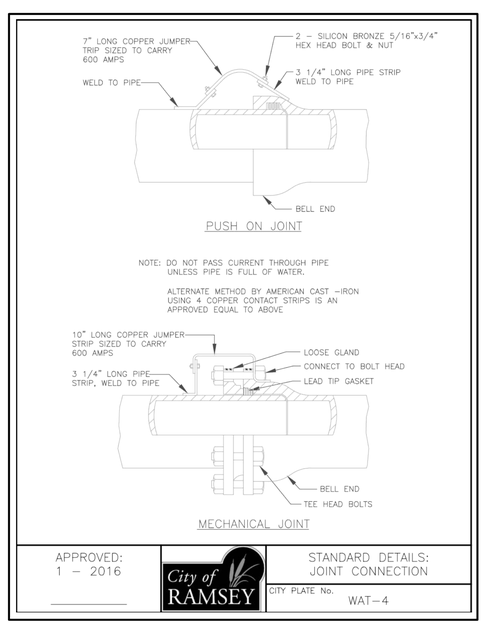
NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

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

8 **STREET PATCHING STANDARDS**
NO SCALE

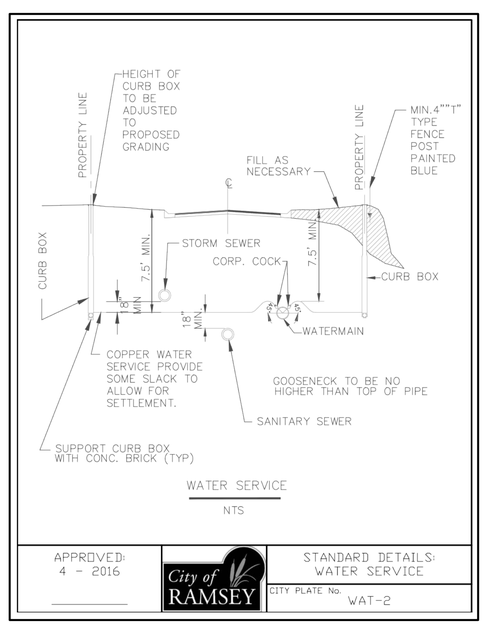


6 **URBAN STREET SECTION**
NO SCALE



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

4 **JOINT CONNECTION**
NO SCALE



APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	WATER SERVICE
	CITY PLATE No.	WAT-2

2 **WATERMAIN SERVICE**
NO SCALE

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DEVELOPER

BRYON AND LYNN COLE
6951 168TH AVE NW
RAMSEY, MN 55303

MUNICIPALITY

City of RAMSEY

PROJECT

COLE ADDITION
RAMSEY, MN

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Randall Scott Hoffman
License No. 19576

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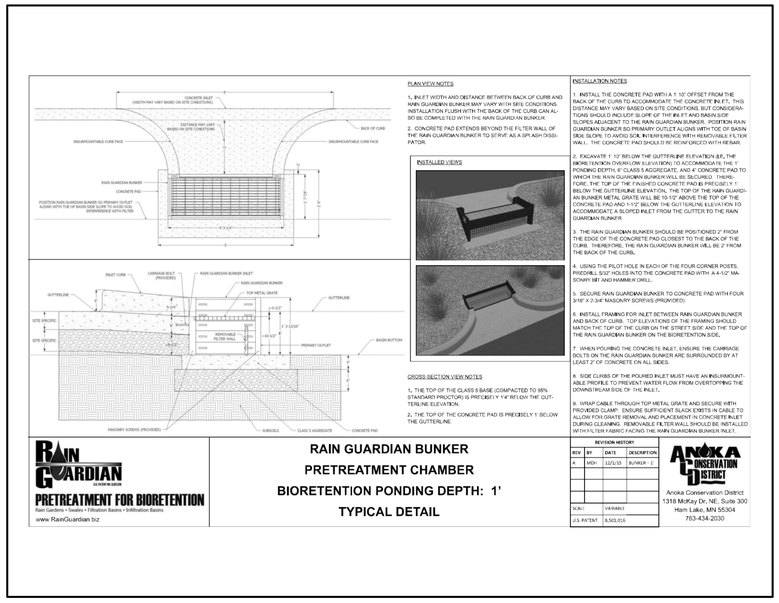
FILE NAME C702ZZZ001.DWG

PROJECT NO. ZZZ15326

CIVIL CONSTRUCTION DETAILS
C7.2

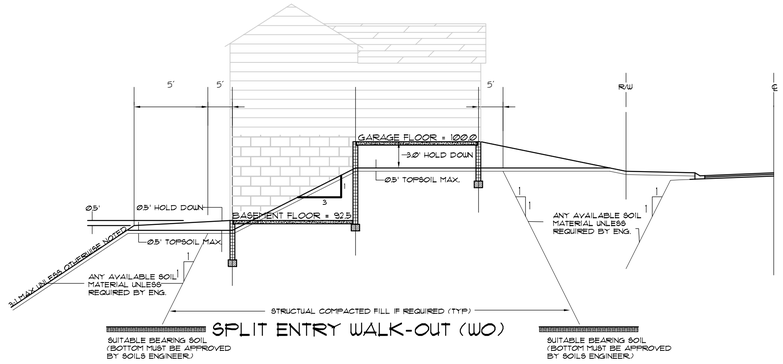
SHEET NO. 9/13

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3 **RAIN GUARDIAN**

NO SCALE



1 **HOUSE PADS**

NO SCALE

2 **INFILTRATION BASINS (TYP.)**

NO SCALE

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DEVELOPER

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6951 168TH AVE NW
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MUNICIPALITY

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Randall J. Sjoberg

License No. 18576

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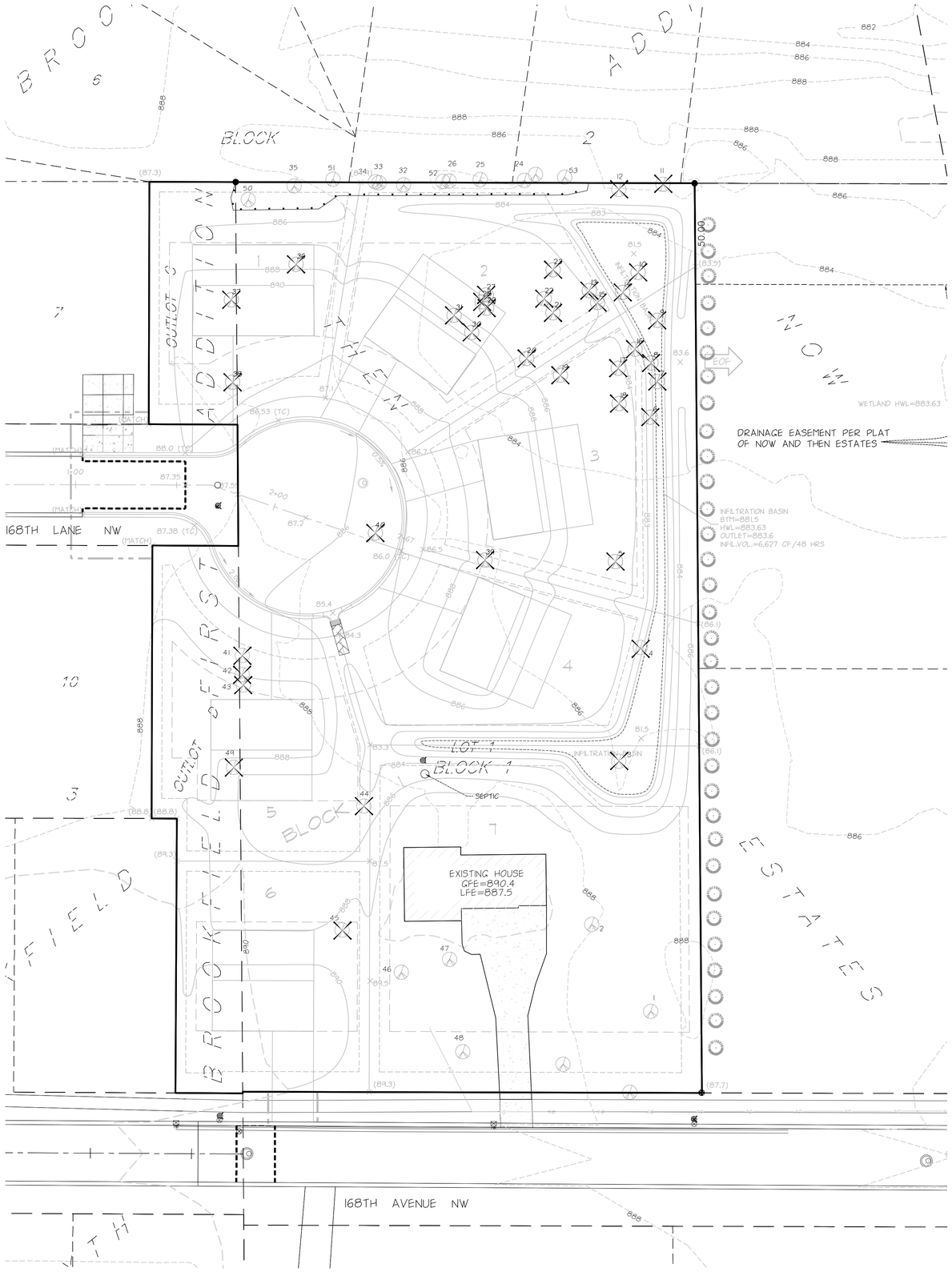
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CIVIL CONSTRUCTION DETAILS

C7.3

SHEET NO. 11/13

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TABLE

Tree #	Species	DBH	Condition	Stems	Removed	Saved
1	Maple, silver	14.0	Good	1		X
2	Maple, silver	15.5	Good	1		X
3*	Maple, silver	17.0	Fair	1	X	
4*	Maple, silver	9.5	Good	1	X	
5	Elm, Siberian	10.0	Fair	1	X	
6*	Boxelder	8.0	Fair	1	X	
7*	Boxelder	16.0	Fair	3	X	
8*	Boxelder	27.0	Fair	5	X	
9*	Boxelder	21.0	Fair	3	X	
10*	Boxelder	25.0	Fair	4	X	
11*	Boxelder	46.0	Fair	4	X	
12*	Boxelder	42.5	Fair	5	X	
13*	Boxelder	13.0	Fair	2	X	
14*	Boxelder	13.0	Fair	3	X	
15*	Boxelder	10.5	Fair	2	X	
16*	Boxelder	12.5	Fair	2	X	
17	Boxelder	12.0	Fair	2	X	
18	Boxelder	8.5	Fair	2	X	
19	Boxelder	9.0	Fair	2	X	
20	Boxelder	13.0	Fair	2	X	
21	Boxelder	11.5	Fair	2	X	
22	Boxelder	24.0	Fair	5	X	
23	Boxelder	14.0	Fair	2	X	
24	Boxelder	21.0	Fair	3		X
25	Boxelder	29.0	Fair	3		X
26	Boxelder	24.0	Fair	1		X
27	Boxelder	8.5	Good	1	X	
28	Boxelder	16.5	Fair	3	X	
29	Boxelder	8.0	Good	1	X	
30	Boxelder	14.0	Fair	2	X	
31	Boxelder	8.5	Good	1	X	
32	Boxelder	40.0	Fair	1		X
33	Boxelder	10.5	Fair	1		X
34	Boxelder	11.0	Fair	1		X
35	Boxelder	38.0	Fair	1		X
36	Boxelder	8.0	Good	1	X	
37	Boxelder	8.5	Fair	1	X	
38	Boxelder	12.5	Fair	1	X	
39	Cottonwood	15.0	Good	1	X	
40	Elm, Siberian	15.0	Fair	3	X	
41	Boxelder	11.0	Good	1	X	
42	Boxelder	10.0	Good	1	X	
43	Boxelder	10.5	Fair	1	X	
44	Maple, silver	22.0	Good	1	X	
45	Maple, silver	24.0	Fair	1	X	
46	Ash, green	11.0	Good	1		X
47	Ash, green	13.0	Good	1		X
48	Ash, green	14.0	Fair	1		X
49	Ash, green	17.0	Good	1	X	
50	Boxelder	16.0	Fair	1		X
51	Boxelder	16.0	Fair	1		X
52	Boxelder	8.0	Fair	1		X
53	Boxelder	8.0	Fair	1		X

* EXEMPT DUE TO STORM WATER PONDING LOCATION

TREE SUMMARY

Total Sig. Tree Inches:	861.0
Total Sig. Tree Inches (Exempt):	261
Net Sig. Tree Inches:	600
60% allowable sig. tree removals (threshold):	360
Removal inches (Non-exempt):	311.0
Removal Inches above threshold:	0.0
Removal Pecentage:	51.8%
Replacement Inches:	0.00

Know what's **Below.** **Call** before you dig.

NORTH

0 30 60

DEVELOPER

BRYON AND LYNN COLE
6951 168TH AVE NW
RAMSEY, MN 55303

MUNICIPALITY

City of RAMSEY

PROJECT

COLE ADDITION
RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	PRELIMINARY PLAT & SITE PLAN
C3.1	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C3.2	SWPPP NOTES
C4.1	UTILITY PLAN AND PROFILE
C6.1	STREET PLAN AND PROFILE
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
C7.3	CONSTRUCTION DETAILS
L1.1	TREE PRESERVATION PLAN
L2.1	LANDSCAPE PLAN

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
23 MAY 2017	SKETCH PLAN	
01 JUN 2017	PRELIMINARY & FINAL PLAT	RTS
06 JUL 2017	WATERSHED SUBMITTAL	RTS
08 AUG 2017	FINAL PLAT	RTS

PROJECT MANAGER REVIEW

BY RS DATE 05-22-17

CERTIFICATION

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

Randall J. Schmidt

License No. 19576

PRELIMINARY NOT FOR CONSTRUCTION

Signature shown is a graphic representation of original. Wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

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FINAL PLAT

08-07-2017

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME L101ZZZ001.DWG

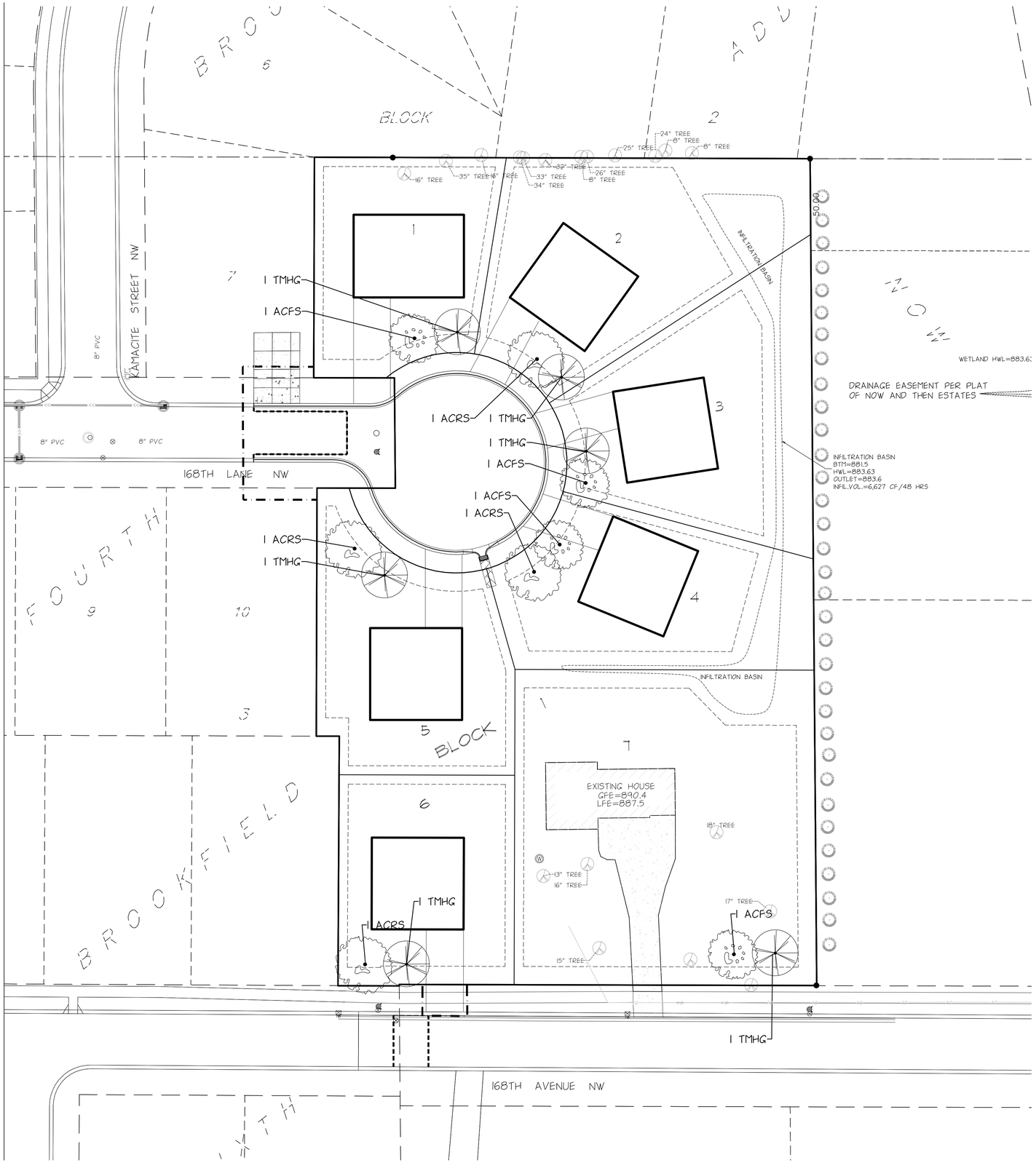
PROJECT NO. ZZZ15326

TREE PRESERVATION PLAN AND TABLE

L1.1

SHEET NO. 12/13

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LANDSCAPE SCHEDULE

KEY	COUNT	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
ACFS	4	ACER X FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	50'H X 30'W	2.5" CAL	B&B
ACRS	4	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	50'H X 40'W	2.5" CAL	B&B
TMHG	6	TILIA MONGOLICA 'HARVEST GOLD'	HARVEST GOLD MONGOLIAN LINDEN	40'H x 30'W	2.5" CAL	B&B

Know what's **Below.**
Call before you dig.

NORTH

0 30 60

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DEVELOPER

BRYON AND LYNN COLE
6951 168TH AVE NW
RAMSEY, MN 55303

MUNICIPALITY

City of RAMSEY

PROJECT

COLE ADDITION
RAMSEY, MN

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23 MAY 2017	SKETCH PLAN	
01 JUN 2017	PRELIMINARY & FINAL PLAT	RTS
06 JUL 2017	WATERSHED SUBMITTAL	RTS
08 AUG 2017	FINAL PLAT	RTS

PROJECT MANAGER REVIEW

BY RS DATE 05-22-17

CERTIFICATION

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

Randall J. Schmidt
License No. 19576

Signature shown is a duplicate. The original, wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

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FINAL PLAT
08-07-2017

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME L201ZZZ001.DWG

PROJECT NO. ZZZ15326

LANDSCAPE PLAN
L2.1

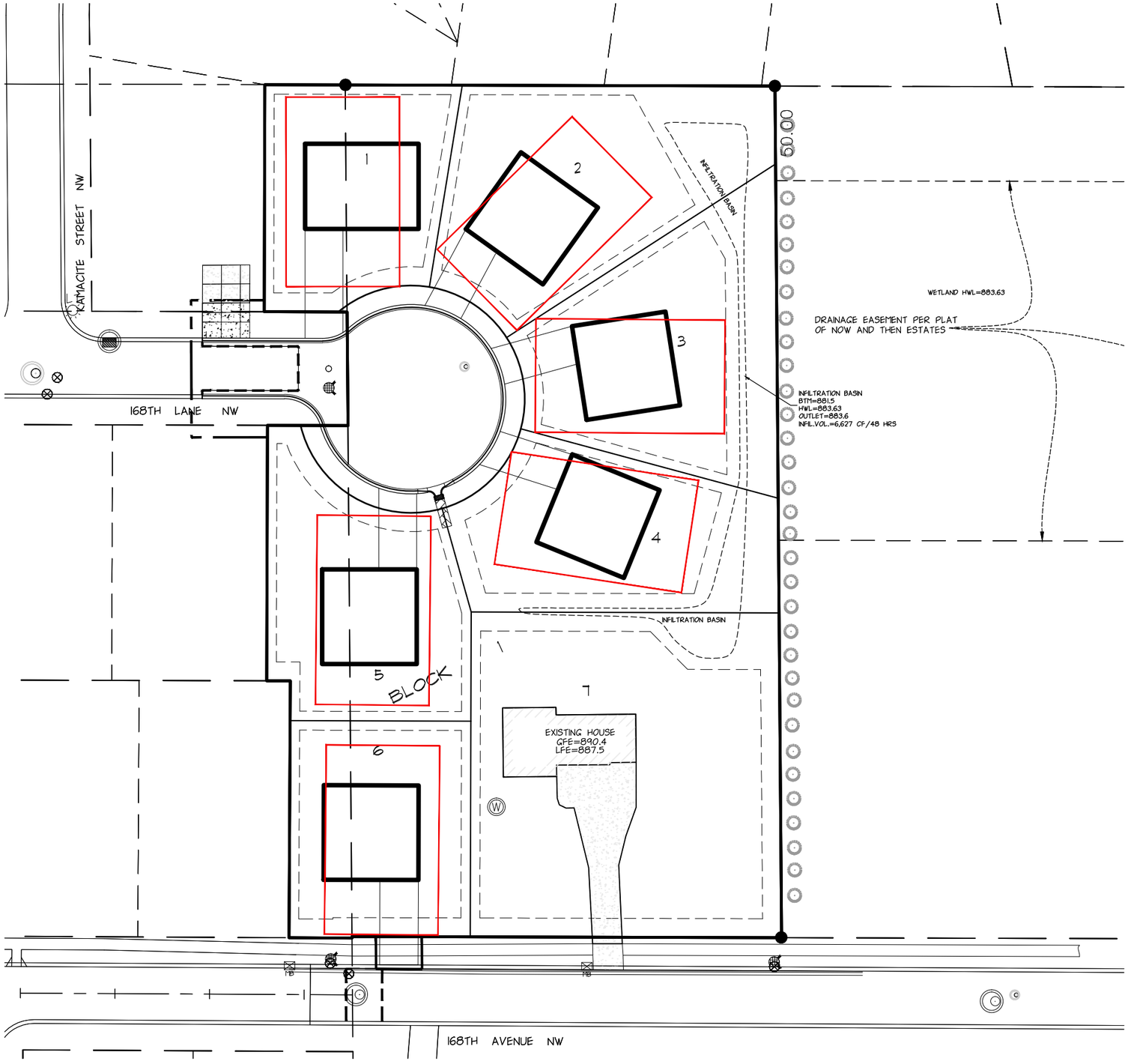
SHEET NO. 13/13

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COLE ADDITION
RAMSEY, MN

LEGEND

60' X 100' BOX



NORTH

0 60

LANDFORM
From Site to Finish

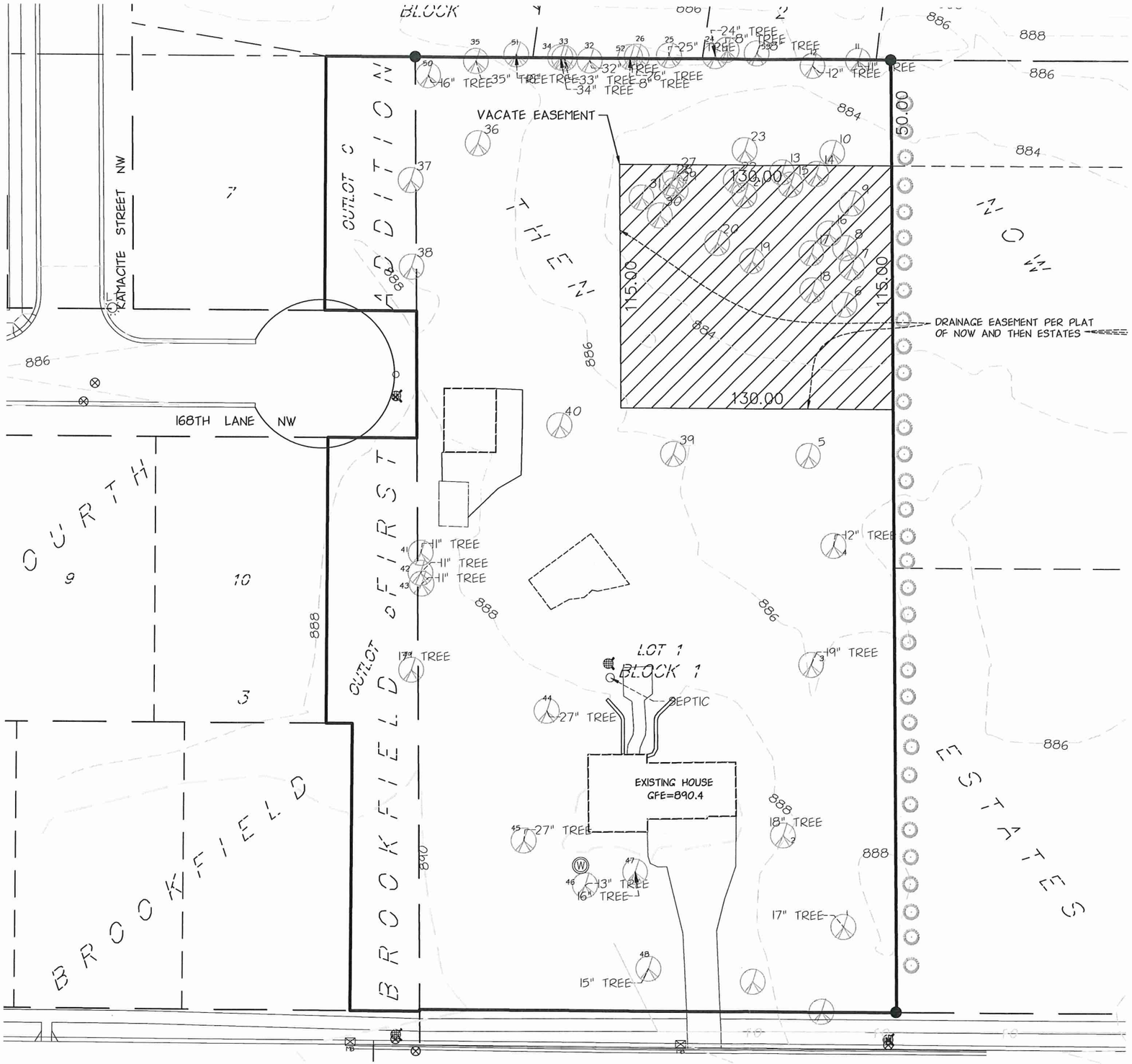
LOT DEPTH BOX EXHIBIT

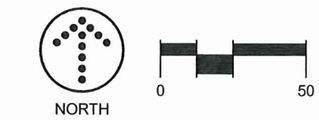
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COLE ADDITION
RAMSEY, MN

VACATE EASEMENT





LANDFORM
From Site to Finish

VACATION EASEMENT EXHIBIT

07-10-2017

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KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Providing Sound, Balanced, Comprehensive Natural Resource Solutions

Memorandum

Date: October 19, 2015

To: Randy Hedlund, Landform Engineering

From: Melissa Barrett, Kjolhaug Environmental Services Company (KES)

Re: Site Assessment for Wetlands
6951 168TH AVENUE, RAMSEY, MN

The 6951 168th Avenue site was examined on October 6, 2015 for the presence and extent of wetland. The site was located in Section 10, Township 32N, Range 25W, City of Ramsey, Anoka County, Minnesota. No wetlands were identified or delineated on the site.

The 2.34-acre site was located west of the intersection of 168th Avenue NW and Garnet Street NW (**Figure 1**). Site limits correspond to the address of 6951 168th Avenue NW and Anoka County PID 10-32-25-31. The site is comprised of a single-family home in the center of the site and a detached garage in the northwest part of the site. The home is surrounded by manicured yard and planted trees and shrubs. Un-manicured meadow and woodland is found in the northeast portion of the site (**Figure 2**).

Review of Soils, NWI, and DNR Information

The MN DNR revised ***National Wetland Inventory Map (NWI)*** (http://deli.dnr.state.mn.us) did not show any wetlands within or near site boundaries (**Figure 3**).

The ***Soil Survey of Anoka County, Minnesota*** (http://soils.usda.gov/survey/geography/ssurgo/) showed the following soil types present within site boundaries (**Figure 4**). No hydric soils were shown within or near site boundaries.

SMU	Map unit name	Hydric Rating	Acres in AOI	Percent of AOI
AnA	Anoka loamy fine sand, 0 to 2 percent slopes	0	1.2	36.70%
DlA	Dalbo silt loam, 1 to 5 percent slopes	0	2	63.30%

26105 Wild Rose Lane, Shorewood, Minnesota 55331, Phone: 952-401-8757, Fax: 952-401-8798

The ***DNR Protected Waters Map, Anoka County*** (http://deli.dnr.state.mn.us) did not show any DNR Protected Waters, Watercourses, or Wetlands within site boundaries (**Figure 5**). A DNR Protected Watercourse is located more than 300-feet to the northwest of the site.

Wetland Determinations and Delineations

The 6951 168th Avenue site was examined on October 6, 2015 for the presence and extent of wetland. At that time, herbaceous growth was present and had not yet begun to senesce. Leaves were present on trees and shrubs. Climatic conditions were normal based on available precipitation data (attached).

The site was comprised of a single-family home in the center of the site and a detached garage in the northwest part of the site. The home was surrounded by manicured yard and planted trees (mainly silver maple) and shrubs.

Un-manicured meadow was dominated by smooth brome, yellow foxtail, Canada goldenrod, and Kentucky bluegrass with lesser amounts of raspberry, pearly everlasting, common milkweed, asparagus and scattered Siberian elm, red cedar, cottonwood, and black cherry.

Woodland was dominated by canopy of boxelder and an understory scattered with motherwort, poison ivy, lambsquarter, Canada goldenrod, Common milkweed, yellow foxtail, gooseberry, riverbank grape, bedstraw, stinging nettle, Canada thistle, wood sedge, elderberry, Virginia creeper, raspberry, and American lopseed.

No closed depressions or areas dominated by hydrophytic vegetation were observed. No areas were shown as wetland on the NWI map, and no hydric soils were mapped within site boundaries. ***No wetlands were identified or delineated on the 6951 168the Avenue site in Ramsey, Minnesota by Kjolhaug Environmental.***

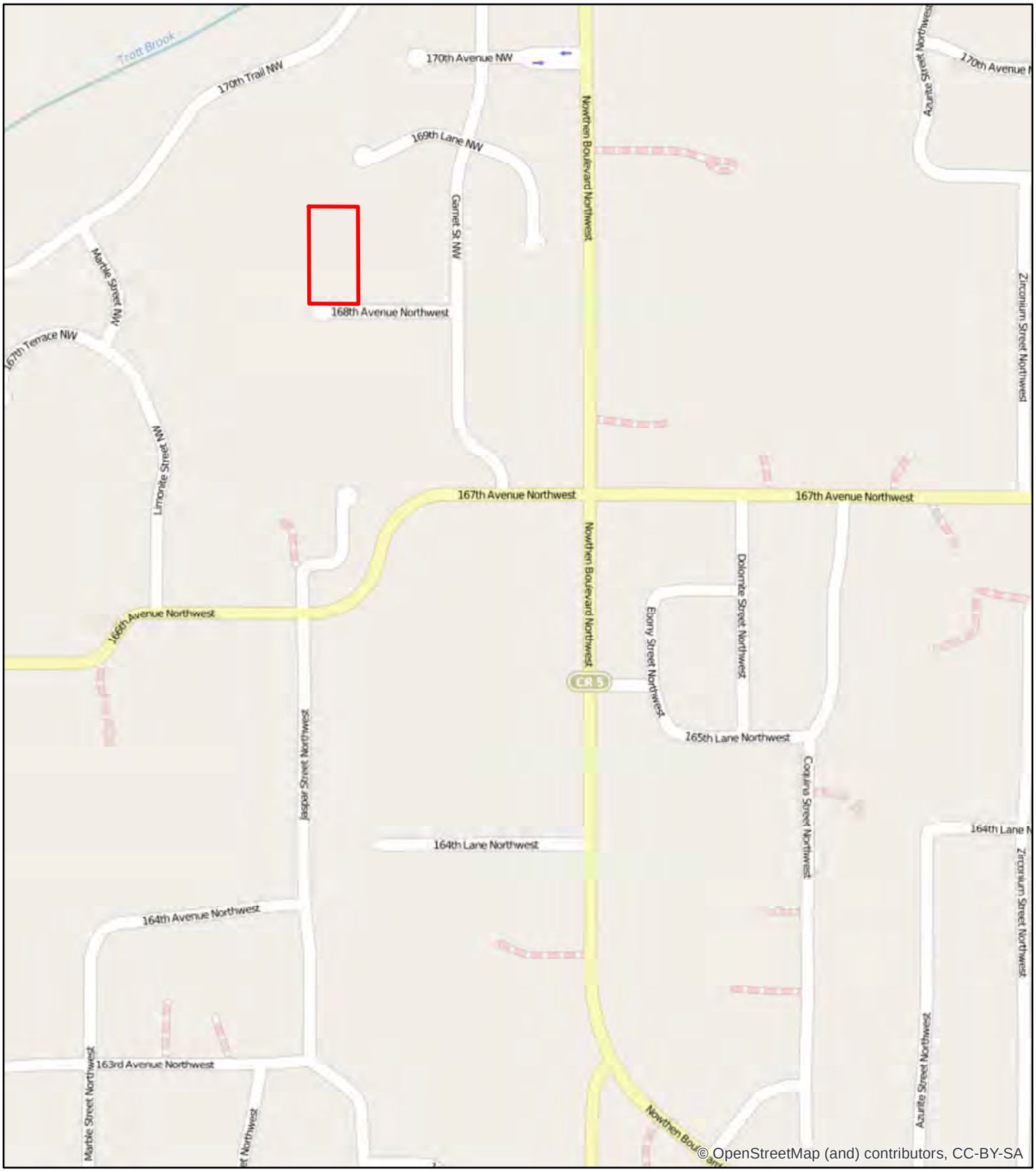


Figure 1 - Site Location Map

N

0 750 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

6951 168th Avenue (KES 2015-171)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



Figure 2 - Existing Conditions (2013 FSA Aerial Photograph)

N

0 350 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

6951 168th Avenue (KES 2015-171)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



Figure 3 - National Wetland Inventory Map (MN DNR 2013)

N

0 500 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

6951 168th Avenue (KES 2015-171)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



Figure 4 - Soil Survey Map

N

0 150 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

6951 168th Avenue (KES 2015-171)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



Figure 5 - DNR Public Waters Inventory

N

0 500 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: Minnesota DNR

6951 168th Avenue (KES 2015-171)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



Figure 6 - National Hydrography Dataset Map

N

0 350 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

6951 168th Avenue (KES 2015-171)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

Minnesota Climatology Working Group

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:

county: **Anoka** township number: **32N**
township name: **Ramsey** range number: **25W**
nearest community: **Nowthen** section number: **10**

Aerial photograph or site visit date:
Tuesday, October 06, 2015

Score using 1971-2000 normal period

(values are in inches)	first prior month: **September 2015**	second prior month: **August 2015**	third prior month: **July 2015**
estimated precipitation total for this location:	**missing**	**missing**	**6.52**
there is a 30% chance this location will have less than: *	2.00	3.55	2.99
there is a 30% chance this location will have more than: *	3.69	5.05	4.92
type of month: dry normal wet	**missing**	**missing**	**wet**
monthly score	**missing**	**missing**	**1 * 3 = 3**
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	**missing**		

Score using 1981-2010 normal period

(values are in inches)	first prior month: **September 2015**	second prior month: **August 2015**	third prior month: **July 2015**
estimated precipitation total for this location:	2.39 **sing**	3.68 **ing**	**6.52**
there is a 30% chance this location will have less than: *	2.27	3.14	3.02
there is a 30% chance this location will have more than: *	4.50	4.95	4.89
type of month: dry normal wet	normal **sing**	normal **ing**	**wet**
monthly score	3*2=6 **sing**	2*2=4 **ing**	**1 * 3 = 3**
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	6+4+3=13 (normal)	**missing**	

view USDA-NRCS WETS data for Anoka County

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	6/9/17 6/30/17 **REVISED:** **8/16/17**	**PROJECT ADDRESS**	10-32-25-31-0002, 10-32-25-32-0006, 10-32-25-32-0005
PROJECT. TITLE	COLE ADDITION, PRELIMINARY PLAT REVIEW		
ESCROW #	115739		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Alec Henderson, Planning Intern Phone: (763) 576-4314 Email: AHenderson@ci.ramsey.mn.us		

Preliminary Plat Plan Review

We offer the following comments regarding the Preliminary Plat submittal for Cole Addition as it relates to the City's Zoning Code. The Preliminary Plat submittal consists of eleven (11) sheets, prepared by Landform and dated June 1, 2017.

Planning Staff provides the following comments that require revision for the Preliminary Plat:

Strikethroughs indicate comments that have been addressed. Italicized indicate concerns yet to be addressed.

Easement vacation application received.

Revisions of Preliminary Plat

1. ~~Needs legend on each sheet of used symbols.~~
2. ~~Wetland delineation needed (see engineering comments). Engineering staff not supportive of easement vacation until verification of wetland and solving for drainage.~~
3. ~~Revise to dedicate right-of-way for cul-de-sac (minimum radius of sixty [60] feet) and update the table of lot sizes accordingly. If lot size is reduced below 10,800 square feet for any lot, the number of lots will need to be reduced or you could apply for a variance (considered at a future Planning Commission meeting with no guarantee it would be approved).~~
4. *Sidewalk from Kamacite should be extended along north side of 168th lane to the new cul-de-sac bulb. The City is willing to discuss cost for portion of sidewalk outside boundary of the property.*

Sheet C1.2

1. ~~Add note that a Demolition Permit required for removal of structures and to coordinate with the City Building Division for abandonment of the well and septic system.~~
2. ~~Presently, the Engineering Division is not supportive of vacating the drainage and utility easement. Additional information must be provided to demonstrate that drainage will be sufficiently addressed with this project.~~

Sheet C2.1

1. ~~Legend needed~~
2. *Sidewalk should be provided along the north side of 168th Lane to the new cul-de-sac bulb. The City is willing to discuss cost for the portion of sidewalk outside the boundary of the Property (between Kamacite Street the existing concrete sidewalk).*
3. ~~Cul-de-sac to be built to minimum design standards outlined in City Code Section 117-614 for cul-de-sacs, including dedication of right-of-way.~~
4. ~~Update the table of lot sizes accordingly (after revising to dedicate right-of-way for cul-de-sac). If lot size is reduced below 10,800 square feet for any lot, the number of lots will need to be reduced or you could apply for a variance (considered at a future Planning Commission meeting with no guarantee it would be approved).~~
5. *Wetlands and stormwater ponds (including infiltration ponds) require a sixteen and a half foot (16.5') setback encumbered by drainage and utility easement (measured from delineated boundary of wetland or the normal water level elevation of a stormwater pond). Add this setback and ensure it is properly encumbered with easement. Will not impact lot depth or widths (code only details excluding wetlands from buildable lot width and depths).*

Sheet C3.1

1. ~~Need to show tree save fencing and should differentiate line type from silt fence.~~
2. North east EOF- no easement, can't run water through there.
3. ~~Verify depth of ground water. Must meet ground water, aquifer, flood and emergency overflow requirements (see engineering comments for detail).~~
4. ~~Engineering has comments detailing the grading and easements.~~
5. ~~See engineering comments for basement depths~~

Sheet C4.1

1. ~~Will existing home be connected to utilities? Show stubs.~~ *Clearly show connection to municipal utility services for the Cole residence.*

Planning Staff provides the following comments for general review of applications:

General. The Sketch Plan proposes to re-plat the following legally described land into ~~eight (8)~~ seven (7) lots:

PID #s: 10-32-25-32-0005, 10-32-25-32-0006 and 10-32-25-31-0002).

The proposed subdivision is bordered by 168th Avenue NW along the existing south property line and existing residential developments along all other property lines. The plan is proposing access to ~~six (6)~~ five (5) of the new lots by the extension of 168th Lane NW. The existing home and Lot 4, Block 2 will retain access on 168th Avenue NW.

Plat would require an easement vacation application as proposed.

The Preliminary Plat is being reviewed under the R-1 Residential (MUSA) standards.

Lot Sizes. The minimum lot size in the R-1 Residential (MUSA) District is 10,800 square feet with a minimum lot width of 80 feet (90 feet for corner lots), measured at the building setback line. City ordinance now also requires that each lot have an area sixty (60) feet wide by one hundred (100) feet deep not encumbered by wetland, wetland setback area, floodway, or other unbuildable areas. Note that lot width is measured at the property line abutting a street at the minimum setback line of the applicable zoning district.

Setbacks and Dimensional Standards.

MUSA	
Required	**Proposed**
Front yard: 30 feet	**30 feet**
Side yard uninhabitable: 6 feet	**6 feet**
Side yard habitable: 10 feet	**10 feet**

Side yard corner lot: 30 feet	N/A
Rear yard: 30 feet	30 feet
Minimum lot width*: 80 feet/corner lot 90 feet	80 feet
Lot depth**: 100 feet with a minimum width of 60 feet	~~Not shown~~, provided exhibit includes the 60' x 100' box on each lot.
Wetland/Stormwater Pond: 16.5 feet	Not shown, update plans to show setback encumbrance of infiltration ponds

**Note: Minimum Lot Width is measured at front yard setback line, property must abut built street.*
*** Lot depth required is 100 feet for a width of 60 feet that is not encumbered by wetland, wetland setback area, floodway, or other unbuildable areas.*

Density: The R-1 Residential regulations for the MUSA area allows a net density of up to 3 units per acre (excluding wetlands and major road rights-of-way). The proposed density is calculated to be ~~three (3)~~ two point six (2.6) units per acre.

Floodplains. There are no floodplains in the project area.

Wetlands: ~~Must have wetland delineation to determine whether wetlands are present.~~ The large drainage easements as part of the Now and Then Estates are present on this plat and on the adjacent property. ~~and it appears that over time, this area may have developed wetland characteristics.~~

Easement Vacation: Easement vacation has been applied for. Kjolhaug Environmental Services performed a wetland delineation for the property in 2015 and found no wetlands.

Landscaping: *See landscape and environmental resources for specific comments about landscaping and tree removal.* Each lot is required to have two (2) front yard trees installed. The plan currently does show new proposed trees and meets minimum requirements. Deciduous trees shall be at least one (1) inch in diameter and coniferous trees shall be at least five (5) feet in height. Each lot is subject to the City's topsoil requirement.

There are no oaks present in the tree inventory.

Density Transitioning: As proposed, the development is not subject to the density transitioning standards based on the zoning of the adjacent properties.

Streets and Access: The proposed Sketch Plan shows the extension of 168th Lane NW into a ~~temporary~~ full cul-de-sac. The cul-de-sac appears to be designed and built to comply with the minimum design standards in City Code. The proposed subdivision is bordered by 168th Avenue NW along the existing south property line and existing residential developments along all other property lines. The plan is proposing access to ~~six (6)~~ five (5) of the new lots by the extension of 168th Lane NW, which would comply with allowable cul-de-sac length. Lots 4 and 5, Block 2 will be accessed from 168th Avenue Northwest. Design of cul-de-sac appears meet minimum standards for radius, width, and right of way as per sec 117-614. ~~Lot size would likely need to be adjusted.~~

Sidewalks: *Sidewalk will be required along the north side of 168th Lane NW to the new cul-de-sac bulb. A portion of this sidewalk would extend beyond the boundaries of the Plat to connect back to Kamacite St NW. The City is open to discussing cost allocations for that portion of sidewalk.*

Utilities and Municipal Services: All new lots will be serviced with municipal utilities. ~~The plans must show the existing utility stubs for the existing house~~ *and clearly show that the existing home will connect to municipal utilities as part of this project.*

Grading and Drainage Plans: A permit from the LRRWMO will be required. There is a significant drainage easement over a portion of the Property that is proposed to be vacated. The Engineering Department has

noted a concern with this vacation and is not supportive of it without additional information to verify that drainage can still be sufficiently managed.

The lowest floor of each home must follow LRRWMO rules. Lowest floor must be at least three (3) feet above the water table, two (2) feet above the 100-year event, and one (1) foot above emergency overflow. Distance from ground water must be verified. *See engineering review for more detailed grading and drainage comments*.

Development Fees: Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, Storm water Management, Trunk Water and Trunk Sanitary Sewer, and Lateral Benefit Charges for Sewer and Water (only applicable for Lots 4-5, Block 2). These fees are collected at the time the Final Plat is recorded and at the rate in effect when the final plat is recorded.

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording. An engineer's estimate for public improvements has been received.

Miscellaneous: Temporary construction easements will be needed from the property owners of the lots where the existing cul-de-sac will be removed. See engineering review for more detailed comments. ~~Must apply for easement vacation.~~

CITY OF RAMSEY LAND USE APPLICATION

TECHNICAL REVIEW FILE

DATE	JUNE 30, 2017 **REVISED: 8/16/17**	**PROJECT ADDRESS**	6951 168TH AVE NW
PROJECT. TITLE	COLE ADDITION		
ESCROW #	115739		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The proposed subdivision involves an existing residential lot that is approximately 2.34 acres in size. While there is some existing tree cover, it is not a naturalized area. The Natural Resources Inventory (NRI) categorizes this property as Urban with Vegetative Cover. The submittal does include a Tree Preservation Plan and a Landscape Plan, both prepared by Landform and dated May 22, 2017, revised June 1, 2017.

On site, there is a mixture of ash, maple and boxelder (boxelder being the predominant species) Per the Tree Preservation Plan, the subdivision will result in the removal of sixty-three percent (63%) of the significant tree DBH inches, which exceeds the allowable removal threshold of sixty percent (60%). However, with the proposed landscaping of two (2) trees per lot, with the new trees each being 2.5 inches in size, this does satisfy the reforestation requirements.

We offer the following comments regarding the Tree Preservation Plan Landscape Plan:

General Comments

- Note that each lot, including boulevards, shall be improved with four (4) inches of topsoil meeting the City's topsoil specification across all areas not covered with impervious surfacing. Copies of the load tickets shall be provided to the City and a topsoil inspection shall be completed prior to installation of any landscaping.

Sheet C2.1:

- ~~Proposed cul-de-sac must be designed in compliance with the minimum design standards outlined in City Code Section 117-614~~.
- *Sidewalk needs to be constructed from Kamacite Street to the cul-de-sac bulb and must be shown on the plan set. Note that the City is open to considering credit for the segment outside the boundary of the Plat.*

Sheet C3.1:

- Tree save fencing must be shown on this plan sheet.
- ~~Emergency Over Flow (EOF) from Lot 3, Block 2 appears to traverse an area on the neighboring property that is not encumbered with drainage and utility easement. Stormwater runoff cannot be directed to area without drainage and utility easement.~~
- *Sidewalk needs to be constructed from Kamacite Street to the cul-de-sac bulb and must be shown on the plan set. Note that the City is open to considering credit for the segment outside the boundary of the Plat.*

Sheet L1.1:

- ~~Emergency Over Flow (EOF) from Lot 3, Block 2 appears to traverse an area on the neighboring property that is not encumbered with drainage and utility easement. Stormwater runoff cannot be directed to area without drainage and utility easement.~~
- ~~Tree numbers 24 and 53 appear to possibly be located on the adjacent property. Verify that any proposed removals are within the boundary of the Plat or provide written authorization from the adjacent property owner to remove those trees.~~
- ~~The tree numbers are missing from many of the trees proposed to be removed around the cul-de-sac and Lots 2-3, Block 2. Revise the plan sheet to ensure that all tree tags are shown.~~
- *Sidewalk needs to be constructed from Kamacite Street to the cul-de-sac bulb and must be shown on the plan set. Note that the City is open to considering credit for the segment outside the boundary of the Plat.*

Sheet L2.1:

- ~~Plan shows five (5) Acer x freemanii 'Sienna' being planted but the Landscape Schedule only notes four (4). Update the table to correct this discrepancy.~~
- *The Landscape Schedule indicates that all proposed landscaping will have a caliper of 2.5 inches. While that exceeds the minimum size requirements for plantings in residential districts, it is necessary since the base landscaping is being utilized to comply with the reforestation requirements. The Development Agreement will reference the approved plans, which will mean that all trees shown on this plan shall have a caliper of not less than 2.5 inches.*
- *Add a Tree Planting Detail to this plan sheet or include the City's planting detail, PARK-2.*

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	AUGUST 16, 2017	**PROJECT ADDRESS**	168TH LANE NW, EAST OF KAMACITE STREET
PROJECT. TITLE	COLE ADDITION		
ESCROW #	115739		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding the Final Plat submittal for Cole Addition. The submittal consists 13 sheets prepared by Landform dated June 1, 2017.

We offer the following comments on these sheets: *Italicized or bolded comments were included in the previous review report and must be addressed.*

General comments:

1. *The plans need a legend on every sheet showing every line type and symbol used on that sheet. The Symbols have not been added to the legend. The scale of the symbols in the legend must match the plan view.*
2. ***The lines under text must be broken to make the text legible**.*
3. *Location map must show 1 mile radius and information required for SWPPP or a map must be added to C4 showing the required information.*

C0.1:

1. The sheet index must be updated.
2. Add sheets for SWPPP notes and Civil Construction Details to the index and set.

C1.1:

1. *A sheet specific legend is required listing **ALL SYMBOLS AND LINES** on this sheet.*
2. *There is a low area in the northwest corner of the lot that needs to be reflected in the topo.*
3. *Show the existing sewer and water services from 168th Avenue.*
4. Identify the cross-hatched symbol in the back yard.
5. Clarify the lines in 168th Avenue adjacent to the southwest corner of the lot.

C1.2:

1. *A sheet specific legend is required listing all symbols and lines on this sheet. The legend hatch does not match the plan view.*
2. *Obtain access agreements for removing temporary cul-de-sac on private property.*

3. Sawcut and remove temporary cul-de-sac at end of curb. Sawcut and remove existing driveways as needed to blend into new pavement.
4. Show removal of bituminous in 168th Avenue for construction of new services. Bituminous must be sawcut and removed from curb to curb.
5. The notes refer to details that are not in the set, and sheets that are not in the set.
6. There is a tree removal symbol in the legend, it is not used on the plan.
7. A City demolition permit is required prior to performing work in Note 5.
8. The intent of Notes 10 and 13 is not clear.
9. Note 14 does not have a symbol on the plan view.
10. Revise note 15 to state "Existing pipe and conduits must be removed from the site."
11. Add note "Removal of the septic system and well at the existing building must be coordinated with connection to municipal services shown on C4.1".

C2.1:

1. *A sheet specific legend is required listing **ALL SYMBOLS AND LINES** on this sheet.*
2. Dimensions must be shown for the lots (bearing and length) and easements.
3. Drainage and utility easements must be labeled.
4. The existing hydrant at the end of 168th Lane is called out for removal on the removals sheet. It must no appear on any other sheet.
5. The overflow swale and sawcut lines must be turned off on this sheet.

C3.1:

1. *A sheet specific legend is required listing **ALL SYMBOLS AND LINES** on this sheet.*
2. Soil borings are required in the infiltration areas and in the house pad areas to establish groundwater elevations.
3. The lowest floor elevation must be at least 3 feet above the highest anticipated groundwater elevation, 2 feet above the 100 year flood elevation
4. The minimum grade on all lots in all directions shall be 2.0% or greater.
5. *Show proposed elevations at all lot corners.*
6. *Silt fence must stand out on this sheet.*
7. The lowest floor elevation label must be the same size as the other elevations in each pad.
8. Provide detail for Enkamat.
9. Add silt fence at top of slope around infiltration basin. This will be installed after the basin is excavated.
10. Add note: "Infiltration basin shall not receive premium topsoil or sod. Vegetation shall be appropriate for periodic inundation." Reference detail 2/C7.3.
11. Show inlet protection for curb cut to be installed after curbs are backfilled.
12. Update the Lot Elevations table to match the elevations shown on the pads. Verify the backyard slope on lot 7.
13. Show grading for sidewalk along north side of 168th Lane.
14. Add the rock construction entrance to the legend.

15. Add spot elevations to show how cul-de-sac drains.

C3.2:

1. The site map is not legible. It must be enlarged so that the labels are legible.
2. Revise the order of the schedule to move small utilities after construction of bituminous base.
3. Revise Impaired Waters statement "A TMDL will be applied to Trott Brook in the fall of 2017."
4. Add a site description to this sheet.
5. Add a table listing BMP type, quantity and sheet number where applied to this sheet.
6. Add note: "Weekly inspection logs must be emailed to the City, a complete report of all inspections must be submitted to the City prior to project close out."
7. Add note: "The City must approve the Notice of Termination before it is submitted."

C4.1:

1. *A sheet specific legend is required listing **ALL SYMBOLS AND LINES** on this sheet.*
2. Add note "City shall operate valves after installation."
3. Label bends.
4. *Specify length of DIP in profile view*.
5. Label proposed grade in profile.
6. List station for hydrants and connection to existing stubs.
7. Provide key to elevations listed at bottom of profile.
8. See City Standard detail for casting styles.
9. Reference City patch detail for new service installation. Bituminous must be removed and replaced from curb to curb. Label the service installation plan view.
10. The current City details are available on the City website.

C4.1:

1. *A sheet specific legend is required listing **ALL SYMBOLS AND LINES** on this sheet.*
2. Revise note regarding existing hydrant in 168th Lane.
3. Setback lines must be turned off on this sheet.
4. Specify connection method for connecting to existing watermain and sanitary sewer.
5. *Provide key to elevations listed at bottom of profile.*
6. Specify the connection station for the sanitary sewer. Show the size and slope of the existing sanitary sewer line.
7. Add station and offset for San MH 1. Verify the rim elevation and adjust in the profile view.

C6.1:

1. *A sheet specific legend is required listing **ALL SYMBOLS AND LINES** on this sheet.*
2. A sidewalk must be shown along the north side of 168th Lane from the existing sidewalk to the intersection with the cul-de-sac curb.

3. Label curb type, street width, boulevard width and match station for new pavement.

4. Call out detail for curb opening.
5. Add vertical curve to new profile. Minimum is 100 ft or 20x algebraic difference.
6. Extend new profile to sawcut station.
7. A detour plan will be required for vehicles during installation of the service in 168th Avenue. A detour plan will also be required for pedestrians during this work.
8. Pedestrian ramps are required at Kamacite Street and the cul-de-sac. A site specific detail is required for each lists elevations, grades and distances. The MNDOT 6 sheet set for pedestrian ramps must be added to the set.

C7.2:

1. Replace detail 6 with a site specific street section.

L1.1:

1. A sheet specific legend is required listing all symbols and lines on this sheet.
2. Several trees to be removed along the north property line appear to be outside of the project.

Stormwater Calculations

1. The Lower Rum River Watershed Management Organization is recommending approval of the permit contingent on receiving a geotechnical report that supports the assertions that the bottom of the infiltration basin is 3 feet above groundwater elevation and that the soils will infiltrate at the stated rate.
2. The infiltration area and the stormwater detention area are the same. The detention area must be totally dry 48 hours after the 100 year event. If this cannot be achieved then the infiltration and detention areas must be separated. Calculations must be provided to support the statement on the summary sheet.
3. Tables listing the P8 results are included. The P8 input data must be added to the report.

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR COLE ADDITION

This Agreement (hereinafter the "Agreement") is dated as of this _____ day of _____, 2017 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and **BRYON COLE AND LYNN COLE**, husband and wife, 6951 168th Ave NW, Ramsey, MN 55303, (the "**DEVELOPER**").

WHEREAS, the **DEVELOPER** is the owner of land legally described on the attached Exhibit A (the "Subject Property").

WHEREAS, the **DEVELOPER** received approval from the **CITY** to subdivide the Subject Property and plat the same as COLE ADDITION (the "Plat").

WHEREAS, the Plat subdivides the Subject Property into Lots 1-7. Block 1 (Inclusive), COLE ADDITION, Anoka County, Minnesota.

THEREFORE, THE **CITY** AND THE **DEVELOPER** AGREE AS FOLLOWS:

1. Conditions of Approval. The **CITY** approved the Plat subject to satisfaction of the following conditions subsequent:

   a. The **DEVELOPER'S** Execution of this Agreement. That the **DEVELOPER** enter into this Agreement.

   b. Marketable Title. That prior to recording the Plat, the **DEVELOPER** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

2. The Plans. The term "Plans" as used in this Agreement means the Final Plat and Plans prepared by Landform Professional Services, LLC and dated May 23, 2017, revised _____. The Plans remain subject to: (a) **CITY** Staff's review and approval of the revisions to, among other things, confirm that the revisions requested in the **CITY** Staff's August 16, 2017 review letter have been made; and (b) such further revisions as the **DEVELOPER** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

3. Stage I Improvements. The improvements, as stated in City Code Section 117-615 (b) (1), the **DEVELOPER** is required to construct or install are as follows (unless otherwise noted):

   a. Trunk and lateral sanitary sewer
   b. Trunk and lateral water main

c. Storm drainage facilities
d. Stormwater maintenance through ninety percent (90%) buildout
e. Streets
f. Concrete curb and gutter
g. Street traffic control signals
h. Lot grading
i. Trail development (not required)
j. Sidewalks
k. Electricity (within one-fourth mile)
l. Phone (within one-fourth mile)
m. Natural gas (within one-fourth mile)
n. Boulevard sodding
o. Water shut off boxes
p. Easement acquisition
q. As-built plans
r. Stage I financial surety

(the "Stage I Improvements").

The **DEVELOPER** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **DEVELOPER** shall provide the **CITY** with a set of re-producible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release the required Stage I Improvement Financial Guarantee noted in Section 6 below until said as-built plans are provided to the **CITY**. Additionally, the **DEVELOPER** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage I Improvements.

4. Additional Requirements Related to Certain Stage I Improvements. The **DEVELOPER** is required to hold a pre-construction meeting at **CITY** offices. The **DEVELOPER** shall be responsible for contacting the **CITY** to schedule the pre-construction meeting. The **CITY** will contact all utilities listed above and prepare the agenda for the pre-construction meeting. Work within existing rights of way and roadways must be completed under traffic, be brought back up to grade, and must be restored to existing conditions within 24 hours.

5. Lot Corner Staking. The **DEVELOPER** must install lot corner stakes at all lot corners.

6. Stage I Improvement Financial Guarantee. The **DEVELOPER** shall provide a financial guarantee, in a form of cash or an irrevocable letter of credit, to the **CITY** guaranteeing the construction of the Stage I Improvements and their timely completion. The **DEVELOPER** shall be responsible for a financial guarantee in

the amount of One Hundred Fifty Three Thousand Eight Hundred Eighty One Dollars and No Cents **($153,881.00),** which amount is 125% of the Engineer's Estimate of the Stage I Improvements. Upon completion of Stage I Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), and acceptance by the **CITY**, supported by appropriate lien waivers, the **DEVELOPER** may request a reduction in the amount of the financial guarantee.

7. Inspection Fees for the Stage I Improvements. The **DEVELOPER** shall provide an inspection fee to the **CITY** to inspect the Stage I Improvements. The **DEVELOPER** shall be responsible for an inspection fee in the amount of Six Thousand One Hundred Fifty Five Dollars and No Cents **($6,155.00)**, which amount is 5% of the Engineer's Estimate of the Stage I Improvements. The inspection fee must be in the form of a cash escrow. The **DEVELOPER** may request a refund of the remaining balance in the escrow upon completion of the inspections for the Stage I Improvements and acceptance by the **CITY**.

8. Installation of the Stage I Improvements. The **DEVELOPER** shall obtain all necessary permits from all governmental agencies before commencing construction of the Stage I Improvements. The **PERMITEE** must provide the **CITY** with copies of all necessary permits from other governmental agencies prior to or when the **DEVELOPER** applies for a building permit to construct improvements on a lot within the Plat. Within thirty (30) days after the completion and acceptance of the Stage I Improvements, the **DEVELOPER** shall provide the **CITY** with a complete set of reproducible "As Built" plans in CAD format for the Stage I Improvements.

9. Time of Performance for the Stage I Improvements. The **DEVELOPER** must complete the Stage I Improvements within one (1) year after the recording of the Plat.

10. Ownership of the Stage I Improvements. The **DEVELOPER** owns the Stage I Improvements until the **CITY'S** acceptance of the Stage I Improvements. Title to the Stage I Improvements automatically passes to the **CITY** upon the **CITY'S** written acceptance of the Stage I Improvements. Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY'S** financial guaranty described in Section 6 and except to the extent the **CITY** and the **DEVELOPER** may agree, in writing, to defer the **CITY'S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 6.

11. Stage I Improvements License. The **DEVELOPER** hereby grants the **CITY** and the **CITY'S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems appropriate during the **DEVELOPER'S** installation of the Stage I

Improvements. The license shall expire after the **CITY** accepts ownership of Stage I Improvements.

12. Stage II **CITY** Improvements. The future improvements the **DEVELOPER** must construct or install are as follows:

    a. Street striping and signing (street signs to be installed by the **CITY**)
    b. Seal coating
    c. Street lights (not required)
    d. Inspections
    e. Installation of survey monumentation.
    f. Stage II cash deposit (not required)

    (the "Stage II Improvements"). The **DEVELOPER** must complete the construction of the Stage II Improvements within one (1) year after the date upon which the Plat is recorded.

    DEVELOPER must install the Stage II Improvements in accordance with the Plans. Per City Code Section 117-615, the **DEVELOPER** shall provide the **CITY** with a set of re-producible as-built plans CAD format upon completion of the Stage II Improvements and acceptance by the **CITY**. Additionally, the **DEVELOPER** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage II Improvements.

13. Stage I and Stage II Improvements to Outlots. *This paragraph intentionally deleted*.

14. Financial Guaranty for Stage II Improvements. The **CITY** does not require a financial guaranty to secure the **DEVELOPER'S** obligation to construct the Stage II Improvements.

15. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one year warranty in the amount of Thirty Thousand Seven Hundred Seventy Six Dollars and No Cents **($30,776.00)** ($123,105.00 x .25), which is 25% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of said improvements. The warranty must be in the form of an Irrevocable Letter of Credit in a form acceptable to the **CITY'S** Finance Director or cash escrow.

16. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I Improvements is installed, the **DEVELOPER** shall clear any soil, earth, or debris from the streets. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Stage I Improvements. It shall be the **DEVELOPER'S** responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **DEVELOPER** for such costs shall be paid within fifteen (15) days of the date of the invoice.

17. Payment of Development Fee's. The **DEVELOPER** must pay to the **CITY** the fees described on Exhibit B which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, Stormwater Management Fees, Street Light as well as Street Light Operation and Maintenance Fees.

18. Requirements for Building and Occupancy Permits.

a. No building permit for any lot in the Plat shall be issued until the **DEVELOPER** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c) provided the financial guaranty described in Section 6 to the **CITY**; and d) obtained all necessary permits from the Lower Rum River Watershed Management Organization, the Anoka County Soil Conservation District, and any other agencies, and has provided a copy of each such permit to the **CITY.**

b. No occupancy permit for any lot in the Plat shall be issued until the **DEVELOPER** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Agreement requires to serve the lot and such utilities and storm water facilities are in place, operational and the **CITY** has accepted those utilities and storm water facilities; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements.

19. **DEVELOPER** Defaults. If the **DEVELOPER** defaults in the performance of one or more of the **DEVELOPER'S** obligations under this Contract, i) the **CITY** gives the **DEVELOPER** thirty (30) days written notice of the default and ii) the **DEVELOPER** fails to cure the default within said thirty (30) days, then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:

a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **DEVELOPER'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **DEVELOPER'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **DEVELOPER** as promptly as possible that the **CITY** is undertaking to

perform the **DEVELOPER'S** obligation or obligations. If the **CITY** performs one or more obligations of the **DEVELOPER**, the **DEVELOPER** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **DEVELOPER**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **DEVELOPER** does not reimburse the **CITY** within said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **DEVELOPER** provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **DEVELOPER** Property. As an alternative to seeking recovery from the **DEVELOPER** or the financial guaranty, the **CITY** may levy special assessments against the **Subject** Property in accordance with Minnesota Statutes Section 429, and the **DEVELOPER**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **DEVELOPER** may have to such special assessments;

b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief;

c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **DEVELOPER** has cured all of its defaults; and

d. The **CITY** may draw upon all or any portion of the financial guaranty the **DEVELOPER** provided to the **CITY** pursuant to Section 6 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **DEVELOPER** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 21 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 20 (d).

20. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraphs or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

b. Written Amendments Only. The action or inaction of the **CITY** or the **DEVELOPER** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **DEVELOPER'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

c. Compliance with Laws and Regulations. The **DEVELOPER** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **DEVELOPER** does comply. Upon the **CITY**'**S** demand **DEVELOPER** shall cease work until there is compliance.

d. Mailbox Locations. If the **DEVELOPER** desires to construct mailboxes within the public right of way, the **DEVELOPER** agrees that the placement of mailboxes along public streets is subject to the approval by the **CITY**. Utility locates will be necessary. Mailboxes shall not be located within the bulb of cul-de-sacs.

e. Boulevard and Wetland Restoration. The **DEVELOPER** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **DEVELOPER** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

f. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. (Saturdays require 72-hour notice to the **CITY**). The **DEVELOPER** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80)

square feet in size and must be clearly visible at all times during the construction period.

g. Construction Site Maintenance. The **DEVELOPER** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.

h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I and Stage II Improvements, unless qualified as fixed amounts, are estimated. The **DEVELOPER** agree to pay the entire cost of said improvements including interest, engineering and legal fees related thereto.

i. Plat Approval Expenses. The **DEVELOPER** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within a fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

j. Reimbursement to the **CITY**. The **DEVELOPER** agree to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

k. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Officialthat authorizes the structure to be used for its intended purposes.

l. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO DEVELOPER:
Bryon and Lynn Cole
6951 168th Ave NW
Ramsey, MN 55303

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

[The remainder of this page is intentionally left blank.]

THE DEVELOPER:

_____ _____

Bryon Cole Lynn Cole

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by Bryon Cole and Lynn Cole, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

_____

Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 2017, by Sarah Strommen and Kurtis G. Ulrich, the Mayor and the City Adminstrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

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

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

EXHIBIT A

Legal Description of the Subject Property

Lot 1, Block 1 NOW AND THEN ESTATES and Outlots C and D BROOKFIELD FIRST ADDITION

-or upon recording-

Lots 1-7, Block 1 (Inclusive) COLE ADDITION, Anoka County, Minnesota.

EXHIBIT B

Fees Payable to the City

1. Park Dedication. The **DEVELOPER** is responsible for satisfying applicable Park Dedication requirements. The 2017 Park Dedication Fee applicable to the Plat is $2,800 per residential unit. The existing home is exempt from this fee. **DEVELOPER** must pay a Park Dedication Fee of Sixteen Thousand Eight Hundred Dollars and No Cents ($2,800 x 6 units = **$16,800.00**). The **DEVELOPER** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

2. Trail Development Fees. The **DEVELOPER** is responsible for satisfying applicable Trail Development Fee requirements. The 2017 Trail Development Fee applicable to the Plat is $800 per residential unit. The existing home is exempt from this fee. **DEVELOPER** must pay a Trail Development Fee of Four Thousand Eight Hundred Dollars and No Cents ($800 x 6 units = **$4,800.00**). The **DEVELOPER** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

3. Sanitary Sewer Connection (Trunk) Fees. The **DEVELOPER** is responsible for satisfying applicable Sanitary Sewer Connection (Trunk Fees). The 2017 Sewer Fee (Trunk/Connection) applicable to the Plat is $1,154 per unit. **DEVELOPER** must pay a Sewer Fee (Trunk/Connection) of Eight Thousand Seventy Eight Dollars and No Cents ($1,154 x 7 units = **$8,078.00**). The **DEVELOPER** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

4. Water Connection (Trunk) Fees. The Plat is subject to the Brookfield Addition Amendment to Water Main and Sanitary Sewer Cost Contribution/Reimbursement Agreement (the "Reimbursement Agreement"). Per Section 3.02 of the Reimbursement Agreement, future lots platted from the Northwest Service Area are subject to a per unit Water Connection (Trunk) Fee of $1,925.00. **DEVELOPER** must pay a Water Connection (Trunk) Fee of Thirteen Thousand Four Hundred Seventy Five Dollars and No Cents ($1,925 x 7 units = **$13,475.00**). The **DEVELOPER** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

5. Sanitary Sewer Lateral Benefit Fees. The sanitary sewer was originally installed by the **CITY** in conjunction with the reconstruction of 168th Ave and therefore, the **DEVELOPER** is responsible for satisfying applicable Sanitary Sewer Lateral Benefit Fees requirements for Lots 6 and 7, Block 1. The 2017 Sanitary Sewer Lateral Benefit Fee is $4,547 per lot. **DEVELOPER** must pay a Sanitary Sewer Lateral Benefit Fee of Nine Thousand Ninety Four Dollars and No Cents ($4,547 x 2 units = **$9,094.00**). The **DEVELOPER** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

6. Water Lateral Benefit Fees. The municipal water line was originally installed by the **CITY** in conjunction with the reconstruction of 168th Ave and therefore, the **DEVELOPER** is responsible for satisfying applicable Water Lateral Benefit Fees

requirements for Lots 6 and 7, Block 1. The 2017 Water Lateral Benefit Fee is $5,808 per lot. **DEVELOPER** must pay a Water Lateral Benefit Fee of Eleven Thousand Six Hundred Sixteen Dollars and No Cents ($5,808 x 2 units = **$11,616.00**). The **DEVELOPER** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

7. Stormwater Management Fee. The **DEVELOPER** is responsible for satisfying applicable Stormwater Trunk Fee requirements. The 2017 Stormwater Management Fee is $473 per residential unit. The existing home is exempt from this fee. **DEVELOPER** must pay a Stormwater Management Fee of Two Thousand Eight Hundred Thirty Eight Dollars and No Cents ($473 x 6 units = **$2,838.00**). The **DEVELOPER** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

8. Street Light Fee. The **DEVELOPER** is not responsible for satisfying Street Light Fees.

9. Street Light Operation and Maintenance Fee. The **DEVELOPER** is not responsible for satisfying Street Light Operation and Maintenance Fees.

ORDINANCE #17-12

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE VACATING CERTAIN DRAINAGE AND UTILITY EASEMENTS IN THE CITY OF RAMSEY, ANOKA COUNTY, MINNESOT.

The City of Ramsey Ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the Home Rule Charter of the City of Ramsey, Section 12.06 and Minnesota Statutes 412.851.

SECTION 2. VACATION

The following described dedicated drainage and utility easement is hereby vacated to-wit, contingent upon recording of the Plat known as COLE ADDITION:

> The drainage and utility easements encumbering Lot 1, Block 1, NOW AND THEN ESTATES, Anoka County, MN

Said easement vacation becomes null and void if the Plat entitled COLE ADDITION is not recorded.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of _____, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

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

RESOLUTION # 17-08-202

RESOLUTION GRANTING APPROVAL OF A DEVELOPMENT AGREEMENT AND FINAL PLAT FOR COLE ADDITION

WHEREAS, Bryon and Lynn Cole, hereafter referred to as "Developer", properly applied for Final Plat approval of the following described property located in the City of Ramsey:

Lot 1, Block 1, NOW AND THEN ESTATES, Anoka County, MN

AND

Outlots C and D, BROOKFIELD FIRST ADDITION, Anoka County, MN

(the 'Subject Property');

WHEREAS, the City of Ramsey received a Sketch Plan for Cole Addition from the Developer on May 26, 2017; and

WHEREAS, the Planning Commission reviewed the Sketch Plan on June 12, 2017; and

WHEREAS, the Ramsey Environmental Policy Board (EPB) considered tree preservation, landscape plan, and potential wetland impacts pertaining to the Preliminary Plat on June 19, 2017; and

WHEREAS, on July 6, 2017, the Ramsey Planning Commission conducted a public hearing regarding the proposed Preliminary Plat; and

WHEREAS, the City of Ramsey received an application for a variance to cul-de-sac size on July 12, 2017; and

WHEREAS, the City Council reviewed the Preliminary Plat Plan on July 25, 2017; and

WHEREAS, the Planning Commission reviewed and denied the requested variance to cul-de-sac size on August 3, 2017; and

WHEREAS, the City of Ramsey received a revised Final Plat and Plans with a cul-de-sac width that met the City's requirements on August 8, 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 approval of the Final Plat and Development Agreement for Cole Addition in accordance with relevant City Codes, subject to the following conditions:

    a) Compliance with City Staff Review Letter dated August 16, 2017.
    b) The Developer entering into a Development Agreement with the City.

c) Approval of an easement vacation on the Subject Property.
d) Review and approval of the Development Agreement by the City Attorney as to legal form and the City Engineer regarding project costs.
e) Review and approval of the Plans by the City Engineer.

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

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

CC Regular Session **7. 4.**

Meeting Date: 08/22/2017

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #17-08-205 Granting Final Plat and Development Agreement for Anoka Hennepin 2nd Addition; Case of Anoka Hennepin School District

Purpose/Background:

NOTE: Taking action on this plat does not give approvals to the planned future elementary school at the 17000 Block of Nowthen Boulevard.

The intent of this plat is to simply reconfigure property lines that will allow Anoka Hennepin School District to purchase property with the intent to construct a school at a future date. Anoka Hennepin School District will need to go through the standard review process (Site Plan Review). In addition, the proposed use will require a Comprehensive Plan Amendment from Low Density Residential to Public/Quasi-Public. City Staff would anticipate a series of workshops for the public to engage in the review process as well.

Notification:

Staff attempted to notify all Property Owners within 700 feet of the Subject Property of the request via Standard US Mail.

Observations/Alternatives:

Staff acknowledges there will be a number of questions to answer throughout the review process of the future elementary school (traffic, pedestrian safety, density transitioning, etc.). Staff is not prepared to answer those questions this evening, but is working closely with Anoka Hennepin School District and Anoka County Highway Department (Nowthen Boulevard impacts), as well as working on scheduling public workshops to focus on the land use and site design aspects. Staff acknowledges that it has been fielding a number of questions surrounding this future school, and will provide ample opportunity for input in the very near future.

This evening's request is more simplistic in nature, reconfiguring property lines, but not giving any approvals to a new school itself. Staff will be prepared to provide a more detailed verbal update at the meeting if necessary. In the meantime, Staff has created a link to Anoka Hennepin School District's project webpage at www.cityoframsey.com/developmentupdate.

Funding Source:

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

Recommendation:

Staff recommends approval of the Plat. This is a Minor Plat (3 or less lots with no public infrastructure [at this time]). Therefore, the request is not reviewed by the Planning Commission. However, the Planning Commission will review all future steps in the review process.

Action:

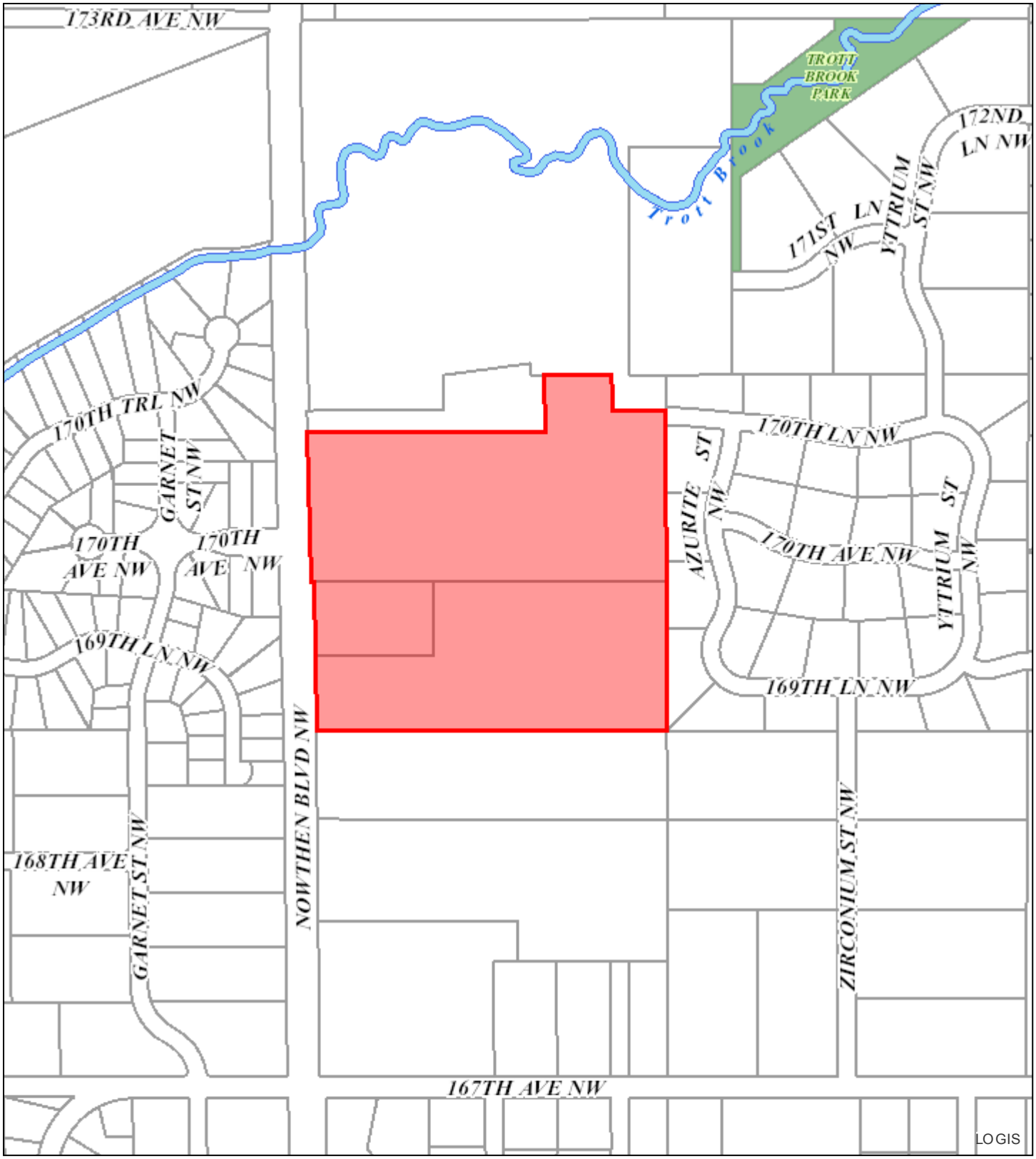
Motion to adopt Resolution #17-08-205 granting Final Plat Approval for Anoka Hennepin 2nd Addition.

Attachments

Site Location Map
Sketch
Final Plat
Development Agreement
Resolution #17-08-205

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/17/2017 03:41 PM
Form Started By: Tim Gladhill		Started On: 08/11/2017 01:59 PM
Final Approval Date: 08/17/2017		



City of RAMSEY

Anoka Hennepin 2nd Addition

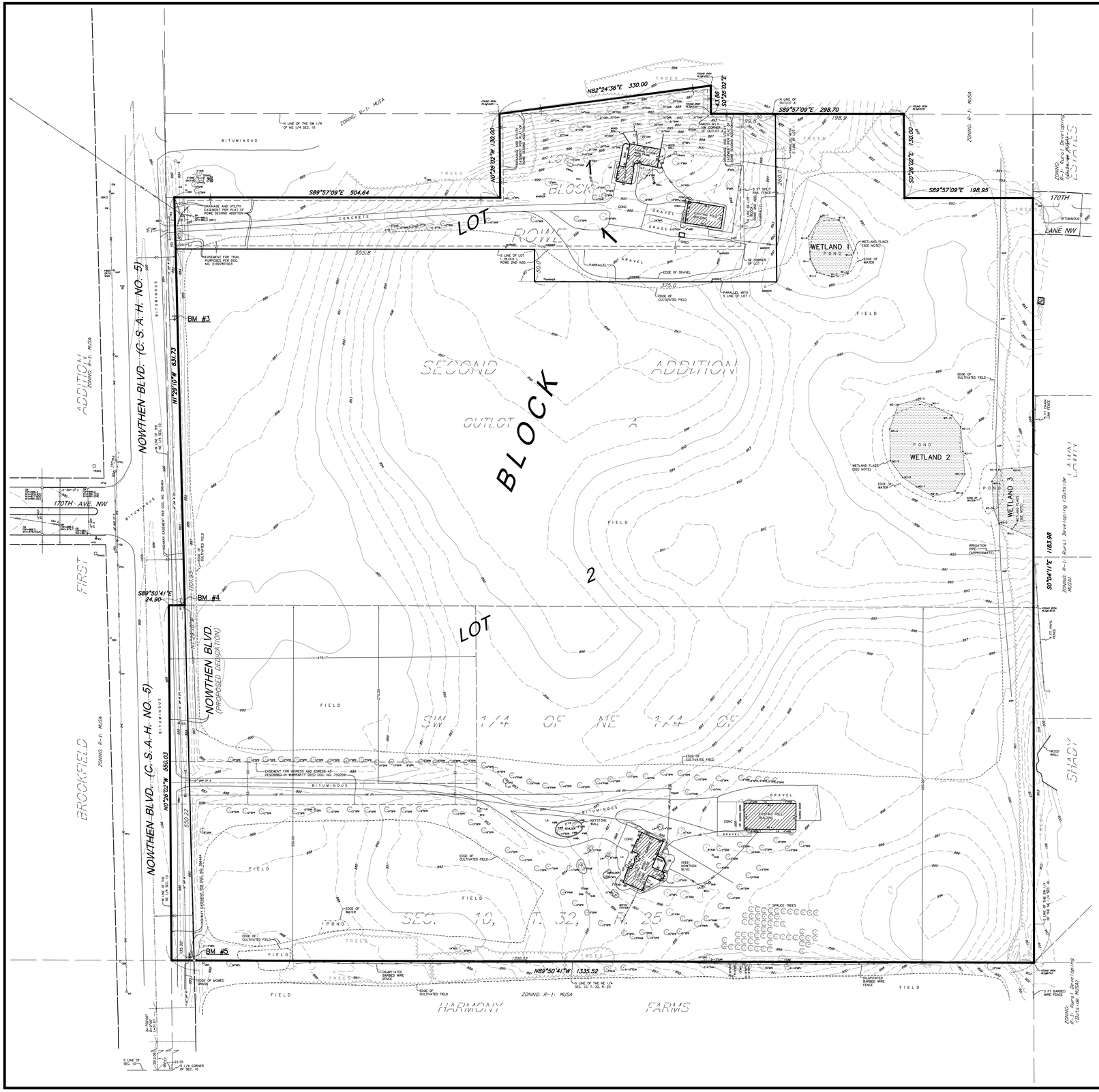
Legend

- Site
- Parcels

N

Print Date: August 17, 2017

0 900 1,800 Feet



LEGEND

○ Denotes iron monument set marked with P.L.S. No. 44900

● Denotes found iron monument marked with P.L.S. No. 18420, unless otherwise noted.

AC	Denotes air conditioner
AGP	Denotes above ground pipe(s)
AIS	Denotes advertisement/information sign
BE	Denotes building entrance
BH	Denotes beehive catch basin
CB	Denotes catch basin
CBOX	Denotes control box
CBX	Denotes communication box
CMP	Denotes corrugated metal pipe
COL	Denotes building column
CONC	Denotes concrete
DB	Denotes decorative brick pavers
DIP	Denotes ductile iron pipe
EB	Denotes electric box
EM	Denotes electric meter
FES	Denotes flared end section
GM	Denotes gas meter
GP	Denotes guard post
GW	Denotes guy wire
HH	Denotes hand hole
HHF	Denotes fiber optic hand hole
HYD	Denotes fire hydrant
KWB	Denotes keystone wall base
LA	Denotes landscaping
LP	Denotes light pole
MB	Denotes mailbox
MH	Denotes manhole
OD	Denotes overhead door
OHE	Denotes overhead electric line
(P)	Denotes per plan
PP	Denotes power pole
PPU	Denotes power pole with underground utility
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SAN S	Denotes sanitary sewer
SPG	Denotes water spigot
STC	Denotes top of surmountable curb
ST S	Denotes storm sewer
TCS	Denotes traffic control sign
TRANS	Denotes transformer
UGC	Denotes underground communication line
UGE	Denotes underground electric line
W	Denotes water line
WST	Denotes wood steps
WV	Denotes water valve
WWB	Denotes wood wall base
ARB	Denotes Arborvitae
BIR	Denotes Birch tree
CRAB	Denotes Crabapple tree
MPL	Denotes Maple tree
PINR	Denotes Red Pine tree
SHB	Denotes shrub
SPR	Denotes Spruce tree
TR	Denotes deciduous tree

DESCRIPTION OF PROPERTY SURVEYED

Lot 1, Block 1 and Outlot A, ROWE SECOND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

And

(Per Warranty Deed Document No. 1443054)

The West 475.17 feet of the North 275.00 feet of the South 550.00 feet of the Southwest Quarter of the Northeast Quarter of Section 10, Township 32, Range 25.

And

(Per Warranty Deed Document No. 752059)

The South 550.00' of the Southwest Quarter of the Northeast Quarter, Section 10, Township 32, Range 25, Anoka County, Minnesota, according to the U.S. Government Survey thereof, excepting therefrom the North 275' of the West 475.17' thereof. Subject to easements of record. Also subject to that part taken for C.S.A.H. No. 5.

Subject to and together with an easement for ingress and egress over and across a strip of land 66 feet in width, the centerline of which is the South line of the West 475.17 feet of the North 275.00 feet of the South 550.00 feet of the Southwest Quarter of the Northeast Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota.

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

GENERAL NOTES

1.) Survey coordinate basis: Anoka County Coordinate System (NAD 83, 1996 Adj.)

2.) Coutours are based on NAVD 88 elevations.

3.) Wetlands shown hereon is are per delineation markers observed in the process of conducting the fieldwork. Markers were set by Pinnacle Engineering, March 6, 2017.

UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 170580296.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

5.) Private utilities are shown as marked by Hance Locating Services, Inc. on March 3, 2017. Private utilities are those utilities installed for the use of their owner, typically by someone other than a Gopher State One Call registered utility operator.

AREAS

Gross: 1,660,492 sq. ft. or 38.120 acres.

Net: (Excludes Highway Easement per Document No. 396464)
1,644,022 sq. ft. or 37.742 acres

Proposed Lot 1:
155,926 sq. ft. or 3.580 acres.

Proposed Lot 2:
1,488,096 sq. ft. or 34.162 acres.

OWNERS

Lot 1, Block 1, ROWE 2nd ADDITION:
Caroline Rowe and Jeffrey Rowe
17059 Nowthen Blvd.,
Ramsey, MN 55303

Outlot A, ROWE 2nd ADDITION:
John and Sharon Rowe

Un-platted:
Robert and Patricia Skogquist

APPLICANT

Anoka-Hennepin Public Schools ISD 11
2727 Ferry Street North
Anoka, MN 55303

Attn: Steve Anderson

CURRENT ZONING

R-1: MUSA

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.

Dated this 14th day of July, 2017

SUNDE LAND SURVEYING, LLC.

By: Arlee J. Carlson
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

N

80 0 80 160
SCALE IN FEET

Revision	By	Date
	DJF	

Drawing Title:

PRELIMINARY PLAT OF:

ANOKA HENNEPIN 2ND ADDITION

ANOKA-HENNEPIN PUBLIC SCHOOLS
RANSEY SCHOOL SITE

SUNDE LAND SURVEYING
www.sunde.com
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
Branch Office:
Cloquet, Minnesota 218-499-8267

Project: 2017-040 Bk/Pg: 667/47	Date: 7/14/2017
Township: 32 Range: 25 Section: 10	Sheet: 1 of 1
File: 2017040 pre plat.dwg	

ANOKA HENNEPIN 2ND ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 10, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Robert A. Skogquist and Patricia G. Skogquist, husband and wife, owners of the following described property:

The South 550 feet of the Southwest Quarter of the Northeast Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota, except the North 275 feet of the West 475.17 feet thereof.

And that Robert A. Skogquist, married, owner of the following described property:

The West 475.17 feet of the North 275 feet of the South 550 feet of the Southwest Quarter of the Northeast Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota.

And that John A. Rowe and Sharon R. Rowe, husband and wife, owners of the following described property:

Outlot A, Rowe Second Addition, Anoka County, Minnesota.

And that John A. Rowe and Sharon R. Rowe, husband and wife, owners, and Jeffrey N. Rowe and Caroline E. Rowe, husband and wife, contract purchasers, of the following described property:

Lot 1, Block 1, Rowe Second addition, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as ANOKA HENNEPIN 2ND ADDITION and do hereby dedicate to the public for public use forever the public way and drainage and utility easements as created by this plat.

In witness whereof said Robert A. Skogquist and Patricia G. Skogquist, husband and wife, have hereunto set their hands this _____ day of _____, 20___.

_____ _____
Robert A. Skogquist Patricia G. Skogquist

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20___ by Robert A. Skogquist and Patricia G. Skogquist.

_____
_____
Notary Public, _____ County, _____
My Commission Expires _____

In witness whereof said John A. Rowe and Sharon R. Rowe, husband and wife, have hereunto set their hands this _____ day of _____, 20___.

_____ _____
John A. Rowe Sharon R. Rowe

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20___ by John A. Rowe and Sharon R. Rowe.

_____
_____
Notary Public, _____ County, _____
My Commission Expires _____

In witness whereof said Jeffrey N. Rowe and Caroline E. Rowe, husband and wife, have hereunto set their hands this _____ day of _____, 20___.

_____ _____
Jeffrey N. Rowe Caroline E. Rowe

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20___ by Jeffrey N. Rowe and Caroline E. Rowe.

_____
_____
Notary Public, _____ County, _____
My Commission Expires _____

I, Arlee J. Carlson, 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 the plat.

Dated this _____ day of _____, 20___.

_____
Arlee J. Carlson, Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20___, by Arlee J. Carlson.

_____
_____
Notary Public, _____ County, _____
My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

The plat of ANOKA HENNEPIN 2ND ADDITION was approved and acccepted 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.

City Council, City of Ramsey, Minnesota

By: _____, Mayor By: _____, Clerk

ANOKA COUNTY SURVEYOR

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

_____
Larry D. Hoium
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

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

_____
Property Tax Administrator

By _____, Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of ANOKA HENNEPIN 2ND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____day of _____, 20____, at _____ o'clock ____.M. and was duly recorded as Document Number _____.

_____
County Recorder/Registrar of Titles

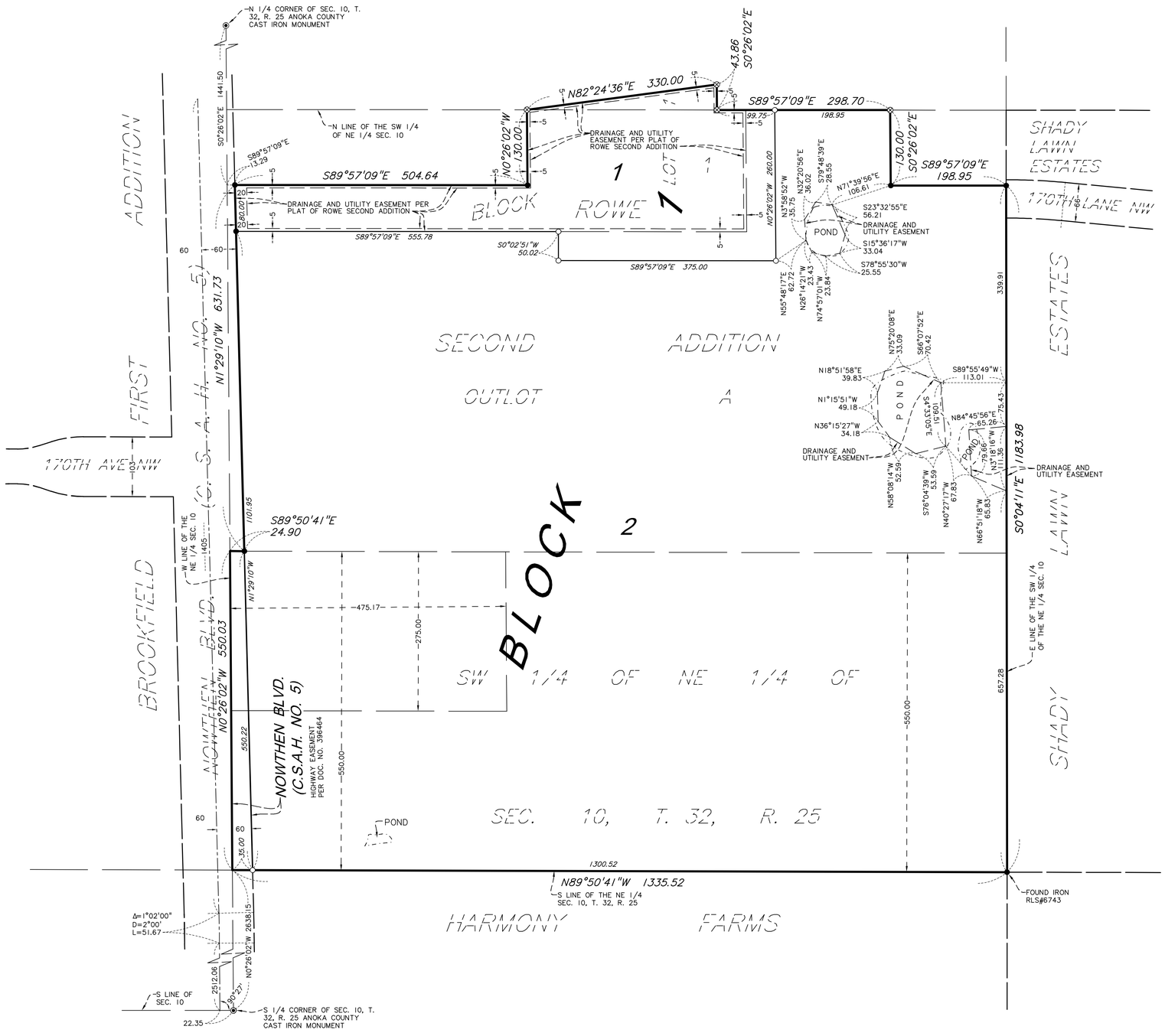
By _____, Deputy

PRELIMINARY
Date: 8/17/2017

SUNDE LAND SURVEYING

ANOKA HENNEPIN 2ND ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 10, T. 32, R. 25



- ◉ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- ○ DENOTES 1/2 INCH BY 16 INCH IRON PIPE WITH PLASTIC CAP INSCRIBED PLS 44900
- ● DENOTES FOUND IRON MONUMENT MARKED WITH RLS 18420, UNLESS OTHERWISE NOTED.
- ⊗ DENOTES FOUND IRON MONUMENT MARKED WITH RLS 12251

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE ANOKA COUNTY COORDINATE SYSTEM NAD 83, (1996 ADJ.)

N

100 0 100 200
SCALE IN FEET
1 INCH = 100 FEET

PRELIMINARY
Date: 8/17/2017

SUNDE LAND SURVEYING

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR ANOKA HENNEPIN 2nd ADDITION

This Agreement (hereinafter the "Agreement") is dated as of this __ day of ____, 2017 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and **ANOKA HENNEPIN SCHOOL DISTRICT.**, a Minnesota _____ (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the owner of land legally described on the attached Exhibit A (the "Subject Property").

B. The **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as ANOKA HENNEPIN 2ND ADDITION (the "Plat").

C. The Plat reconfigures existing property lines. No new buildable parcels shall be created with the Plat.

Agreement

1. Recitals. Recitals incorporated. The recitals stated above are hereby incorporated into this Agreement and are made part of this Agreement by reference.

2. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:

   a. The **PERMITTEE'S** Execution of this Agreement. That the **PERMITTEE** enter into this Agreement.

   b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

c. Proof of Authority. That the **PERMITTEE** provide proof that the respective governing boards of the **PERMITTEE** have authorized the **PERMITTEE'S** execution of this Agreement. This proof of authority may be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.

d. Site Plan Approval Required. That prior to construction, the PERMITTEE agrees to secure Site Plan Approval as required by Ramsey City Code Chapter 117.

3. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.

4. Payment of Development Fee's. The **PERMITTEE** must pay to the **CITY** the fees as required by Ramsey City Code an adopted Rates and Charges. These fees may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, Storm Management Fees, Street Light as well as Street Light Operation and Maintenance Fees.

5. Requirements for Building and Occupancy Permits.

a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c.) the financial guaranty described in Section 6 to the **CITY**; d.) obtained all necessary permits from the Lower Rum River Watershed Management Organization and the Anoka County Soil Conservation District and has provided a copy of each such permit to the **CITY;** and

b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Contract requires to serve the lot and such utilities and storm water facilities are in place, and operational (including utility extensions in Bunker Lake Boulevard and Puma Street) and the **CITY** has accepted those utilities and storm water facilities; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements.

6. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **PERMITTEE'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY'S** demand **PERMITTEE** shall cease work until there is compliance.

d. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

e. Reimbursement to the **CITY**. The **PERMITTEE** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

f. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.

g. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO PERMITTEE:
Anoka Hennepin School District
Attn: Chuck Holden
2727 N. Ferry St.
Anoka, MN 55303

TO THE CITY:
City of Ramsey
Attn: Community Development Director

7550 Sunwood Drive NW
Ramsey, MN 55303

[The remainder of this page is intentionally left blank.]

THE PERMITTEE:

Anoka Hennepin School District No. 11

By:_____, Chuck Holden
Its: Operations Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ , 2017, by Chuck Holden, Operations Manager of Anoka Hennepin School District., a Minnesota Corporation, under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 2017, by Sarah Strommen and Kurtis G. Ulrich, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

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

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

EXHIBIT A

Legal Description of the Subject Property

[To be added prior to execution]

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

RESOLUTION #17-08-205

RESOLUTION GRANTING FINAL PLAT AND DEVELOPMENT AGREEMENT APPROVAL OF ANOKA HENNEPIN 2ND ADDITION

WHEREAS, Anoka Hennepin School District No. 11, hereafter referred to as "Developer", properly applied for Final Plat approval of the following described property located in the City of Ramsey:

[insert prior to executing]

(the 'Subject Property');

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

1. That the Ramsey City Council hereby grants final plat approval of Anoka Hennepin 2nd Addition in accordance with relevant City Codes. Approval of said plat does not approve any structures on the property.
2. That the Ramsey City Council hereby approved the Development Agreement for Anoka Hennepin 2nd Addition and authorizes the Mayor and City Administrator to sign on behalf of the City.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 22nd day of August, 2017.

_____
Mayor

ATTEST:

City Clerk

CC Regular Session **7. 5.**

Meeting Date: 08/22/2017

By: Tim Gladhill, Community Development

Information

Title:

Receive Update on Proposed Plat Known as Northfork Meadows Located Near Puma Street and Alpine Drive; Case of Paxmar (Project #17-126)

Purpose/Background:

The purpose of this case is to receive an update and provide general policy direction prior to the Developer (Paxmar) submitting a Preliminary Plat for official review. The City Council previously reviewed this case on June 27. Direction at that time was to host a public engagement workshop. The City Council noted two (2) topics to focus on:

1. Density Transition
2. Reliability/Consistency of the Comprehensive Plan

The original concept has undergone Sketch Plan Review with the Planning Commission. The Planning Commission outlined a number of concerns indicated in the attached minutes from June 13. The City then held a public workshop on August 3, 2017. Subsequent to that workshop, the Developer revised the concept to include better transition as discussed with the City Council. The new Sketch Plan has not been reviewed by the Planning Commission, but the Planning Commission will review the Preliminary Plat (next step), to include a Public Hearing. This is also an opportunity to connect back with the residents prior to the Public Hearing on the same evening by hosting a follow up workshop. General feedback from the workshop included some support for the overall concept, with the improved density transitioning (lot size, lot width, lot depth, landscaping buffer). Staff does note, however, that a number of area stakeholders prefer to leave the Comprehensive Plan as Low Density Residential, but Staff believes there is room for compromise and there are some benefits of the proposed development.

A Sketch Plan affords the City the opportunity to review a project before it enters the official Preliminary Plat stage. The Preliminary Plat (future step) is the most important step in the review process and gives the project 'entitlement' to the project.

Please note that the request requires a Comprehensive Plan Amendment. The City can approve said amendment, but is not obligated to approve said amendment. The City has discretion on how to move forward with the request. It is worth noting that an existing goal of the Comprehensive Plan is to provide for more meaningful density transitioning. This goal was in response to the practice of simply relying on landscaping buffer as a means of transition, as opposed to transition of actual lot size. This goal seems to have been confirmed through the early stages of the 2040 Comprehensive Plan Update.

Notification:

Staff attempted to notify all Property Owners within 700 feet of the Subject Property of the Sketch Plan Review.

Observations/Alternatives:

There are a number of layers to the review of this project. Please see the attached review letter for specific review. Topics include, but are not limited to, the following:

- Comprehensive Plan Amendment
- Compliance with Zoning and Subdivision Code

In this case, Sketch Plan Review is a critical path for this project given that a Comprehensive Plan Amendment is required. There is known opposition to the project. The project also appears to have a level of support as well. There is not strong consensus in either direction. Staff needs Planning Commission and City Council direction in order to respond to the request. At this time, Staff can only layout pros and cons to the project.

Pros

- Additional residential units/tax base/demographics for retail growth.
- Completion of Puma Street concurrently to existing project (Riverstone Addition/Bunker Lake Industrial Park).
- Potential for a quality residential project. Potential to be similar to adjacent project that has existing support from community.
- Manages growth of community into strategic locations (concentrate development near The COR, preserve rural residential areas in other areas identified in the Comprehensive Plan).
- Perceived diversification of builders for sustained growth.

Cons

- Weaker density transitioning than previously planned.
- Not consistent with Comprehensive Plan that was confirmed after public engagement process in 2013, refreshed in 2016.
- Known/assumed opposition from neighboring property owners.
- Extends risk to City related to cost-share of Puma Street construction.
- Perceived saturation of product type in small geographic area.

As proposed, this project would also have the potential for financial obligations to the City to complete the final segment of Puma Street. The proposed development would complete a portion of Phase 2 of Puma Street at the cost of the Developer (60%). The Developer then proposes that the remaining cost be split between the City and Riverstone Addition (Capstone) which is located to the west of this project site. Staff is not proposing to discuss this aspect of the project at this time, but at a future review step once additional direction on land use and zoning is provided. There is room for negotiation on this topic with future cases.

Funding Source:

All costs associated with processing the Application are the responsibility of the Developer.

Recommendation:

Staff does believe it is reasonable to move to the next step in the review process to include Preliminary Plat and Comprehensive Plan Amendment. Taking this step does not obligate the City Council to approve the project, but will continue discussions and continue momentum towards compromise.

Action:

Desired Outcome

?Provide high-level feedback to the Developer to aide in deciding whether to move forward with the Preliminary Plat and Comprehensive Plan Amendment.

Attachments

Site Location Map

Revised Concept

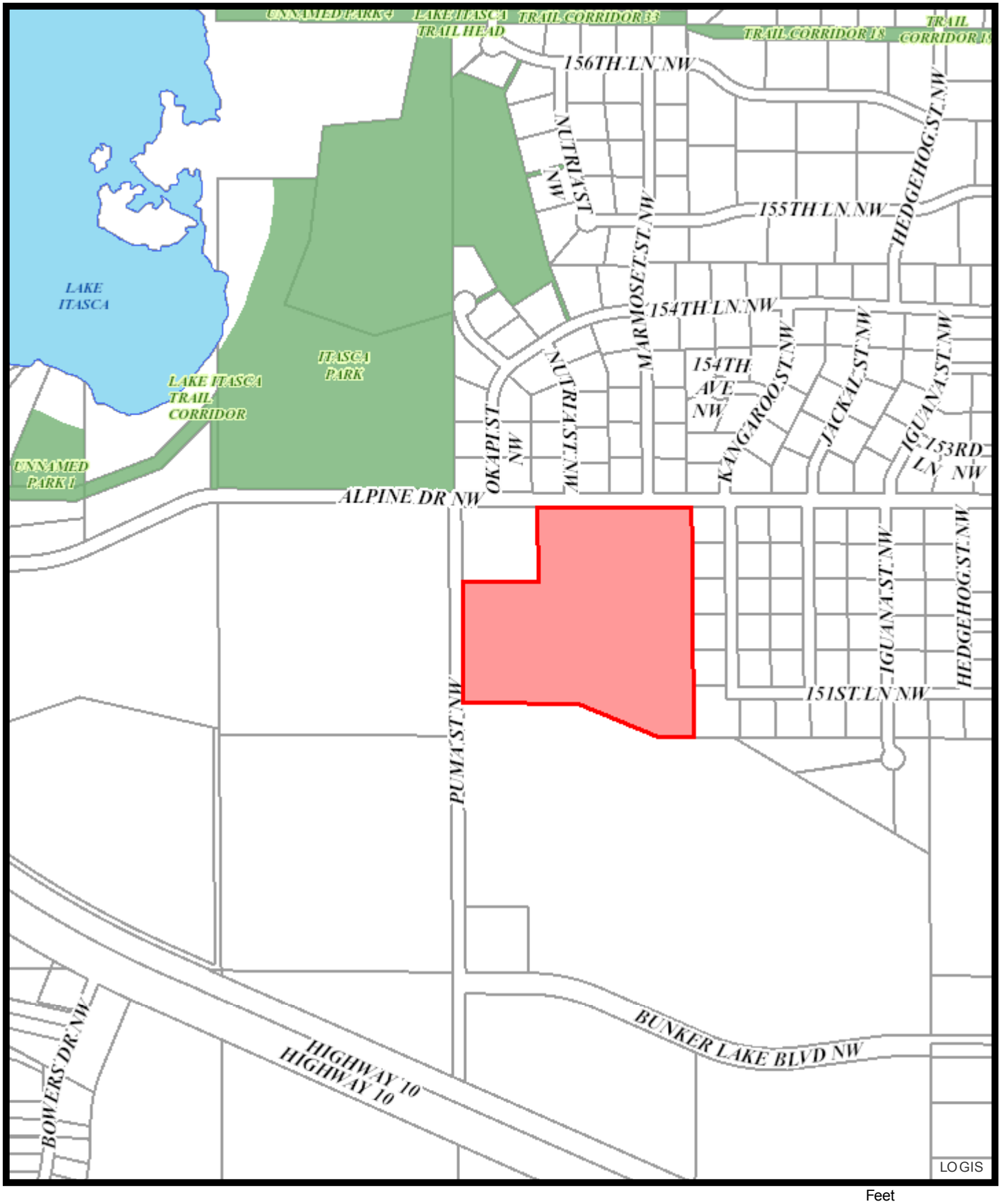
Adjacent Project Context Map

Developer Narrative
Letters of Support
Letters of Opposition
Developer Supplemental Submittal
Density Comparison
Draft Planning Commission Minutes dated June 12, 2017

Form Review

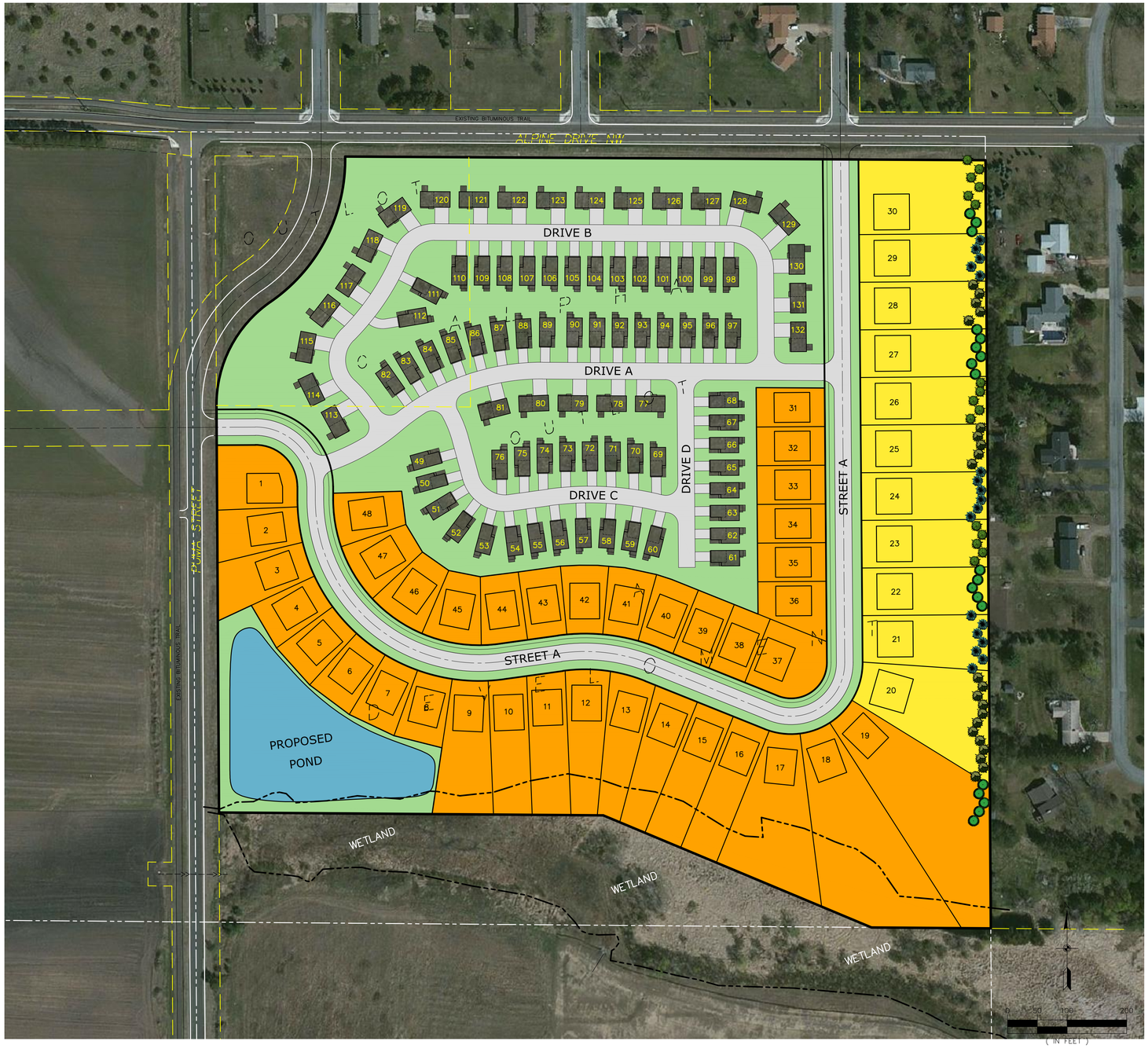
Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	08/17/2017 07:46 AM
Kurt Ulrich	Tim Gladhill	08/17/2017 07:47 AM
Kurt Ulrich	Kurt Ulrich	08/17/2017 04:28 PM
Tim Gladhill (Originator)	Jo Thieling	08/17/2017 05:20 PM
Form Started By: Tim Gladhill		Started On: 08/17/2017 07:34 AM
Final Approval Date: 08/17/2017		

Site Location Map

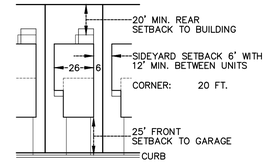


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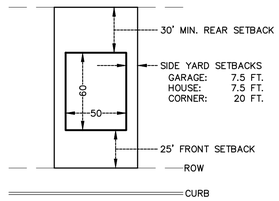
Print Date: May 16, 2017



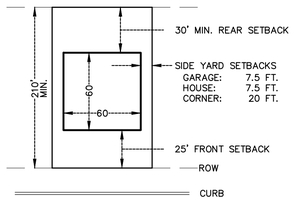
DETACHED TOWNHOME DETAIL



65' LOT DETAIL



80' LOT DETAIL



LEGAL DESCRIPTION

Outlot A and part of Outlot C, ALPHA DEVELOPMENT, Anoka County, Minnesota

(Outlot C legal description subject to change at a future date.)

NOTES

1) No field work has been completed at this time.
2) Subject property address – Southeast quadrant of Puma Street & Alpine Drive NW, Ramsey, MN 55303.
3) Topography shown is LIDAR which was provided by the Minnesota Department of Natural Resources.
4) Boundary and wetlands shown taken from ALTA/NSPS LAND TITLE SURVEY prepared by Anderson Engineering, dated September 28, 2016.
5) No Title Work has been furnished for this survey, property is subject to all easements of record, if any.

SITE DATA

TOTAL BOUNDARY AREA	±33.5 AC.
TOTAL ROW AREA	±3.0 AC.
TOTAL WETLAND AREA	±1.7 AC.
TOTAL NUMBER OF LOTS	132
65 FT. LOTS	37
80 FT. LOTS	11
DETACHED TOWNHOME LOTS	84
NET DENSITY (EXCLUDES ROW AND WETLAND)	4.58 LOTS/AC

65 & 80ft. BUILDING SETBACK DATA

FRONT:	25 FT.
SIDE:	7.5 FT.
REAR:	30 FT.
CORNER:	20 FT.

DETACHED TOWNHOME SETBACK DATA

FRONT: GARAGE	25 FT.
SIDE:	6.0 FT.
REAR:	20 FT.
CORNER:	20 FT.

Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING
3890 Pheasant Ridge Drive NE,
Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

CONCEPT PLAN W/AERIAL

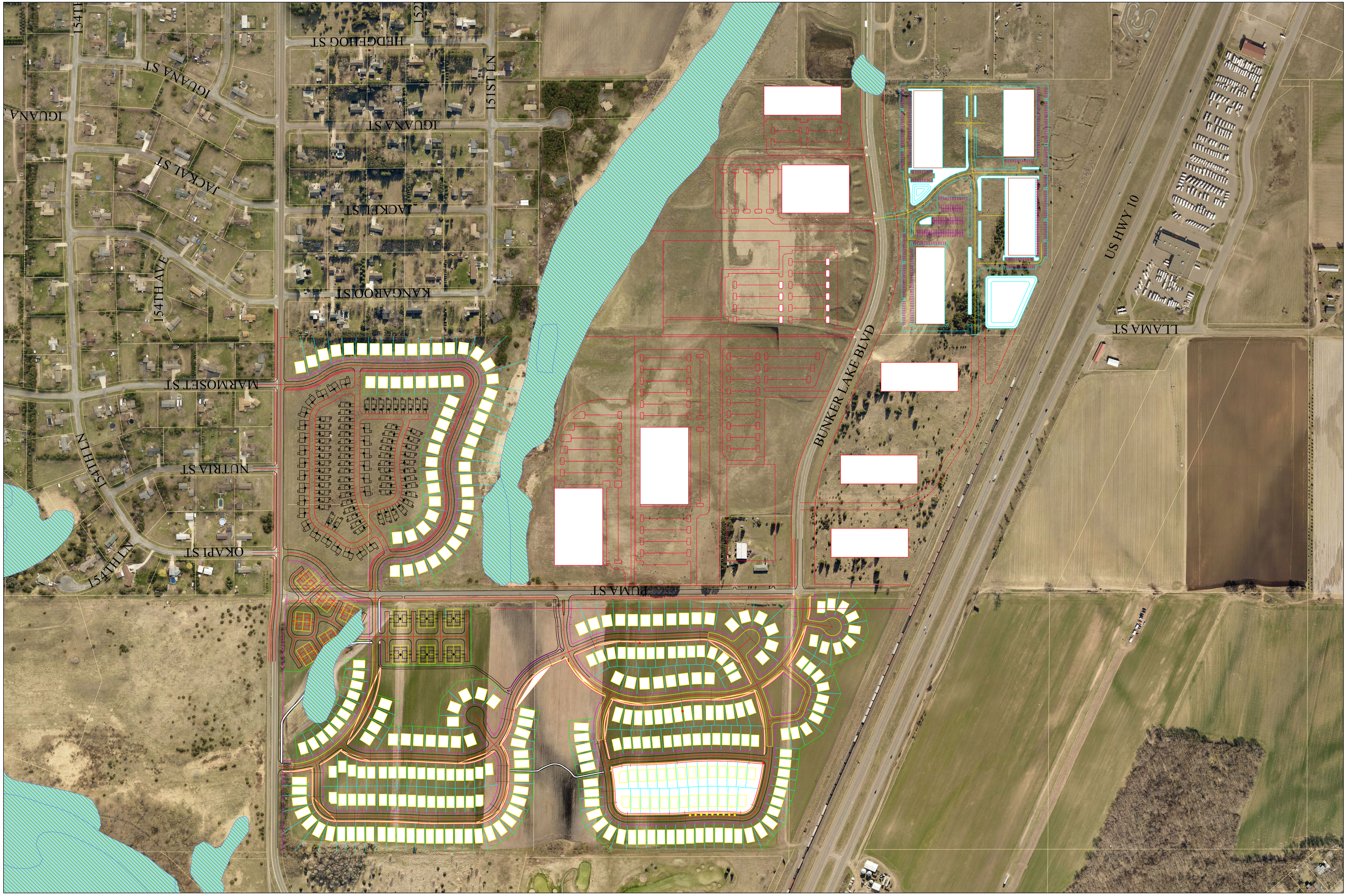
NORTH FORK MEADOWS
Ramsey, Minnesota

PAXMAR
3495 Northdale, Suite 210
Coon Rapids, Minnesota 55448

REVISIONS
1. 07/31/17 Rev.'d layout.
2. 08/09/17 Rev.'d layout.
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ISSUE DATE:	06/03/17
FILE NO:	XXX

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154TH
IGUANA ST
JACKAL ST
154TH AVE
MARMOSET ST
NUTRIA ST
154TH LN
OKAPI ST
154TH ST
152
HEDGEHOG ST
151ST LN
IGUANA ST
JACKEL ST
KANGAROO ST
PUMA ST
BUNKER LAKE BLVD
US HWY 10
LLAMA ST

Paxmar Recommendations for City Support of Northfork Meadows Addition

The following talking points were provided by the Developer of Northfork Meadows (Paxmar) as suggestions for supporting a change to the Comprehensive Plan Amendment from Low Density Residential to Medium Density Residential.

Please note that City Staff does not necessary support nor endorse each of these items. City Staff is avoiding responding to each of these talking points to avoid a loop of 'point/counter-point'.

Reasons city should consider approval:

1. Have a developer who is willing to pay almost 60% up front for overall projected costs of Puma extension (total estimated costs puma street extension $1.4 million- developer portion $800,000). [Staff note: this cost-share agreement has not been reviewed by the City Council. It would still obligate the City to certain future expenses.]
2. Plan increases density, which will increase long-term tax revenue.
3. Not feasible to develop under straight [Low Density Residential/R-1 Residential District].
4. Plan fits to area- Not a lot of amenities to area and is basic flat field located next to business park to south, multi- family to west, busy street to north and single family to east.
5. Would increase rooftops to attract commercial/business users in new business park and existing COR.
6. Give community more choices on housing stock for area and not limit to [one] builder.
7. Decrease city exposure of failure to [recoup] fees by allowing multiple builders/product being built.
8. Finishes entire area with least amount of prolonged roads under construction.
9. Shows strong support to business leaders that city's growth is important- lots of housing options for workforce.
10. Would give city a surge of cash with lots of [fees], [Sewer Availability Charge (SAC) and [Water Availability Charge (WAC)] fees being paid. [Staff note: the goal for the City is not to maximize collection of fees. Fees are being collected to offset impacts of development and to pay for infrastructure needed to serve the proposed development. Staff would recommend that this not be a finding to support the request.]

ap development

6701 W 23rd St
St Louis Park, MN 55426
952-544-1561

June 2, 2017

City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Att'n: Tim Gladhill, Community Development Director
Patrick Brama, Economic Development Manager/Ass't City Administrator

Re: Paxmar/Hageman site
Our support for the development with higher density

Hi Tim and Patrick,

Thanks again for your time in our March meeting to discuss the progress of development in the City of Ramsey. It furthered my understanding of the value our parcel may add for all parties.

It has come to my attention of another proposed residential development on the Hageman property near our parcel on Armstrong Blvd and Bunker Lake Blvd. I want to express my support **for** this residential development. The R-1 zoning should be changed to allow for a higher density for this Hageman parcel.

It fits well with the City of Ramsey to have higher density residential development near the City center, which supports further retail business development. Such development provides a sound property tax base, strengthen the ability for commercial/retail establishments to locate in the area with a stable property tax base. The vehicular traffic generated from this site to Highway 10 via Bunker Lake Blvd and Armstrong Blvd is not an issue for our parcel, and will most likely be considered a benefit for the business(s) that ultimately locate on our site.

Again, I **support** the higher density residential development as represented for the Paxmar/Hageman site.

Feel free to contact me with any questions or concerns. I will continue to keep you informed as we proceed with the sale of our parcel.

Sincerely,

Scott A. Weicht
President

Enclosures
cc: David Adolfson, Jr.
Alan Roessler, Paxmar

Rodney A Lee
City of Ramsey Commercial Property Owner

Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Dr. NW
Ramsey, MN 55303

Mr. Gladhill,

The basis of this letter is to show support for the proposed development by Paxmar. As a property owner, I see many benefits to the City, Residents and Businesses.

The proposed development has multiple housing styles and price points. A variety of housing product types and builders in the community will be a great draw to potential buyers/residents. Ramsey has many great attributes and an increased housing stock seems to be needed to meet demand. The proposed development has a bit more density than the R-1 zoning, but it fits the location. A development with multiple housing types would complement not only the existing Single Family to the east, but the business park to the south, busy Alpine Road to the north, and proposed multifamily to the west.

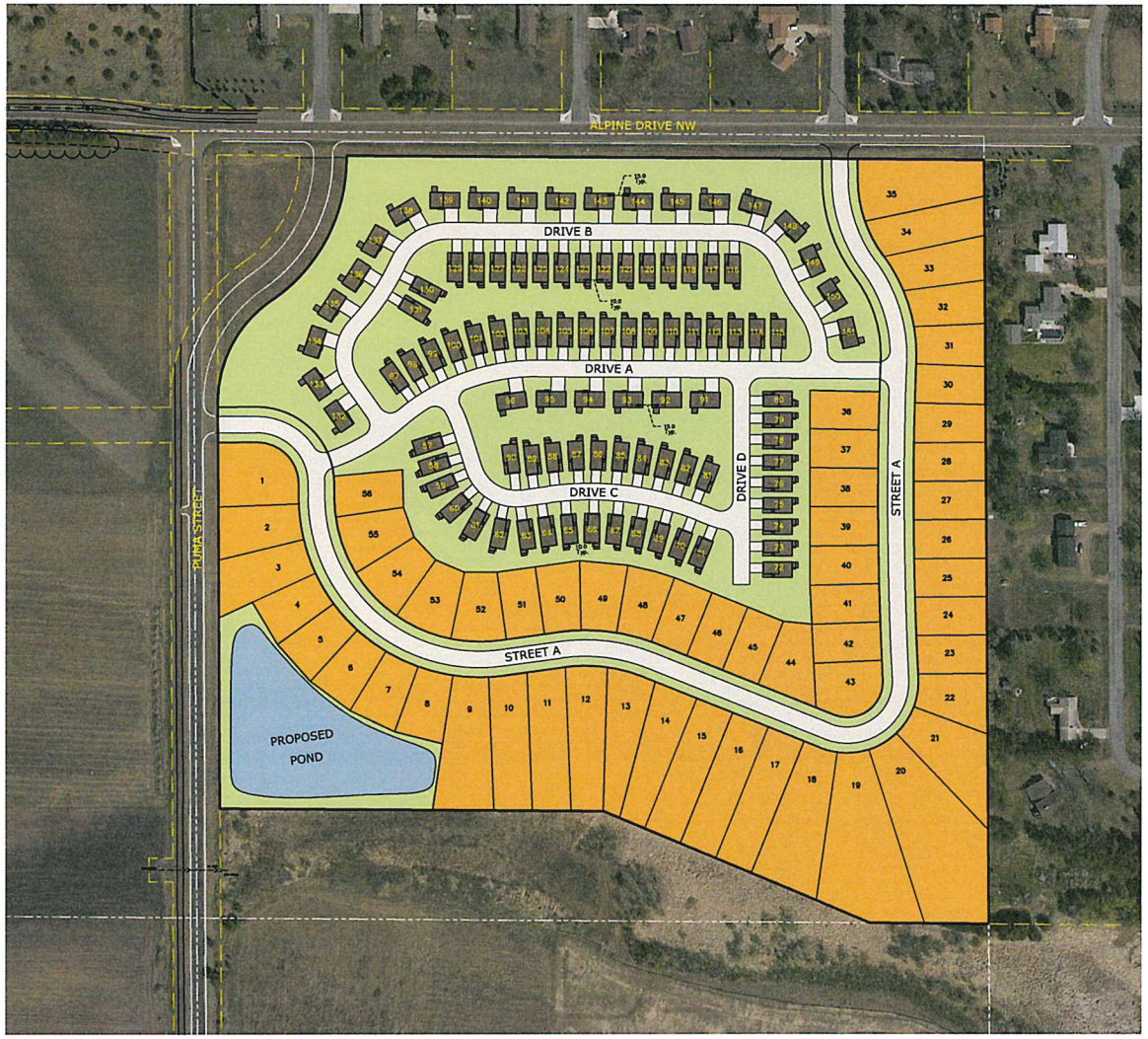
Along with a higher density, also comes an increase in City fees and property tax revenues. With the City having a per lot/unit fee structure, every additional unit means increased fee revenue. The tax valuation will also be higher with the increased density, leading to more property taxes.

The proposed development would also speed up the Puma Street project. Any reductions in the amount Puma is under construction should be welcomed by the City.

All in all, the proposed development seems like a great fit for the location and I urge the City representatives to approve the project.

Sincerely,

Rodney A Lee
Broker/Owner
Premier Commercial Properties



SITE DATA

TOTAL BOUNDARY AREA	±33.5 AC.
TOTAL NUMBER OF LOTS	151
65 FT. LOTS	56
DETACHED TOWNHOME LOTS	95

65ft. BUILDING SETBACK DATA

FRONT:	25 FT.
SIDE:	7.5 FT.
REAR:	30 FT.
CORNER:	20 FT.

DETACHED TOWNHOME SETBACK DATA

FRONT: HOUSE	22 FT.
SIDE:	5 FT. OR 7.5 FT.
(SEE ILLUSTRATION FOR TYPICAL)	
REAR:	20 FT.
CORNER:	20 FT.

N

0 50 100 200
(IN FEET)

Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING
3890 Pheasant Ridge Drive NE,
Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

CONCEPT PLAN

HAGEMAN SITE
Ramsey, Minnesota

PAXMAR
3495 Northdale, Suite 210
Coon Rapids, Minnesota 55448

REVISIONS
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DRAWN BY:	C#
ISSUE DATE:	05/04/17
FILE NO:	XXX

May 25, 2017

Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Dr. NW
Ramsey, MN 55303

Mr. Gladhill,

We are writing this letter to ask your support for the development proposal by Paxmar that will be discussed at the Planning Commission meeting on June 1, 2017.

As a large land owner in Ramsey, I'd like to urge the City Council to consider the development proposal by Paxmar in a favorable manner. Paxmar's proposal will provide a variety of housing types and increase the tax base for City of Ramsey while improving the Puma St/Alpine corridor. Hageman Holdings has worked with the City providing flexibility to zoning and improvements in the Bunker Lake/Puma corridor to support growth. The proposed density increase, we feel, fits into the overall growth vision of Hageman Holdings and City of Ramsey.

As a business owner, I know we look favorable on a community that has a growing variety of housing stock. It is not only valuable from a workforce point of view, but also addition potential customers. The City of Ramsey has invested a large amount of money into the business park and COR areas which by approving this housing project will do nothing but help these areas grow and thrive.

Additional reasons for the support of the PAXMAR development include:

Puma Street extension:

The Puma Street extension is an estimated $1.4 million-dollar project. Paxmar is willing to pay 60% of that cost, reducing the City and adjacent landowners share of the project.

13200 43rd St. N.E. • P.O. Box 212 • St. Michael, MN 55376
Local: 763.497.3913 • Toll Free: 800.872.4642 • Fax: 763.497.9481 • Toll Free Fax: 888.254.9481

City Fee/ Tax Revenue:

The proposed plan will increase the density of the site. This will, in turn, increase the amount of fees the city will collect from the normal building process. It will also increase the tax base and tax revenue the City gets on a yearly basis.

Surrounding Area:

The site has certain aesthetic limitations. It is a mostly flat field abutting to a future Business Park to the South, Multi-family to the West (Capstone proposed increased density), Alpine Drive to the North, and Single family to the East. There is little to no elevation changes and very marginal tree cover. The diversified housing od single family and detached townhomes is a good fit for its surrounding.

Variety of Housing Price Points:

Per Minnesota Housing Finance Agency, Median home prices in the Twin Cities Metro area are $245,000. The community needs for sale housing at affordable prices and a portion of this plan would be directed at those types of products. It also has a product for a traditional "move-up" buyer.

Roof Tops:

An increase of housing activity is sure to bring additional interest for the commercial/business park/COR retail developments in the City of Ramsey. Housing for workers and additional customers are very important for prospective offices/businesses and increasing the retail business like restaurants.

Builder Diversity:

Having additional builders in the community will help the buyers considering purchasing in Ramsey by offering multiple choices and price points. Only having 1 builder in this corridor may hamstring the city by artificially delaying development of multiple parcels.

Pace of development:

This proposal would finish the area with the least amount of prolonged road construction and all work would be completed at the same time. Opening Puma street multiple times for varying lengths of time is not beneficial to surrounding residents or businesses and increases the overall costs to parties involved.

Business Support:

Giving the proposal approval would be a strong sign of support to business leaders of the community, showing Ramsey's commitment to a growing work force and customer base.

The potential for this development to also decrease the City's contribution to the Puma Street project should not be overlooked. If Paxmar is willing to go above and beyond 50% of the cost, it should be seriously considered by the City, not to mention that more infrastructure around adds value and interest to the surrounding properties.

Development is needed in this part of the City. More building will mean more interest, demand, and value of the surrounding properties. If you would like to further discuss please let us know.

Best Regards,



Michael Altimari

Executive Director of Campus Development
Hageman Holdings, LLC

KW COMMERCIAL SM

City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Attn: Tim Gladhill, Community Development Director
Patrick Brama, Economic Development Manager/Asst City Administrator

Re: Paxmar/Hageman site
Our support for the development with higher density

In regard to the possible future of the Hageman Site in the City of Ramsey:

In my opinion, because of the shortage for new construction affordable housing throughout Anoka County, this would be a great opportunity for the City of Ramsey to add to their tax base and would definitely boost and benefit local businesses as well, creating outstanding stability for the city. The new development site would potentially attract new and existing businesses to expand or relocate to this area.

Ramsey has much to offer and this new development project could complement the established homes and businesses.

To note: I am a Ramsey resident and currently own and operate a Commercial and Residential Real Estate business.

I want to express my support **for** this residential development.

Feel free to contact me with any questions or concerns.

Regards,
Chris Fritch
763-746-3996

CAPSTONE HOMES

May 25, 2017

Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Dear Tim –

We have reviewed the Paxmar concept plan on the Hageman property, located at the southeast corner of Alpine Drive and Puma Street. Although we favor residential growth in this area of Ramsey, we cannot support the concept plan in its current configuration. It seems this layout was completed with sole purpose of maximizing the number of units, without regard for good land planning or thoughtful growth for the City. The current City zoning of this parcel is R1, but the concept shows twice that number of units. These units are very small compared to R1 standards and do not fit the character of the existing single family homes, adjacent to the site.

If a plat were to be brought forward using the R1 zoning standards currently in place, it would present a great opportunity for success in the current marketplace; very similar to the success we are seeing in the Brookfield neighborhood. Not only would R1 housing be a complement to the existing neighborhood, it would also balance nicely with the residential lots in the Riverstone neighborhood offering a wider range of home styles for those seeking to purchase a new home in Ramsey. This would allow the City's current zoning plan to be implemented according to current policy.

Typically, R1 single family lots (80' wide) on a standard parcel of land will produce 2.3 units per acre gross. Paxmar's proposal is requesting a density of 4.5 units per acre and would add 74 additional units on this 33-acre parcel. In comparison, the Riverstone plat is 3.3 units per acre and is zoned mid density. For Paxmar, that would be a significant increase in density that certainly works well for the developer, but doesn't appear to be in the best interest of the overall zoning plan of the City.

For the City, this plan would flood the market with mid density housing, making it increasingly susceptible to market conditions and in turn, pushing home prices down below market levels. The Riverstone plat alone has 293 mid density units, and this concept proposal would add an additional 151 units. 444 mid density units, only separated by a single street.

In addition, we have reviewed the proposal by Paxmar to construct Phase 2 of Puma Street. Simply stated, it seems Paxmar's current proposal to build the Puma Street infrastructure is being offered in return for the developer receiving 74 additional units through rezoning.

It is our request that the City follow the current zoning plan and require R1 housing units on this parcel of land. We are happy to discuss this further, and it is our goal to create the strongest possible land use plan for this area of Ramsey.

Sincerely,

Stephen A. Bona
Vice President of Land Development

Capstone Homes, Inc.
14015 Sunfish Lake Blvd NW, Suite 400
Ramsey, MN 55303
Office: (763) 427-3090 Fax: (763) 712 -9060

Tim

We as the city of Ramsey put a lot of work and money into developing the Comp Plan and we feel it needs to remain as it is and would not like to see it amended.

We as a [border land-owner] would not like to see the mid density that is desired on the Hageman Holdings NW acres on Puma and Alpine instead of the low density that the Comp Plan calls for.

I, Al, personally, when on the City Council, did a lot of work years ago on the Comprehensive Plan so I have a vested interest in the plan and would not want to see it amended.

We as a family 100% support land owners right to develop their own land, but we believe development needs to comply with what fits the area.

Alan Pearson & Family

Tim Gladhill

From: Val Kruger <Val.Kruger@psdlanddevelopment.com>
Sent: Monday, June 12, 2017 3:34 PM
To: Tim Gladhill
Subject: Opposing Letter to the Paxmar Project

Tim:

My husband and I are writing this letter of opposition to the proposed Paxmar development which is directly behind our residence where we have lived for 40+ years. We feel this type of high density development is going to change the essential character of our neighborhood.

When we first built our home we were surrounded by farm fields and there was never any mention of any high density developments and that is one of the reasons we chose to build where we did in Ramsey.

If the City feels it must move ahead with this project, we would like to see some type of noise/visual buffer between our property and the high density housing proposed. We would like to suggest a tree screening buffer and/or a berm to separate the properties.

Ramsey has changed drastically over the past forty years while our neighborhood has been able to keep the rural small town feel. Please do not take this away from us nor take away our quiet enjoyment that is sure to be created by a high density housing right in our back yard.

Sincerely,

Lonnie and Val Kruger
15210 Kangaroo Street NW
Ramsey, MN 55303

Val Kruger

Tim Gladhill

From: Kent Roessler <kent@paxmar.com>
Sent: Monday, June 19, 2017 11:19 AM
To: Tim Gladhill
Cc: Alan Roessler; Philip Rondeau; Pankratz, Brian L. @ Minneapolis
Subject: Lot layout on east end and adjacent values
Attachments: Property values of neighbors.pdf; East side Lot Comparison Sketch.pdf

Tim
We laid out east end to show existing zoning and what would be allowed alongside of our proposal.
As you can see we net 3 extra lots which helps pay for puma.

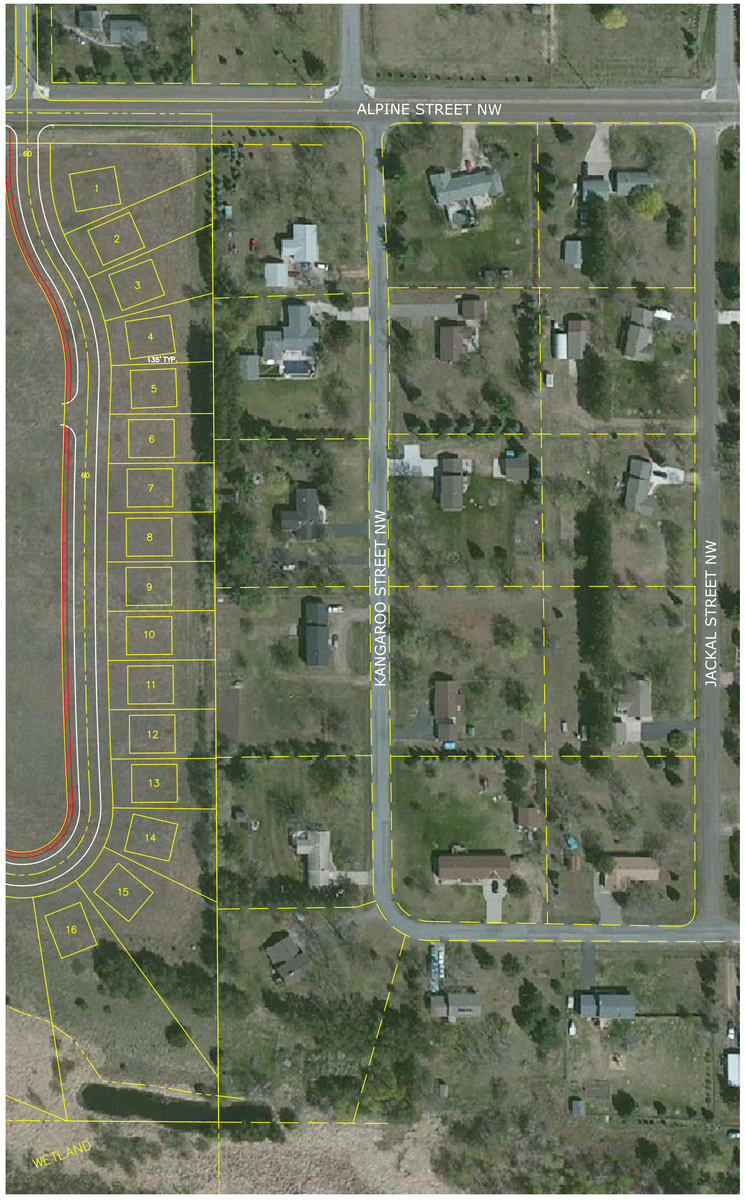
We also pulled the values from Anoka County Assessor dept for 2017 values. Pretty hard to back up a $400k 80' lot build to a bunch of $200k properties.

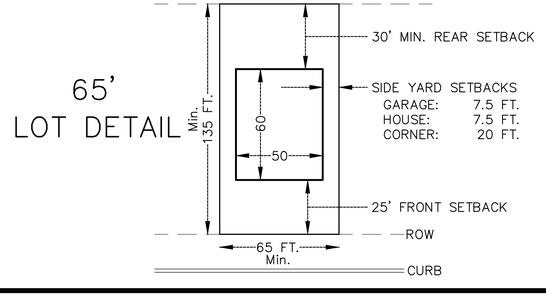
Please add these to your packets and if we have time I would like to calculate a cost comparison to add for total build/revenue for city. Please let me know what cut off time for packets will be.

Thanks

Kent Roessler
Cell (612) 242-5051 | Fax (763) 753-9812
www.paxmar.com | kent@paxmar.com
PAXMAR©

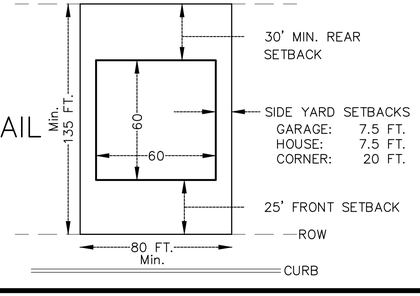
PROPOSED PUD ZONING

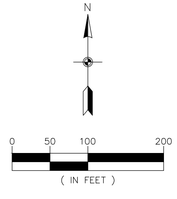




R-1 ZONING







Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING
3890 Pheasant Ridge Drive NE,
Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

LOT EXHIBIT

NORTH FORK MEADOWS
Ramsey, Minnesota

PAXMAR
3495 Northdale, Suite 210
Coon Rapids, Minnesota 55448

REVISIONS

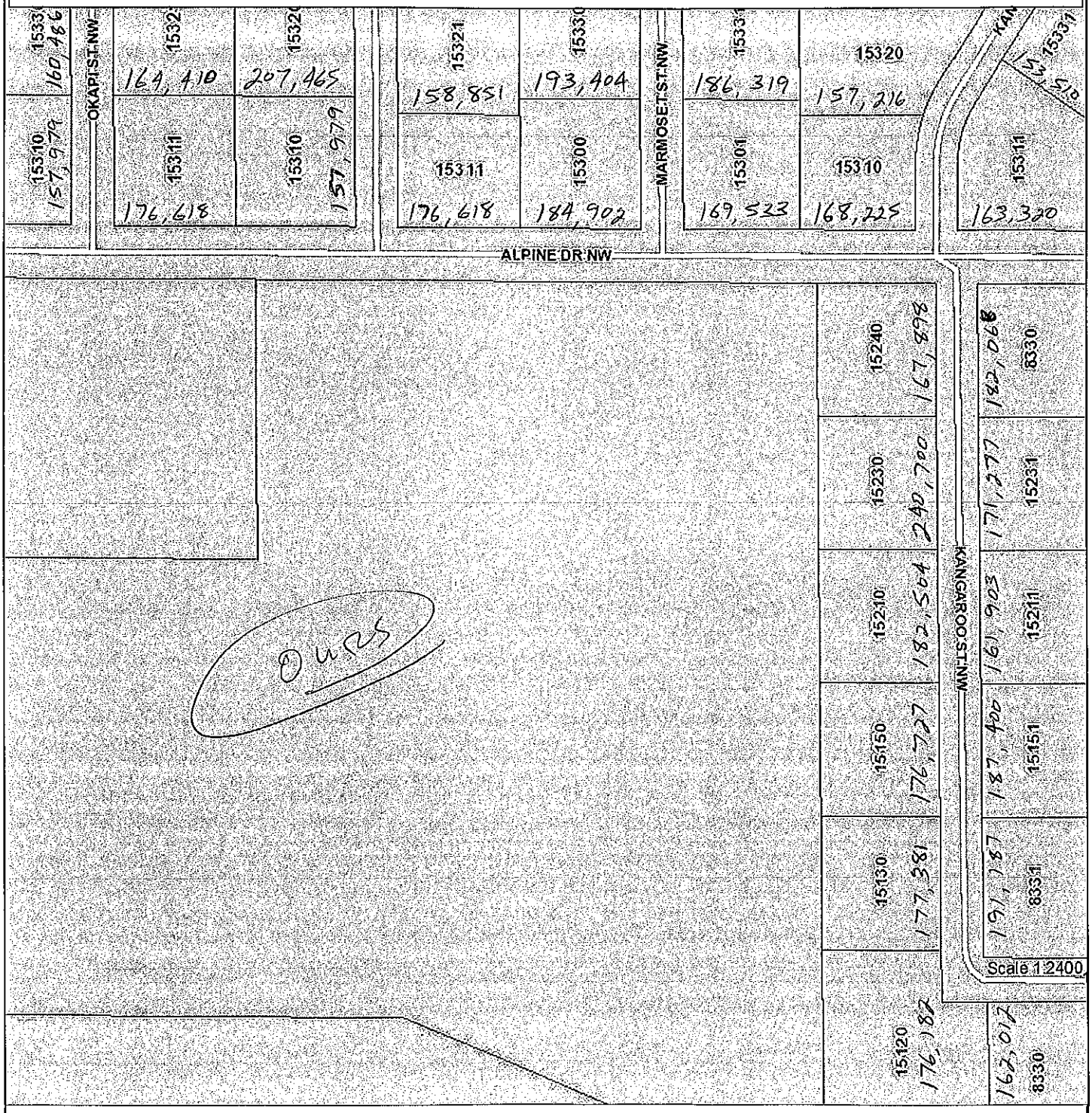
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FILE NO:	XXX

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ANOKA COUNTY

<Title>

2017 TMTV



PAXMAR©

City Fee Comparison

North Fork Meadows

Description	Unit Price	R-1 Zoning	Total R-1	PUD	TOTAL PUD	Notes
Park Dedication and Trail Development		Units		Units		
Park Dedication	$ 2,800.00	66	$ 184,800.00	149	$ 417,200.00	
Trail Development	$ 800.00	66	$ 52,800.00	149	$ 119,200.00	
			$ -		$ -	
Water and Sewer Fees			$ -		$ -	
Water Fees - Trunk / Connection	$ 1,720.00	66	$ 113,520.00	149	$ 256,280.00	
Sewer Fees - Trunk / Connection	$ 1,154.00	66	$ 76,164.00	149	$ 171,946.00	
			$ -		$ -	
Stormwater Management Fees			$ -		$ -	
Stormwater Management	$ 473.00	66	$ 31,218.00	149	$ 70,477.00	
			$ -		$ -	
Street Light fees			$ -		$ -	
Three (3) Years Operation and Maintenance	$ 294.00		TBD		TBD	Fixture Count Needed
Total Development Fees			***$ 458,502.00***		***$ 1,035,103.00***	
Sewer & Water Charges						Collected with Building Permit
Water Accessibility Charge (WAC)	$ 1,267.00	66	$ 83,622.00	149	$ 188,783.00	
Sewer Accessibility Charge (SAC)	$ 2,485.00	66	$ 164,010.00	149	$ 370,265.00	
SAC/WAC Totals			***$ 247,632.00***		***$ 559,048.00***	

Proposed Additional City Development Fees	***$ 576,601.00***
Proposed Additional SAC/WAC Fees	***$ 311,416.00***
Total Proposed Additional Fees	***$ 888,017.00***

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Project Cost Comparison

North Fork Meadows

Description	R-1 - 66 units	/unit	PUD - 149 units	/unit
Hard Cost - Grading, Pipe, Roads, Etc.	$ 2,300,000.00	$ 34,848.48	$ 2,300,000.00	$ 15,436.24
10% City Escrow Fee	$ 230,000.00	$ 3,484.85	$ 230,000.00	$ 1,543.62
Puma St. Extension	$ 800,000.00	$ 12,121.21	$ 800,000.00	$ 5,369.13
10% City Escrow Fee	$ 80,000.00	$ 1,212.12	$ 80,000.00	$ 536.91
Engineering	$ 330,000.00	$ 5,000.00	$ 521,500.00	$ 3,500.00
City Fees	$ 458,502.00	$ 6,947.00	$ 1,035,103.00	$ 6,947.00
	$ 4,198,502.00	*$ 63,613.67*	***$ 4,966,603.00***	*$ 33,332.91*

The cost of each project is substantially similar, regardless of the product developed. The only major deviations are the City Fees and Engineering, which are based per unit.

Our proposal significantly lowers the per unit costs to a point where it is fiscally feasible to move forward.

**Costs do not include any profit margin for the developer or Land cost*

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Property Tax Comparison

North Fork Meadows

	R-1 - 80' SF	65' SF Lots	Detached Townhome	PUD
Units	66	56	93	149
Taxable Market Value/unit	$ 330,000.00	$ 300,000.00	$ 225,000.00	
Property Tax/unit (homesteaded)	$ 4,046.00	$ 3,643.00	$ 2,636.00	Total PUD TMV
Total Taxable Market Value	***$ 21,780,000.00***	$ 16,800,000.00	$ 20,925,000.00	***$ 37,725,000.00***

Paxmar Proposed additional Taxable Market Value over and above current zoning ***$ 15,945,000.00***

Yearly Property Tax gain if rezoned to Paxmar proposed PUD ***$ 182,120.00***

**Tax based on Anoka County estimated tax calculator*

North Fork Meadows/Riverstone Comparison

The developable area is approximately 33.5 acres in size. Both projects have a variety of lot sizes, but overall/gross density is generally comparable. Capstone is proposing two styles of lot sizes in their detached single-family portion of the development, with lot sizes of 65 foot wide and 50 foot wide lots. Capstone is also proposing six (6) four unit attached single-family townhomes (48 units). Paxmar is proposing 65 foot wide single-family lots and 38 foot wide detached townhome lots.

Comparison

	Riverstone (Capstone) 293 units	North Fork Meadows (Paxmar) 149 units
Detached Single-Family	65 foot wide & 50 foot wide 245 units (83.5% of the project) 62.27 acres of the project Density = 3.93 units/acre	65 feet wide 56 units (37.5% of the project) 20 acres of the project Density = 2.8 units per acre
Townhomes	Attached (4 unit) 50 foot wide individual lots **48 units (16.5% of the project)** 7.38 acres of the project Density = 6.5 units/acre	Detached 38 foot wide lots **93 units (62.5% of the project)** 13.5 acres of the project Density = 6.88 units/acre
Dedicated/Protected Open Space	**20.67 acres**	**0 acres**

In terms of gross density, Riverstone calculates at 3.24 units per acre while North Fork Meadows calculates at 4.45. Two factors generally contribute to the difference in density.

1. Riverstone has more open space planned compared to North Fork Meadows. When we look at net density, removing these open spaces from the calculation, the comparison is more similar.
2. North Fork Meadows has a higher percentage mix of the higher density units (townhomes) compared to Riverstone.

5.02: Consider Sketch Plan Review for Northfork Meadows located Near Puma Street and Alpine Drive; Case of Paxmar (Project #17-126)

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to review a sketch plan for a 149-lot subdivision (56 detached single-family lots with 65-foot-wide lots, and 93 detached townhome lots). A Sketch Plan affords the Planning Commission the opportunity to review a project before it enters the official Preliminary Plat stage. The Preliminary Plat (future step) is the most important step in the review process and gives the project 'entitlement' to the project. Please note that the request requires a Comprehensive Plan Amendment. The City can approve said amendment, but is not obligated to approve said amendment. The City has discretion on how to move forward with the request.

Commission Business

Chairperson Bauer stated he was not on the Planning Commission when the current Comprehensive Plan was put in place. He understood the Commission had to thoroughly evaluate each change and questioned why the current zoning designation was put in place.

Community Development Director Gladhill explained the current zoning designation (Low Density Residential) has been in place for the past 20 years. However, in the yearly 2000's Pulte homes proposed a housing development which matched the LDR zoning. He indicated this development was never completed. He reported this zoning designation was reconfirmed in the 2030 Comprehensive Plan.

Commissioner Brauer recalled this property had been zoned LDR since before The COR was developed.

Commissioner Gengler asked if the neighborhood to the east was zoned LDR.

Community Development Director Gladhill reported this property was zoned Rural Developing and was outside of the MUSA.

Commissioner Nosan questioned if Capstone's subdivision would be across the street from Paxmar's proposed project.

Community Development Director Gladhill stated this was the case.

Commissioner Nosan inquired what the differences were between the Capstone and Paxmar developments.

Community Development Director Gladhill explained both developments were medium density projects. He described the differing buffers between the two projects.

Kent Roessler, Paxmar Land Development, introduced himself to the Commission and thanked them for their time. He explained he had several national and local builders that were interested in a housing development in Ramsey. He stated he currently had a development in Elk River with 250 to 300 lots, and other developments he was working on in Blaine, Buffalo and North Branch. He discussed the proposed detached townhouse community in further detail with the Commission and indicated these types of units were in demand. He reported this development would have a homeowner's association to maintain the exterior of the units. He provided further comment on the styles and types of detached townhome units

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that would be constructed, along with the proposed price points. He then discussed the advantages of his proposed upscale neighborhood.

Commissioner Brauer asked if the developer believed the site was being proposed for multi-family based on the site or current market conditions.

Mr. Roessler stated he had considered both the site location and the market conditions. He discussed the developments that surrounding the subject property and recommended the Commission consider re-guiding the property. He anticipated his development would nicely complement the Capstone development.

Commissioner Brauer commented on the density transition issue. He questioned if the developer could amend his plans.

Mr. Roessler explained there was no easy way to completely buffer the project from the three adjacent homeowners. He reported there was an existing tree line in place that was quite dense. He stated he could work with staff to enhance the rear elevation of the units.

Commissioner Gengler asked what the price range would be for the detached townhome units.

Mr. Roessler stated the single-family homes would be in the high $200,000 to $400,000. He noted the detached townhome units would range in price from $190,000 to $250,000.

Commissioner Nosan believed Paxmar completed nice developments and noted her daughter lived in a Paxmar development in Monticello. She stated she was having a hard time with the transition between the proposed project and the existing homeowners. She questioned how much space was between the new units and the existing homes.

Mr. Roessler reviewed the rear yard setback (30 feet) with the Commission and noted most of his units were 50 feet from the property line. He encouraged the Commission to consider the greater good for the entire community and not strictly how six properties will be impacted.

Community Development Director Gladhill provided further comment on the City's landscaping and buffer requirements. He understood that more work had to be done to address density transition and stated the City was aware of the fact that the existing residents were important to Ramsey.

Commissioner Brauer recommended that the City keep the promises that it has made to its existing residents.

Commissioner Anderson stated he was not in favor of 28 foot streets as this was too narrow. He reviewed the variances from City Code within the project and suggested these areas of the development be further considered. He questioned if the detached townhouse units would have brick.

Mr. Roessler reported the front of the units would have brick or stone.

Commissioner Anderson indicated he was struggling with the proposed unit types but stated he would be willing to listen to future plans from the developer.

Commissioner Surma expressed concern with the existing homeowners and how their property rights would be impacted.

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Steve Bona, Capstone Homes, stated he did not oppose the development of this property. He explained he designed his neighborhood with the understanding the subject property would be zoned R-1. He feared the market would be flooded with too many high to mid-density units if both projects were completed. He believed the Paxmar units did not fit with the character of the surrounding neighborhood and for this reason he encouraged the Commission to keep this property zoned R-1.

Chairperson Bauer recommended a worksession meeting be held on this development to allow for further discussion of the project.

Community Development Director Gladhill stated staff could set a date for a worksession meeting.

Commissioner Brauer stated he would like to see the neighboring property owners involved in the discussions for the proposed development. He did not see how the Planning Commission could move forward on this project until the Commission received direction from the City Council on the Comprehensive Plan amendment. He explained he did not see a compelling reason to change the Comprehensive Plan at this time.

Commissioner Brauer encouraged the developer to continue to work with the City and not take the feedback from the Commission as a no.

Chairperson Bauer recommended a work session meeting be scheduled if the City Council supports the Comprehensive Plan amendment.

Community Development Director Gladhill anticipated that a worksession meeting would not be able to be scheduled until July.

DRAFT

CC Regular Session **7. 6.**

Meeting Date: 08/22/2017

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Review Inland Group Proposed Project

Purpose/Background:

Inland Group (http://inlandconstruction.com/) is a development company based out of Washington. One of their subsidiaries is Affinity Living Communities (http://affinityforliving.com/). Affinity specializes in senior, independent living, market rate, multi-unit, apartment projects. Inland Group (Affinity) is interested in a 175-unit project in The COR, located on 3-5 acres of city-owned land.

PROCESS

(1) Site Selection, August
(2) Purchase Agreement, September/ October
(3) Entitlement Process, January--April

The first step in this process is to provide Inland Group with direction on site location. Then, once direction on site location can be provided to the developer, the EDA can begin the standard purchase agreement process. Site location will have a significant effect on the purchase agreement process (size of site, infrastructure needs, parks, etc.).

CONCEPT MAPS

The last time the City considered a project in The COR (Stone Brook Children's Academy), it appeared a strong desire existed by elected/ appointed officials to develop and review several professional site concepts upfront, as part of the initial site selection process -- rather than having the developer only pitch their desired site.

Attached to this case are five site concepts. These concepts were developed by the City of Ramsey (not the developer), based on discussions with the developer. These concepts are VERY preliminary. The intent of these concepts is to display how this project could generally fit within The COR, from a high-level only. In other words: from a preliminary perspective, does this project seem to meet our vision for The COR? Generally, staff believes all of these concepts are worth considering.

The purpose of these concepts is NOT to get into a detailed discussion about exact number of square feet, exact number of floors, exact number of parking stalls, exact building configuration, exactly how the surrounding land uses are shown, or exactly how the building will look. The purpose is general/ high-level. Once the City can provide the developer with general direction on a desired site (or two), the developer will come back with a more detailed site concept layout (will be more detailed, and will also better reflect their vision).

For the sake of context, attached to this case are plans for a project this developer is currently constructing in Eagan. This is a good base example of what they are looking at for Ramsey. With that said, adjustments will need to be made to meet Ramsey zoning, vision, and demographics.

Notification:

Observations/Alternatives:

Preliminary Specifications

- Inland Group (http://inlandconstruction.com/) is a development company based out of Washington.
- One of their subsidiaries is Affinity Living Communities (http://affinityforliving.com/).
- Senior, independent, 55+ (not assisted living)
- Estimated 175 units (may be adjusted)
- Market rate, high amenity (not low income)
- Anticipate a 4-5 story building
- Anticipate 1st floor structured parking (100%)
- Want roughly 1.5 parking stalls per unit (may be adjusted)
- Not willing to use a shared parking ramp (non-starter item)
- Opposed to any commercial/ retail (but, open to discuss if required by City)
- Desire a spring 2018 construction
- Need 3-5 acres
- No assistance requested at this time (however, this project will likely trigger construction of public infrastructure, and staff expects a request to come at some point).
- The developer needs direction on site location before they can proceed with a project.

Developer's Comments

The developer has completed a preliminary review of the attached concepts. Below are their high-level comments.

Site A: Not acceptable.
This site would be an immediate non-starter. This is due to the parking ramp. The cost of parking ramps is too much to absorb by the developer. However, more importantly, a parking ramp doesn't fit their model. They need good site lines from all sides of their building (for residents to enjoy looking out their window/ balcony). The developer also needs room for amenity spaces. Also, based on their model, senior residents do not like the perception of parking ramps (look, safety, and functionality).

Site B: Desirable.
This site is the developers #2 favorite site. The developer likes to be located adjacent to the future municipal plaza park. The developer likes being located near the rail station. The developer likes being located against a hard edge (i.e. center street). The developer likes being located near other existing development (rather than being in the middle of a parcel).

Site C: Desirable.
This site is the developers #1 favorite site. The developer likes to be located adjacent to the future municipal plaza park (entire building). The developer likes being located near the rail station. The developer likes being located against a hard edge (i.e. center street). The developer likes being located near other existing development (rather than being in the middle of a parcel).

Site D: Acceptable.
This site is the developers #4 favorite site. The developer likes being located against a hard edge with infrastructure in place (i.e. Sunwood Drive). The developer doesn't like this site as much (as others) do to its distance from parks.

Site E: Acceptable.
This site is the developers #3 favorite site. The developer likes being located against a hard edge with infrastructure in place (i.e. Sunwood Drive). This site is located near other important items (parks, other development in the center of The COR, the rail station), but it's not directly adjacent. The developer is okay with this site.

Funding Source:

NA

Recommendation:

PLANNING COMMISSION

The PC reviewed this case on 08/03. Attached are draft PC minutes (changes may occur). Generally, the Planning Commission was supportive of the project and supports the city moving forward with purchase agreement negotiations. The Planning Commission had reservations about Concept Layout D, as it spilled into the COR-2 Zoning District. The Planning Commission preferred concepts that were 100% located in the COR-1 Zoning District. The Planning Commission made mention of a desire for retail space, especially if the building was located directly adjacent to Sunwood Drive. The Planning Commission is very interested in seeing the 1st floor structured parking actually occur. It appeared the Planning Commission liked Concepts B and C the most.

EDA

The EDA reviewed this case on 08/10. Attached are draft EDA minutes (changes may occur). Generally, the EDA is supportive of this project and supports the city moving forward with purchase agreement negotiations. The EDA appears to like Concept Layout C the most, from a preliminary perspective. The EDA believes this layout still preserves two important goals for The COR--retail/ restaurant locations in the heart of The COR, that could be connected to the proposed park, and this concept preserves the opportunity to discuss a woonroof (pedestrian road/ plaza road). The EDA questioned what financial assistance the developer may request from the City (at this point, the developer is not requesting any assistance). The EDA also questioned the developers financing model (at this point, the developer believes the project will be privately financed, will include 10-20% equity from Inland Group, and will be owned/ operated by Inland Group). Lastly, the EDA requested the developer share their market study results, with the city, when they are ready (the developer generally agreed).

STAFF NOTES

It appears this project would best fit the City's COR-1 Zoning District. Four of the five attached concept site layouts are located within the COR-1 Zoning District, 100%. One concept, Concept Layout D, is located partially in The COR-1 zoning district (east side) and partially in the COR-2 zoning district (about 50:50). Attached is The COR Zoning District map.

Based on staff's observations of input from all parties, it appears Concept Layout C may be the preferred site. It is the developers #1 choice, the EDA's #1 choice, and was one of the preferred sites for the Planning Commission (Planning Commission didn't rank a #1 site).

Inland Group was brought to the city by CBRE. CBRE is representing the buyer. Staff intends to write the PA accordingly.

Lastly, staff would like to provide early notice, that this project will likely require the construction of new public infrastructure (multiple roadways). In order for the city to process this project in an efficient manner, staff will be recommending the city complete concept layouts and feasibility reports for newly required public infrastructure, in the near future (next 2-3 months). This information will provide the city with data for negotiating a cost share agreement with the developer, identify timing of construction for said improvements, and identify a funding source for the city's share.

Action:

General Direction:

1. Is Council generally interested in this project/ does this project generally meet our vision for The COR?
2. Site location. RE the attached concept site layouts--are there any the Council prefers or would like excluded?
3. Are there any major concerns/ red flags the Council may have with this proposed project? Is any additional information needed?

Attachments

Inland Presentation

Preliminary Site Concepts

Eagan Concepts

COR Zoning District Map

PC EDA Minutes 08 2017

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/17/2017 03:38 PM
Form Started By: Patrick Brama		Started On: 08/08/2017 10:30 AM
Final Approval Date: 08/17/2017		

Affinity at Ramsey
Concept Summary

Affinity is:

- Age-restricted (55+) apartment community
- No buy-in fee, market-rate rental community
- Not assisted living (no commercial kitchen or dining facility)
- Amenity-rich environment that offers security and socialization
- Mix of studio, one-bedroom and two-bedroom units

Apartment homes offer:

- All-inclusive rents include utilities, Internet, cable TV and social activities
- Full-size appliances, microwave hood, washer/dryer in-unit

Affinity at Ramsey
Example Exterior - Covington



Affinity at Ramsey
Example Exterior - Covington



Affinity at Ramsey
Similar Exterior Concept - Covington



Affinity at Ramsey
Fitness Center



Affinity at Ramsey
Theater



Affinity at Ramsey
Library



Affinity at Ramsey
Internet Café



Affinity at Ramsey
Living Room



Affinity at Ramsey
Game Room



Affinity at Ramsey
Craft Room



Affinity at Ramsey
Pub



Affinity at Ramsey
Pool



COR AREA DEVELOPMENT OPTIONS

RAMSEY, MN

LOUCKS

JULY 29, 2017



A

CONCEPT

COR AREA DEVELOPMENT OPTIONS

RAMSEY, MN

LOUCKS

JULY 29, 2017



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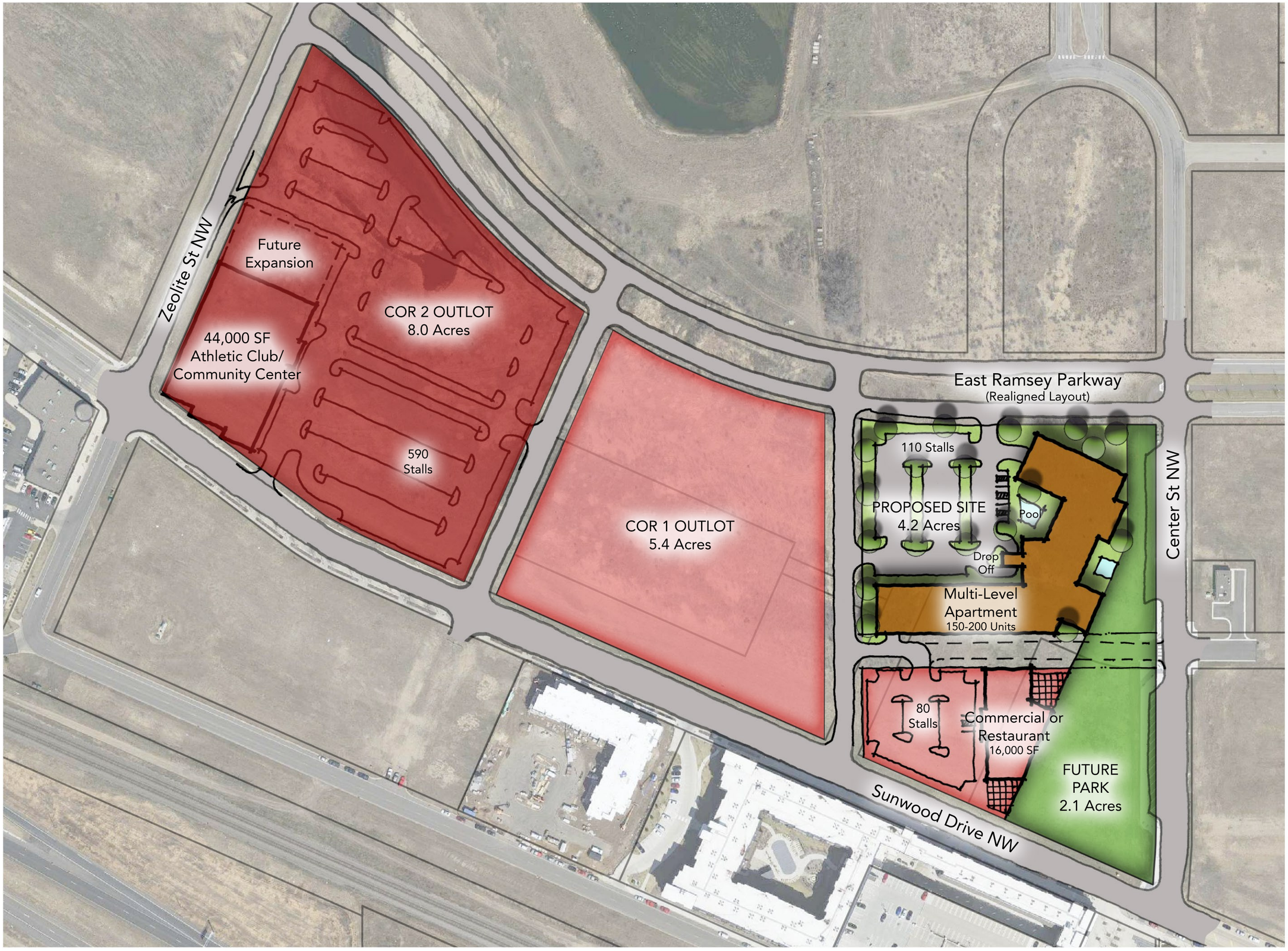
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COR AREA DEVELOPMENT OPTIONS

RAMSEY, MN

LOUCKS

JULY 29, 2017



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COR AREA DEVELOPMENT OPTIONS

RAMSEY, MN

LOUCKS

JULY 29, 2017



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COR AREA DEVELOPMENT OPTIONS

RAMSEY, MN

LOUCKS

JULY 29, 2017



0 75 150

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E

CONCEPT



01 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



02 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

25%	GLASS
35%	BRICK
30%	STUCCO
10%	STUCCO / TRIM

NYSTROM + OLSON ARCHITECTURE::
502 W RIVERSIDE AVE, #200::
SPOKANE, WA 99201::

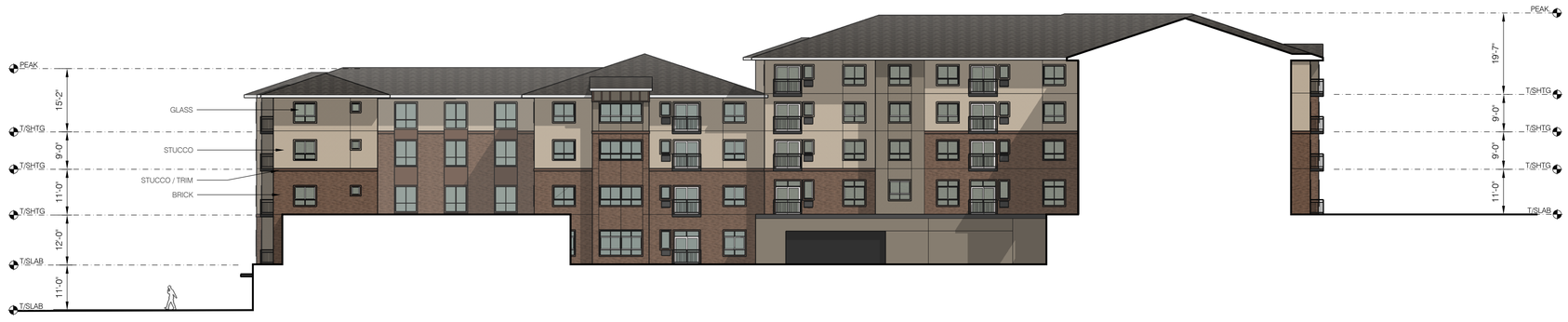
:: AFFINITY AT EAGAN
CEDAR GROVE PARKWAY & NICOLS ROAD
EAGAN, MINNESOTA

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NYSTROM + OLSON ARCHITECTURE::
502 W RIVERSIDE AVE, #200::
SPOKANE, WA 99201::



01 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



02 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

25%	GLASS
35%	BRICK
30%	STUCCO
10%	STUCCO / TRIM

A5.02

:: AFFINITY AT EAGAN
CEDAR GROVE PARKWAY & NICOLS ROAD
EAGAN, MINNESOTA



01 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



02 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

25%	GLASS
35%	BRICK
30%	STUCCO
10%	STUCCO / TRIM

NYSTROM + OLSON ARCHITECTURE::
502 W RIVERSIDE AVE, #200::
SPOKANE, WA 99201::

:: AFFINITY AT EAGAN
CEDAR GROVE PARKWAY & NICOLS ROAD
EAGAN, MINNESOTA

A5.03



01 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



02 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

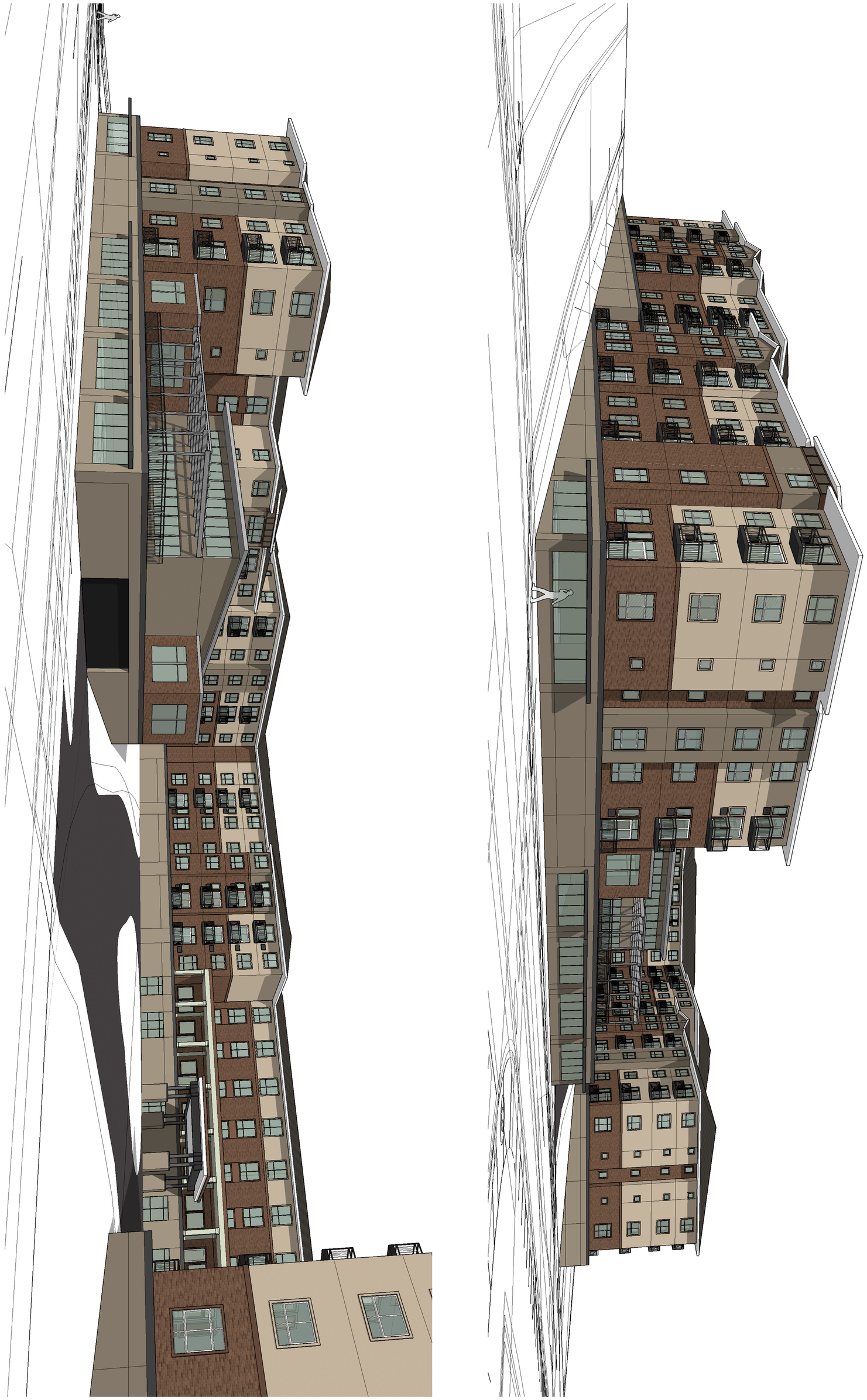
MATERIAL LEGEND

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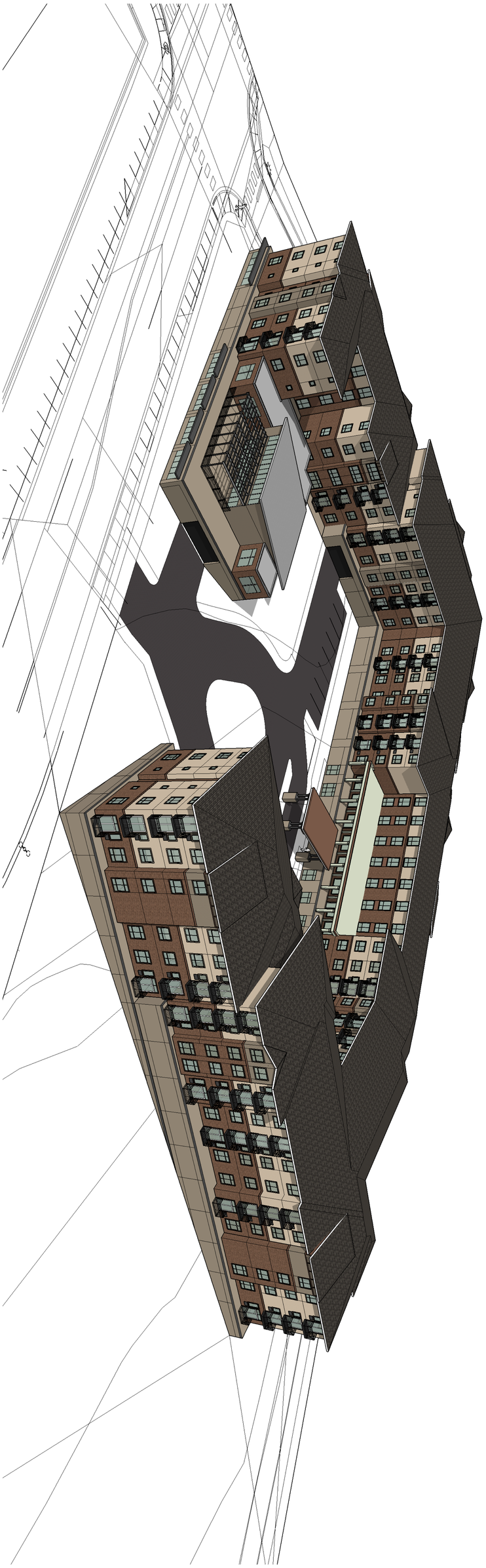
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SPOKANE, WA 99201::

A5.04 :: AFFINITY AT EAGAN

CEDAR GROVE PARKWAY & NICOLS ROAD
EAGAN, MINNESOTA



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SPOKANE, WA 99201::
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THE COR

AT RAMSEY

DISTRICT BOUNDARIES

1

BOUNDARY LABELS

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Sub-District Map

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11/07/2012

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, August 3, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Vice Chair Gary VanScoy Commissioner Bruce Anderson Commissioner Ralph Brauer Commissioner Cheri Gengler Commissioner Cindy Nosan Commissioner Patrick Surma
Members Absent:	Chairperson Randy Bauer
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson Planning Consultant Eric Maass Planning Intern Alec Anderson

DRAFT

1. CALL TO ORDER

Vice Chair VanScoy called the regular meeting to order at 7:00 p.m.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

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

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Nosan, Anderson, Brauer, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer.

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

None.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider a request for Preliminary Plat approval of Bunker Lake Industrial Park (Project #17-127); Case of PSD, LLC

Public Hearing

Vice Chair VanScoy called the public hearing to order at 7:02 p.m.

Presentation

Planning Intern Moss presented the staff report stating 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. Staff recommends approval of the Resolution granting preliminary plat approval of Bunker Lake Industrial Park, contingent upon compliance with the Staff Review Letter dated July 27, 2017.

Citizen Input

Matt Kuker, PSD, stated he recently completed a tree inventory for the site and addressed the 30% replanting plan. He explained staff cleared him to begin mass grading and tree removal this week. He noted he would begin a spec building yet this fall to have the home occupied by February 1st.

Motion by Commissioner Anderson, seconded by Commissioner Nosan, to close the public hearing.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Anderson, Nosan, Brauer, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer.

Vice Chair VanScoy closed the public hearing closed at 7:06 p.m.

Commission Business

Motion by Commissioner Nosan, seconded by Commissioner Surma, to recommend that City Council 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.

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Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Nosan, Surma, Anderson, Brauer, and Gengler. Voting No: None. Absent: Chairperson Bauer.

5.02: Public Hearing: Consider a request for Preliminary Plat and Site Plan for Jaspar Industrial park (Project #16-69); Case of Sharp Associates, LLC

Public Hearing

Vice Chair VanScoy called the public hearing to order at 7:07 p.m.

Presentation

Planning Intern Moss presented the staff report stating the City has received an application for Preliminary Plat and Site Plan for Jaspar Business Park. The Applicant is proposing a 52,000-square foot multi-tenant building for small or startup businesses in manufacturing and services. The project is proposed on the southeast corner of 143rd Avenue and Jaspar Street and east of the current public works facility. The Developer, Sharp & Associates, has proposed a three-lot subdivision with one buildable lot for the proposed building and two outlots (one of which is potentially to site the future public works facility). Staff recommend approval of the preliminary plat and site plan, contingent on revisions outlined in the Staff Review Letter.

Citizen Input

Dan Sharp, Sharp & Associates, commented on the multi-tenant building he was proposing to construct for startup businesses. He explained there was a demand for this type of use. He anticipated the users would be machine shops, contractors or small manufacturing businesses. He indicated the tenant sites would range in size based on the needs of the business.

Commissioner Brauer stated he was pleased to see a small business incubator location coming to the City of Ramsey.

Commissioner Nosan agreed stating this was a nice concept.

Motion by Commissioner Surma, seconded by Commissioner Nosan, to close the public hearing.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Surma, Nosan, Anderson, Brauer, and Gengler. Voting No: None. Absent: Chairperson Bauer.

Vice Chair VanScoy closed the public hearing closed at 7:16 p.m.

Commission Business

Motion by Commissioner Surma, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #17-08-193 approving the Preliminary Plat for Jaspar Business Park,

and recommend adoption of Resolution #17-08-194 approving the Site Plan for Jaspar Business Park, both contingent upon revisions outlined in the Staff Review Letter.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Surma, Anderson, Brauer, Gengler, and Nosan. Voting No: None. Absent: Chairperson Bauer.

5.03: Public Hearing: Consider Request for a Variance to cul-de-sac size requirements (Project #117-132); Case of Bryon Cole

Public Hearing

Vice Chair VanScoy called the public hearing to order at 7:17 p.m.

Presentation

Planning Intern Anderson presented the staff report stating the City has received an application from Bryon and Lynn Cole (the "Applicant") requesting a variance to minimum cul-de-sac radius for the Cole Addition. The Cole Addition would subdivide three existing lots totaling 2.7 acres into eight lots for single family homes, including the existing Cole residence at 6851 168th Avenue NW. The development proposes to remove the existing temporary cul-de-sac and extend 168th Lane into a new cul-de-sac. Engineering, Fire, Public works, and Planning departments are not supportive of the variance to the standard cul-de-sac bulb radius. Fire and engineering will submit memos describing their concerns with supporting substandard cul-de-sacs.

Citizen Input

Vice Chair VanScoy noted a decision made by the Planning Commission will stand and will not be reviewed by the City Council, unless the decision is appealed.

Darren Lazan, Landform Professional Services, stated he was representing Bryon Cole, who was a 40-year resident of Ramsey. He described how the land around Mr. Cole has changed and urbanized over the years. He reviewed a plat surrounding Mr. Cole's property in detail with the Commission and commented on the proposed cul-de-sac. He noted there was no City Code that prohibited temporary cul-de-sac's in the City of Ramsey. He described an alternative plat with the Commission which would require him to drop a lot, which was a tremendous hardship.

Community Development Director Gladhill reported staff had not reviewed the alternative and this was not being considered by the Planning Commission this evening.

Mr. Lazan stated he was simply requesting feedback from the Commission on the alternative and if this was a better option for the plat.

Motion by Commissioner Surma, seconded by Commissioner Nosan, to close the public hearing.

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Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Surma, Nosan, Anderson, Brauer, and Gengler. Voting No: None. Absent: Chairperson Bauer.

Vice Chair VanScoy closed the public hearing closed at 7:35 p.m.

Commission Business

Vice Chair VanScoy stated he was most concerned with the safety issues regarding the proposed cul-de-sac size and for this reason, explained he would not be supporting the variance request.

Community Development Director Gladhill suggested that if the Commission was going to deny the variance request that Items 2 through 5 be removed from Resolution #17-08-196.

Motion by Vice Chair VanScoy, seconded by Commissioner Gengler, to recommend that City Council adopt Resolution #17-08-195 approving unfavorable findings of fact #0982 for the cul-de-sac bulb size variance.

Further discussion

Community Development Director Gladhill reviewed the language within the unfavorable findings of fact.

Commissioner Brauer recommended the last two findings be removed and that an additional finding be added stating: It is the opinion of the Fire Chief that this cul-de-sac does not meet the minimum specifications for fire apparatus access.

Vice Chair VanScoy and Commission Gengler accepted this friendly amendment.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Gengler, Anderson, Brauer, Nosan, and Surma. Voting No: None. Absent: Chairperson Bauer.

Motion by Vice Chair VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Resolution #17-08-196 denying the variance for cul-de-sac bulb size, striking Items 2 through 5.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Nosan, Anderson, Brauer, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer.

Further discussion ensued regarding the alternative plans submitted by the applicant. Community Development Director Gladhill noted staff would be reviewing these plans with the applicant in the coming weeks.

Commissioner Brauer thanked the applicant for bringing in an alternative.

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Vice Chair VanScoy stated he supported the alternative moving forward and asked if the applicant had spoken to the property owner to the east.

Mr. Lazano explained he had not spoken to the land owner recently but understood he would like access to his site.

5.04: Public Hearing: Consider Request for an Amended Conditional Use Permit for Motor Vehicle Sales and Repair at 6845 Highway 10 NW (Project No. 17-136); Case of EJ Properties LLC

Public Hearing

Commissioner Brauer recused himself from taking action on this item and excused himself from the meeting at 7:54 p.m.

Vice Chair VanScoy called the public hearing to order at 7:54 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating in March of 2010, the City approved a Conditional Use Permit for motor vehicle sales and repair on the property located at 6845 Highway 10 NW (the "Subject Property"). However, the property owner, EJ Properties LLC (the "Applicant'), has approached the City about the potential to make some internal building modifications to accommodate additional tenants conducting motor vehicle sales and repair. That represented an expansion of the conditional use and thus, the Applicant submitted a request to amend the existing conditional use permit. Staff recommends approval of the Amended Conditional Use Permit contingent upon the Applicant bringing the property into compliance with the terms of the Conditional Use Permit and Zoning Code (this would include removing inoperable vehicles, removing the numerous small signs in the greenspace area, removing the 'tiny home' displayed on grass, and eliminating the overnight and/or longer-term parking/storage of semis).

Citizen Input

Ed Frayer, 6540 169th Lane, introduced himself to the Commission and thanked them for their consideration. He explained he was proposing to amend his CUP to allow for motor vehicle sales and repair.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to close the public hearing.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Anderson, Surma, Gengler, and Nosan. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

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Vice Chair VanScoy closed the public hearing closed at 8:00 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Nosan, to recommend that City Council adopt Resolution #17-08-197 approving an Amended Conditional Use Permit contingent upon bringing the Subject Property into compliance with the terms of the Conditional Use Permit and Zoning Code.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Anderson, Nosan, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

5.05: Public Hearing: Review Sketch Plan for Lavern Estates (Project No. 117-137); Case of Joshua Peterson

Public Hearing

Vice Chair VanScoy called the public hearing to order at 8:01 p.m.

Presentation

Planning Intern Anderson presented the staff report stating this file is to review the Sketch Plan Submittal for Lavern Estates. The Sketch Plan proposes to subdivide one 36.17 Acre Lot into two (2) buildable lots; Lot 1 is 35.49 Acres and Lot 2 is 4.05 Acres. The submittal consisted of one (1) sheet, prepared by Developer John Peterson (You Wish You Had This Land, L.L.C.) and Carlson McCain dated October 3, 2016. The submittal also includes a request for a Zoning Amendment and Comprehensive Plan Amendment to rezone the property from R-1 Residential (MUSA) to R-1 Residential (Rural Developing) and to re-guide the land from Low Density Residential to Rural Developing (Received July 6, 2017). The land use and zoning amendments will officially occur during Preliminary Plat approvals. Staff recommends that the Developer proceed with preparation of the Preliminary Plat, contingent upon the directives of the Staff Review Letter, including the necessary Comprehensive Plan Amendment.

Community Development Director Gladhill reported staff was not completely supportive of the proposed Sketch Plan as it was creating a number of flag lots. He believed another local road should be considered to serve these homes.

Citizen Input

Vice Chair VanScoy asked if the surrounding property owners were aware of the proposed zoning change.

Community Development Director Gladhill explained all of the adjacent landowners were aware of the applicant's intent, but noted their approval was not required.

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Vice Chair VanScoy questioned how long it would take City water and sewer to get to this area.

Community Development Director Gladhill estimated this would take 10 to 15 years, if ever.

Lonnie Gray, 17530 Nowthen Boulevard, stated the back of his property abuts the property in question. He stated his only concern was with the increased number of cars that would be traveling past his property. He requested numerous lots not be developed.

Community Development Director Gladhill clarified the applicant was proposing to develop 2.5 acre lots.

Mr. Gray questioned how this property would be impacted by the proposed Comprehensive Plan Amendment.

Community Development Director Gladhill reported the impacts would be very minimal to adjacent property owners.

Norm Novak, 7041 175th Avenue, indicated he has lived in his home for the past 16 years. He explained his property abuts the proposed project as well. He stated he has been trying to purchase five or six acres from the applicant for some time and was told by the City the property could not be rezoned. He expressed frustration that he was not able to purchase these five acres.

Community Development Director Gladhill commented the property owner and Mr. Novak could come to an agreement, but recommended this remain separate from the request before the Planning Commission.

Josh Peterson, 7009 175th Avenue, stated he did speak to all of his neighbors north of 175th and west of Nowthen Boulevard. He stated all but three or four signed off on the project.

Vice Chair VanScoy asked if the applicant had any objections to the staff recommendations and conditions for approval.

Mr. Peterson stated he has yet to review this letter in detail.

Community Development Director Gladhill recommended staff review this information in further detail with the application.

Motion by Commissioner Anderson, seconded by Commissioner Nosan, to close the public hearing.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Anderson, Nosan, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

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Vice Chair VanScoy closed the public hearing closed at 8:22 p.m.

Commission Business

Motion by Commissioner Nosan, seconded by Commissioner Surma, to recommend that City Council approve the Comprehensive Plan Amendment and Zoning Amendment to change the zoning from the urban service area to Rural Developing, contingent upon the Staff Review Letter.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Nosan, Surma, Anderson, and Gengler. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

6. COMMISSION BUSINESS

6.01: Discussion Item: Update on Variance Request for a Fence Installation at 7214 167th Terrace NW; Case of Brandon Sis

Presentation

Community Development Director Gladhill presented the staff report stating at the July 6 Planning Commission meeting, a Public Hearing was held regarding a request to construct a fence partially within a stormwater management area, including wetland. Representatives from both the Anoka Conservation District (ACD) and the Board of Water and Soil Resources (BWSR) were going to visit the property at 7214 167th Terrace NW (the "Subject Property") to make a determination about the status of the wetland area. However, at the time of the Public Hearing, that site visit had not occurred. Ultimately, the Planning Commission closed the Public Hearing but tabled action on the requested variance until additional information was received on the wetland status.

Community Development Director Gladhill explained representatives from BWSR and ACD conducted a site visit on the Subject Property the week of July 10. City Staff met with ACD staff and did a follow up site visit of the Subject Property the week of July 17. It was found that the wetland area still meets the criteria to be defined as a wetland, both on the Subject Property as well as many of the surrounding properties. It appears that there have been some significant encroachments into the wetland area, with fill, sod, structures, etc., over time. It is clear that there is a broader wetland encroachment issue than just the request for the Subject Property.

Community Development Director Gladhill explained as was noted in the ACD review, it is unclear whether encroachments were the result of the initial development itself, the builder(s), or past/current homeowners. Additional time is needed to explore what options are available to resolve the cumulative encroachments rather than attempting to address them individually. This likely will require broader policy discussion with, and direction from, the City Council as to how best to address this issue. Staff believes that it will ultimately be beneficial for all of these

property owners to look at this matter (and available options) holistically and therefore does not recommend any action by the Planning Commission this evening.

Commission Business

Commissioner Nosan asked if the applicant had submitted new plans for the fence.
Brandon Sis, 7214 167th Terrace, stated he has not submitted any other plans for the fence. He was still asking for consideration on the original request.

6.02: Site Plan for Greenway Terrace (Project (#16-84); Case of Aeon, LLC

Presentation

Planning Intern Moss presented the staff report stating the purpose of this case is to review an application for site plan approval of Greenway Terrace. This site is generally located south of 146th Avenue NW, west of Traprock Street NW, and North of East Ramsey Parkway and is identified as PID 28-32-25-13-0033. Staff recommends approval of Resolution #17-08-189 granting Site Plan approval of Greenway Terrace.

Commission Business

Leslie Maring, Aeon, LLC, thanked the Commission for their consideration. She updated the Commission on the project timeline and stated she hoped to break ground on this project in October.

Vice Chair VanScoy indicated he supported the proposed project.

Commissioner Nosan stated she was really excited for this project to be completed in Ramsey.

Ms. Maring questioned what preference the Commission had for the entrance.

Commissioner Anderson recommended the entrance way be covered in brick. The Commission supported this recommendation.

Vice Chair VanScoy asked if the applicant had any concerns with the Staff Review Letter.

Ms. Maring stated she had no concerns with the Staff Review Letter.

Motion by Commissioner Anderson, seconded by Commissioner Nosan, to recommend that City Council adopt Resolution #17-08-189 granting Site Plan approval of Greenway Terrace contingent upon compliance with Staff Review Letter dated July 27, 2017.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Anderson, Nosan, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

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6.03: Recommend Approval of Final Home Designs for Vistas at North Commons; Case of Morning Sun Homes

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to approve final model home designs for Vistas at North Commons. This case has been updated to include final model designs and Staff review. 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 Permits in a timely fashion and in a manner consistent with Planning Commission and City Council approval. Staff recommends authorizing the proposed models.

Commission Business

Vice Chair VanScoy asked what kind of conversations staff has had with the developer.

Community Development Director Gladhill commented on the conversations staff has had with the developer regarding the proposed front facades and front porches. Staff feels they have taken these conversations as far as they could with the developer.

Mark Milner, Owner of Morning Sun Homes, understood there was a gap between his proposed home models and noted he was willing to alter the homes slightly. He explained these proposed improvements would increase costs. He stated he was not in favor of putting stone along the back sides of the homes as there would be no benefit to the homeowner.

Vice Chair VanScoy indicated the requested improvements were being made because this development abutted a major roadway. For this reason, the City was hoping to have the rear facades of the homes enhanced architecturally.

Commissioner Anderson stated he would like to see a sliding glass door as an option for these homeowners. In addition, he wanted to see homeowners have the option of a rear façade that was two-tone.

Commissioner Nosan understood it was different to dress up the rear façade of a home. However, these homes would abut a main drag in Ramsey and numerous people would be driving by the rear side of these homes.

Vice Chair VanScoy suggested the developer consider shutters for the front and rear facades.

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Community Development Director Gladhill summarized the comments made by the Commission to enhance the rear façade of the proposed homes.

Commissioner Surma stated he would like to see the buildings match and compliment the other homes in the area.

Commissioner Nosan supported these homes blending in with the adjacent neighborhood as well.

Commissioner Gengler believed it would be difficult to make a decision on the proposed models without further information.

Vice Chair VanScoy stated he would like more articulation on the rear façade.

Bill Gleason explained the drawings presented to the Commission were not of the greatest quality. He commented further on how the rear facades and plantings would be enhanced.

Motion by Commissioner Nosan, seconded by Commissioner Gengler, to recommend that City Council authorize the proposed model homes for Vistas at North Commons.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Nosan, Gengler, Anderson, and Surma. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

6.04: Review Sketch Plan for Davis Addition; Case of Green Valley Greenhouse

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to consider a lot split that will ultimately allow for the future expansion of Green Valley Greenhouse. Ideally, the lot split would occur concurrently with a Comprehensive Plan Amendment from Low Density Residential to something that would allow the expansion of this existing commercial greenhouse. However, the time to consider and approve will take a longer period of time than Green Valley Greenhouse has with an existing purchase agreement. A closing is scheduled for the end of August.

Community Development Director Gladhill reported staff believes that any liability can be covered in a Development Agreement. By approving this lot split, there is no approval of any site plan for expansion of Green Valley Greenhouse. Green Valley will still need a Comprehensive Plan Amendment and Site Plan Approval prior to any construction activities that would expand the footprint of the existing facility. Staff recommends approval of this Plat, contingent upon the Applicant entering into a Development Agreement with the City and the completion of a Comprehensive Plan Amendment prior to any actual construction activities.

Commission Business

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Commissioner Nosan asked if the pending purchase agreement was for Lot 1, Block 1.

Community Development Director Gladhill stated this was correct and noted this was an "L" shaped lot that was approximately 64.37 acres in size. He reported the homestead would remain on 12 acres of land. He provided further comment on the proposed land transaction.

Brad Wolf, 6421 Green Valley Road, discussed with the Commission his proposed building expansion and described how his business has been growing in recent years.

Vice Chair VanScoy congratulated Mr. Wolf on his successful business.

Scott Nill, 6231 177th Lane, stated he supported this thriving local business but expressed concern with how the traffic was impacting his neighborhood. He believed that soon it would appear the Green Valley Greenhouse has turned into an industrial park.

Anthony Belknap, 6230 177th Lane NW, stated he had concerns with the growth that has occurred at the Green Valley Greenhouse considering the site was not zoned for a business use. He explained the surrounding property was all zoned agricultural and he would like to see this remain. He expressed concern with the high level of noise and traffic coming to and from the business. He indicated he was also concerned with the amount of well water was being used by the greenhouse.

Vice Chair VanScoy explained the City views Green Valley Greenhouse to be an agricultural use and are a conditional use in the R-1 zoning district.

Community Development Director Gladhill stated this was the case but understood the City's intent was not to have greenhouses of this size in the R-1 zoning district. He reported this would be the maximum size for the greenhouse.

Vice Chair VanScoy thanked the public for bringing their concerns and feedback forward this evening.

Motion by Commissioner Nosan, seconded by Commissioner Surma, to recommend approval of this Plat, contingent upon the Applicant entering into a Development Agreement with the City and the completion of a Comprehensive Plan Amendment prior to any actual construction activities.

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Nosan, Surma, Anderson, and Gengler. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

6.05: Review Concept Plan for 175 Unit Market Rate Apartments in The COR; Case of Inland Group

Presentation

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Community Development Director Gladhill presented the staff report stating The City has been approached by Inland Development Group about a potential market-rate apartment building in Ramsey. In order to set up a smooth review process learning from lessons of the past, the City has prepared Concept/Context Maps and Architectural Renderings on the front end of the Purchase Agreement phase. The Inland Group is looking at purchasing property from the City of Ramsey. Traditionally, these real estate contracts are reviewed by the City's Economic Development Authority (EDA) in the context of real estate management and financial analysis. In the past, the City has identified a need to involve the Planning Commission to a greater degree earlier in the purchase agreement phase to avoid perceptions of full project approval at the time of Purchase Agreement approval.

Community Development Director Gladhill explained the purpose of tonight is simply to introduce the topic and see what questions exist as Inland Group continues to discuss with City Staff. He explained there are certainly items that will need to be tweaked and plans to be formally adopted as part of this discussion. Staff believes that this generally meets the spirit and intent of The COR Interim Development Plan. Staff will identify any deficiencies in these concepts in future review with the Planning Commission. This evening is simply a high-level review and introduction. Staff will come with a more formal recommendation on preferred alternatives at future steps.

Community Development Director Gladhill stated staff acknowledges that additional discussion needs to occur surround parking strategies and architectural design. The Developer appears to at least be proposing a strategy to attempt to reduce the amount of surface parking required (underground parking). It may be premature to get into great detail on this topic at this stage. Staff is simply attempting to get to a purchase agreement to be able to have more detailed conversations in the near future. Staff requested feedback from the Commission on how to proceed.

Commission Business

Keith James, Inland Group, thanked the Commission for their time and introduced Inland Group. He stated he has completed 18 communities throughout the country and noted he recently started a development in Eagan, Minnesota. He described the proposed age restricted community and commented on the amenities that would be provided. He reported the demographics in Ramsey show this was a strong market for the proposed development. He believed The COR would be a great location for an Affinity community.

Commissioner Surma believed the proposed senior housing would be a complimentary development within The COR.

Commissioner Nosan stated she was thrilled to see this type of development being proposed for Ramsey and believed this would be a great option for Baby Boomers and would allow them to remain in the community.

Vice Chair VanScoy agreed and believed this was an exciting project that had great value. He stated it would be a great fit for The COR.

Commissioner Anderson suggested the location of the proposed development be moved to a COR1 area.

Further discussion ensued regarding the differences between COR1 and COR2.

Community Development Director Gladhill summarized the comments made by the Commission and understood there was general consensus for the project, noting details still had to be worked out.

7. COMPREHENSIVE PLAN UPDATE ITEMS

Community Development Director Gladhill had no update on the Comprehensive Plan at this time.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

8. ADJOURNMENT

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

Motion Carried. Voting Yes: Vice Chair VanScoy, Commissioners Nosan, Anderson, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

The regular meeting of the Planning Commission adjourned at 9:50 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

DRAFT

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

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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, August 10, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Acting Chairperson Chris Riley Member Philip Brunt Member Glen Hardin Member Kristine Williams
Members Absent:	Chairperson Jim Steffen Member Brian Burandt Member Wayne Skaff
Also Present:	Patrick Brama, Econ. Dev. Mgr/Assistant City Administrator Kurt Ulrich, City Administrator Councilmember Mark Kuzma

1. CALL TO ORDER

Acting Chairperson Riley called the Economic Development Authority meeting to order at 7:30 a.m.

2. APPROVE AGENDA

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Motion by Member Williams, seconded by Member Hardin, to approve the agenda.

Motion carried. Voting Yes: Acting Chairperson Riley, Members Williams, Hardin, and Brunt. Voting No: None. Absent: Chairperson Steffen and Members Burandt and Skaff.

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated July 13, 2017

Motion by Member Hardin, seconded by Member Williams, to approve the July 13, 2017, minutes as presented.

Motion carried. Voting Yes: Acting Chairperson Riley, Members Hardin, Williams, and Brunt. Voting No: None. Absent: Chairperson Steffen and Members Burandt and Skaff.

4. EDA BUSINESS

4.01: Inland Group

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Keith James, Inland Group, stated that the company is a multi-family contractor based out of Spokane, Washington, and provided examples of projects that the company has built in the senior home market. He stated that the Affinity concept is an apartment building that is age restricted and would be market rate apartments and would be amenity rich with all-inclusive rents. He stated that the company has 16 stable developments in three states, Washington, Texas, and Colorado. He noted that they are building additional developments and have a development in Egan, Minnesota. He reviewed some of the amenities the buildings include which range from fitness center, theater room, internet café, craft room, pub, pool, and spa. He stated that rents would range from $1,400 to $2,400 depending on the unit and number of bedroom and bathrooms. He stated that the demographics in Ramsey are strong and they would like to be here. He noted that there are some similar projects in this area but they are a bit different, such as a co-op. He believed that the specific activity in The COR would be perfect for the Affinity brand and the transit hub in Ramsey. He stated that he is simply looking for direction from the group as to whether they would be interested in the product and feel it would be a fit for Ramsey.

Acting Chairperson Riley stated that he is excited about the idea.

Economic Dev. Mgr./Assistant City Administrator Brama stated that staff has put together five concepts sketches, labeled A through E, that would include this development and other desired features in The COR to show how the uses would work together. He noted that the concepts with shared parking are a non-starter for the developer as there would be concerns with safety of the vehicles and views of the residents. He provided input on each of the concepts, highlighting the elements that work or do not work for Inland. He noted that Concept C would be the ideal site for the developer as the site would be adjacent to the proposed park and near the transit station. He noted that the concept is also support by staff as it still leaves space for retail along Sunwood Drive. He noted that Concepts D and E are against Sunwood Drive and therefore the needed infrastructure is already in place. He stated that the developer is comfortable with Concepts D and E, although those are not their preferred sites. He stated that staff would be comfortable with any of the five concepts.

Member Williams stated that the concept roads do not always line up with the Center Street loop and Ramsey Parkway. She asked for details on infrastructure locations.

Economic Dev. Mgr./Assistant City Administrator Brama provided clarification on the road alignments, noting that the sketches identify old road alignments as well as current and therefore the roads would align. He identified the current infrastructure and noted that he could follow-up to determine additional locations.

Member Williams stated that a four to five story building seems large for The COR and asked if that project would fit in with the development in The COR.

Mr. James replied that the sketches were a bit larger than what would be proposed for The COR. He noted that this would be similar to the Residence at The COR. He noted that this area is a transit oriented development. He stated that he would hope to separate from Sunwood to prevent the creation of a canyon feeling as people are driving down Sunwood.

Member Williams asked for information on the feelings towards structured parking.

Mr. James stated that there is a security issue with structured parking. He stated that the stalls furthest from the elevator are the least used. He stated that if residents can drive into an underground parking and walk a short distance to the elevator, that is preferred and access would only be given to residents. He stated that if the shared parking is incorporated, the first two levels would have views of the parking structure and that would not be preferred at the market rate the apartments would rent at.

Member Hardin asked if most of the tenants in their other complexes have one or two vehicles and the percentage of parking that is provided underground.

Mr. James stated that most of the units have a vehicle range of one to 1.5 vehicles per unit. He stated that they aim to match 1.5 stalls per unit. He noted that in Egan there is an option to rent additional spaces in the structured parking nearby should that development need it. He stated that even in a location like this, where transit is an option, they would still most likely utilize a ratio of 1.3 to 1.5 vehicles per unit.

Acting Chairperson Riley asked and received confirmation that Concepts C and D would meet the floor area ratio standards.

Economic Dev. Mgr./Assistant City Administrator Brama stated that this project would meet the standards of The COR, most likely better than even the PSD project.

City Administrator Ulrich asked for financing information.

Mr. James stated that the company is privately owned and the projects are privately financed. He stated that most often they have construction financing in place, noting that USBank was used for the Egan project. He stated that once the project is built a long-term financing would be secured. He estimated a $35,000,000 budget with $6,000,000 to $6,500,000 in equity. He stated that their preference would be to self-fund and retain ownership.

Economic Dev. Mgr./Assistant City Administrator Brama stated that the Planning Commission reviewed this case the previous week and was excited by the project. He stated that the Commission would like to keep the project in the COR 1 Zoning District and would not support the concept that straddles the COR 2 Zoning District. He noted that a comment was made that if the project were up against Sunwood, they would prefer a retail element. He stated that the Planning Commission would like to encourage this project to move forward.

Acting Chairperson Riley stated that it would seem the Concept C would be the best fit.

Councilmember Kuzma stated that the case states that no financial assistance is requested but noted that most projects come along with an ask and asked if there will be an ask.

Mr. James stated that they do not have knowledge of the soil conditions nor the cost-share for infrastructure. He stated that he would not be frightened of a 40 percent cost-share for roadways but stated that without concrete information he cannot say there would not be an ask in the future. He stated that at this point he does not have an ask. He stated that the cost of the land and development fees are quite good, which puts him in a good spot competitively.

Member Williams stated that there is a lot of apartment units in Ramsey and asked if there is a demand for additional units in Ramsey.

Mr. James stated that the demographics are very strong to support this development. He stated that the market study would be in the next four to five weeks to ensure that the units would be supported by the market. He stated that if the demand were smaller than 150, that would not be worth the effort.

Member Williams stated that when the market study is completed and there is a demand for the units, she would like to hear that clearly presented. She stated that the perception of the residents is that there is not a demand for additional apartment units and therefore that would help her position as a Councilmember if that information is clearly presented.

Mr. James stated that they are a privately funded company and the loans are secured by the principals in the company and therefore if the market does not support this development they would not continue.

City Administrator Ulrich asked if the market demand was strong, would the development then be interested in a second phase.

Mr. James replied that the Affinity product has never been built close by each other, noting that the closest proximity would be about ten miles. He stated that if the project was a huge success, they would maybe consider it. He stated that the other product type the company has is affordable senior housing and noted that the City already has that in The COR with more to come and therefore he was not sure there would be demand for that project. He stated that they have struggled with bringing that product to Minnesota.

City Administrator Ulrich asked for the opinion of Mr. James regarding retail.

Mr. James stated that the ideal location for this product would be near activity. He stated that the seniors are active and therefore choices are helpful for retail and entertainment in close proximity. He stated that they have not chosen traditional mixed-use development as retail is not their expertise and they focus on multi-family development and senior development. He stated that incorporating commercial is not their choice. He stated that they would be willing to site

plan around a commercial site that could be sold and developed by a commercial developer that has that experience. He stated that they would prefer to be nearby commercial development but would not want to own that commercial development.

Economic Dev. Mgr./Assistant City Administrator Brama stated that is does not appear that there are any concerns and confirmed the consensus of the EDA to support this project moving forward with a preference for Concept C.

4.02: Maple Investments LLC (dba Sharp & Associates) Purchase Agreements (Portions of this case may be closed to the public)

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Councilmember Kuzma asked if there would be exclusivity for the second purchase agreement or whether that would be open to anyone.

Economic Dev. Mgr./Assistant City Administrator Brama stated that the property would be tied up similar to any purchase agreement, with the exception being the timing.

Councilmember Kuzma asked if there is additional interest built in for the second purchase agreement, like an inflation to support the timing.

Dennis Sharp, Sharp and Associates, stated that the proposed separation of the purchase agreements would help the cost of the project. He noted that they are attempting to lower the costs as much as possible. He stated that while this is not a good short-term investment for him, he believes that the long-term return would be beneficial. He stated that he is attempting to lower the costs on the first building as much as possible and the suggestion was made to split the purchase agreement into two. He stated that his tenants are small users and there are requests to build their own buildings. He stated that they have not had a piece of property in Ramsey that has been available for that type of activity and therefore some of their businesses have ended up moving to other nearby communities. He stated that this would allow him to have that space available for additional businesses that want to expand in the future.

Acting Chairperson Riley asked if the proposed timeline for the second building fits within the timeline for the developer.

Mr. Sharp replied that it is pretty quick but he has had a few interested calls already. He stated that more than likely the proposed timeline would work.

Member Hardin asked if there is an estimate of the holding costs for the other piece of land.

Economic Dev. Mgr./Assistant City Administrator Brama stated that he would have to look into that, as staff has not contemplated that in the past. He noted that it is City owned land and therefore there would not be taxes.

Member Williams asked how much in taxes the City would be giving up in that year delay.

Economic Dev. Mgr./Assistant City Administrator Brama stated that he did not have the figures.

Member Williams stated that there is value in a smaller parcel and believes that the City should be compensated for allowing this option for over a year. She stated that she was not in favor of the price of the parcel originally and the City needs to consider the opportunities and costs that would be missed. She stated that some key information is missing. She stated that she would be in favor of an increase in the purchase price for the future closing, non-refundable earnest money and non-refundable option fee would assist her in supporting this change.

Councilmember Kuzma stated that he understands the reasoning for splitting this purchase agreement to decrease the costs. He stated that having the option for the second parcel is important for the growing of the builder but would put the City in a tough position for the holding costs and therefore would like to see the purchase agreement adjusted for the holding costs. He stated that if the builder walks away from the second parcel, the holding costs should be covered.

Acting Chairperson Riley asked if non-refundable earnest money would resolve the issue.

Member Williams stated that she is not comfortable negotiating a larger deal and then splitting that into two. She stated that in her opinion the second parcel is worth more than the first parcel with the delayed timeline and would like to see something additional in addition to the non-refundable earnest money.

Member Hardin stated that there is already a signed purchase agreement with an agreed upon amount and therefore he would not be in favor of increasing that agreed upon price. He stated that there is not interest in the parcel from another development and delaying the development by one year does not cause additional holding costs. He stated that he would support the staff recommendation.

Member Williams stated that this parcel has never been marketed, although this is the second purchase agreement that has come forward.

Member Hardin stated that the City has owned this parcel for 10 to 15 years and only two offers have come forward.

Acting Chairperson Riley stated that there are only four EDA members present and therefore a consensus would need to be reached. He asked if Member Williams would agree to anything that would not involve changing the price, as the purchase agreement has already been agreed upon.

Member Williams stated that she would support the request if there was non-refundable earnest money.

Motion by Member Hardin, seconded by Member Riley, to recommend to City Council to approve the Purchase Agreement amendment and second Purchase Agreement, between the City

of Ramsey and Maple Investments LLC; subject to final review and amendments by the City Attorney with the additional language added to specify the $10,000 earnest money is non-refundable.

Motion carried. Voting Yes: Acting Chairperson Riley, Members Hardin, Brunt, and Williams. Voting No: None. Absent: Chairperson Steffen and Members Burandt and Skaff.

Councilmember Kuzma left the meeting.

4.03: Select Date and Speaker for 2017 EDA Business Networking Event

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Acting Chairperson Riley stated that he likes the idea of having a specific topic. He asked if it would make sense for the City to purchase a small stage rather than continuing to rent the equipment.

Economic Dev. Mgr./Assistant City Administrator Brama agreed that would be an appropriate item to consider as the equipment could be used for multiple events. He confirmed the preference to focus on the Super Bowl this year and Coco next year.

4.04: Update: Joint Council/EDA Case on September 26, 2017

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Member Hardin asked the length of the meeting.

Economic Dev. Mgr./Assistant City Administrator Brama replied that the length of the work session is from 5:30 p.m. to 7:00 p.m. but noted that there are typically other topics on the agenda. He estimated about 40 minutes for the discussion.

The EDA provided consensus direction to schedule a joint EDA/City Council Work Session Case on September 26, 2017, at 5:30 p.m. in the Lake Itasca Room to review the EDA Work Plan and the EDA strategy for marketing/selling land at The COR.

City Administrator Ulrich noted that he believed two Councilmembers may be absent at that meeting.

Economic Dev. Mgr./Assistant City Administrator Brama noted that a different date may be chosen.

5. MEMBER / STAFF UPDATE

The EDA reviewed the Staff Update.

City Administrator Ulrich noted that staff is going to bring forward a negotiated settlement with McDonald's to the City Council and that would free up that site.

Economic Dev. Mgr./Assistant City Administrator Brama stated that he received a tour of the PSD site and noted that it is exciting to see the dirt being moved from the PSD site to the Capstone site for use in their berm.

6. ADJOURNMENT

Motion by Member Hardin, seconded by Member Williams, to adjourn the meeting.

Motion carried. Voting Yes: Acting Chairperson Riley, Members Hardin, Williams, and Brunt. Voting No: None. Absent: Chairperson Steffen and Members Burandt and Skaff.

The regular meeting of the Economic Development Authority adjourned at 8:47 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.

DRAFT

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

CC Regular Session **7. 7.**

Meeting Date: 08/22/2017

By: Jo Thieling, Administrative Services

Information

Title:

Approve Settlement Agreement and Mutual Release by and between the City of Ramsey, Minnesota and McDonald's USA, LLC and Adopt Resolution #17-08-206 Authorizing Transfer of Right of Re-Entry Contained in Deed

Purpose/Background:

Purpose:
Approve Settlement Agreement and Mutual Release by and between the City of Ramsey, Minnesota and McDonald's USA, LLC, thereby eliminating the need for additional legal action by the City to assert its right to re-vest title to Lot 2, Block 1, COR TWO, City of Ramsey and adopt Resolution #17-08-206 Authorizing Transfer of Right of re-Entry Contained in Deed.

Background:
In February 2014, the City executed a Quit Claim Deed conveying Lot 2, Block 1, COR TWO, within the City of Ramsey to McDonald's USA, LLC. The deed contained a right of re-entry in favor of the City. Pursuant to the terms of the right of re-entry, the City had the option to commence an action in Anoka County District Court seeking an order re-vesting title to the property if McDonald's did not commence construction of the improvements on the property by February 16, 2016; or if McDonald's did not substantially complete the construction of the improvements by February 10, 2017. McDonald's did not obtain a building permit or take any steps to commence construction on the property and all deadlines passed.

Council was updated on this project at their June 13, 2017 Work Session. Part of the discussion centered around the fact that this is a prime commercial property that is just sitting vacant, and the City's Real Estate broker has indicated that there has been significant interest in this piece of property. The value of the property to larger users is also enhanced if it is combined with adjacent parcels.

A consensus was reached that formal action should be considered to seek a District Court order re-vesting title to the property to the City. A resolution authorizing staff to work with the attorney to pursue court action was approved at the June 27, 2017 Council meeting. Subsequently, staff worked with the attorneys to reach this out-of-court settlement agreement that meets the needs of both parties and avoids costly litigation.

Observations/Alternatives:

At the time the Council authorized Court action to revest the property, the timeframe of the re-vestment action was unknown, and dependent on McDonald's response to the complaint and lawsuit. The estimated expense of this action, if it went to trial, was anticipated to substantially exceed the $10,000 offered in the current settlement. The settlement agreement attached releases both parties of any liabilities, requires the City to make a payment to McDonald's of $10,000 and pay deed transfer expenses, and releases the deed to the City. This is a good outcome for both parties as it releases the property immediately, and avoids any future legal expenses or other obligations.

The City’s current options are to:
A. Accept the settlement Agreement as proposed
B. Modify the Settlement Agreement and counter-offer
C. Continue the district court action seeking an order re-vesting title to the property.
D. Do nothing and wait for McDonald’s to develop or sell the property to another developer (with City's approval).

Funding Source:

Funding for the transaction will be taken from the Tax Increment District as an administrative/legal expense.

Recommendation:

Staff recommends Council approve the settlement agreement mutual release by and between the City of Ramsey, Minnesota and McDonald's USA, LLC, and adopt Resolution #17-08-206 Authorizing Transfer of Right of Re-Entry Contained in Deed. McDonald's has agreed to the settlement terms and has executed the agreement.

Action:

Motion to approve the settlement agreement and mutual release by and between the City of Ramsey, Minnesota and McDonald's USA, LLC, and adopt Resolution #17-08-206 Authorizing Transfer of Right of Re-Entry Contained in Deed and authorizing the Mayor and City Administrator to execute and record the Quit Claim Deed.

Attachments

Agreement and Release McD Signature Copy

Agreement and Release Red Lined

Res Transfer of Right of Reentry

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/17/2017 05:18 PM
Kurt Ulrich	Kurt Ulrich	08/21/2017 02:51 PM
Form Started By: Jo Thieling		Started On: 08/17/2017 10:31 AM
Final Approval Date: 08/21/2017		

SETTLEMENT AGREEMENT AND MUTUAL RELEASE

This is a binding Settlement Agreement and Mutual Release made and entered into as of the Settlement Effective Date by and between the City of Ramsey, Minnesota and McDonald's USA, LLC.

DEFINITIONS

1. "Agreement" means this Settlement Agreement and Mutual Release and all exhibits hereto.

2. "Claims" means any and all past, present, or future claims, counterclaims, cross-claims, disputes, demands, actions and causes of action, petitions, suits, debts, liabilities, defenses, obligations, damages (whether general, special, consequential, punitive, exemplary, statutory, or other), penalties, costs, losses, expenses, and attorneys' fees (whether incurred prior to or after the date of the Agreement), whether known or unknown, liquidated or unliquidated, fixed or contingent, direct or indirect, suspected or unsuspected, premised on direct recovery, contribution, or indemnity, whether based on contract, tort, statute, or other legal or equitable theory of recovery, whether written or oral, among or between the Parties, that arise out of or relate to the Property or McDonald's Deed.

3. "City" means the City of Ramsey, Minnesota, a political subdivision, and its current, former and future City Council members, employees, representatives, affiliates, predecessors and successors, agents, assigns, attorneys, insurers, and anyone else who could be alleged liable on their behalves, individually and collectively.

4. "City Deed" means the Quit Claim Deed to be executed by McDonald's pursuant to this Agreement in the form attached hereto as **Exhibit 2**.

5. "HRA" means The Housing and Redevelopment Authority of the City of Ramsey.

6. "HRA Deed" means the Quit Claim Deed, dated as of August ___, 2017, and executed by the City, as successor-in-interest to the HRA, in favor of the City, to be recorded immediately prior to the City Deed.

7. "McDonald's Deed" means the Quit Claim Deed, dated as of February 26, 2014 and executed by the HRA, a copy of which is attached hereto as **Exhibit 1**.

8. "Party" means the parties to this Agreement, City and McDonald's, individually, and "Parties" means City and McDonald's, collectively.

9. "Property" means the real property that is legally described on Exhibit A to each of the McDonald's Deed and City Deed.

10. "Settlement Effective Date" means the date on which this Agreement is fully executed by all Parties.

11. "McDonald's" means McDonald's USA, LLC and its current, former and future affiliates, parent companies, predecessors, successors, subsidiaries, partners, related partnerships, and each of their respective members, shareholders, owners, corporate officers and directors, principals, employees, representatives, affiliates, predecessors and successors, parent and subsidiary companies, agents, assigns, attorneys, experts, insurers, and anyone else who could be alleged liable on their behalves, individually and collectively.

RECITALS

WHEREAS, on or about February 24, 2014, the HRA executed the McDonald's Deed with respect to the Property, which was recorded in the office of the Anoka County Registrar of Titles on March 3, 2014 as Document No. 522138.002;

WHEREAS, City is the successor-in-interest to the HRA with respect to the right of re-entry contained in the McDonald's Deed, as evidenced by the HRA Deed;

WHEREAS, the two conditions subsequent set forth in Exhibit B of the McDonald's Deed were not timely satisfied;

WHEREAS, the City has a right of re-entry for the Property and, upon exercise of such re-entry, title to the Property reverts to the City;

WHEREAS, the City has notified McDonald's of its exercise of the right of re-entry for the Property;

WHEREAS, the Parties recognize that McDonald's incurred substantial development costs in connection with the Property and that a partial reimbursement is appropriate;

WHEREAS, the Parties desire to avoid the time, burden and expense of potential litigation regarding the McDonald's Deed and/or the Property;

WHEREAS, the Parties have negotiated at arm's length and have entered into this Agreement in good faith; and

WHEREAS, the Parties desire to enter into this Agreement as a final settlement to document their final resolution of any and all disputes and Claims between the Parties.

AGREEMENT

NOW, THEREFORE, in consideration of the covenants, mutual releases and other terms set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which the Parties hereby acknowledge, the Parties hereby agree as follows:

1. Incorporation of Definitions and Recitals. The foregoing definitions and recitals are incorporated into this Agreement by reference.

2. Denial of Liability. This Agreement is entered into only for purposes of settlement and compromise of disputed Claims in order to avoid the uncertainties, risks and

expenses attendant upon litigation between the Parties. Neither this Agreement, nor anything contained herein, nor any act or thing done in connection herewith, is intended to be, or shall be construed or deemed to be, an admission by any of the Parties of any liability, fault or wrongdoing.

3. Reimbursement Payment. In consideration of the development costs incurred by McDonald's with respect to the Property, within ten (10) days of the Settlement Effective Date, City shall pay McDonald's the total sum of Ten Thousand and no/100s Dollars ($10,000.00) (the "Reimbursement Payment"). The Reimbursement Payment shall be made via check made payable to "McDonald's USA, LLC" and sent to the following address:

ATTN: Monica J. Mosby, Esq.
Commercial Litigation Practice Group
McDonald's Corporation
2915 Jorie Blvd (Dept. 065)
Oak Brook, Illinois 60523

4. Execution of City Deed. Within five (5) days of its receipt of the Reimbursement Payment, McDonald's shall execute and deliver to the City the City Deed.

5. Release by McDonald's. Upon the Settlement Effective Date, McDonald's unconditionally and irrevocably, fully, finally, and forever waives, releases, acquits and forever discharges City from any and all Claims; provided, however, that nothing herein shall waive, release, acquit or discharge any claim that McDonald's may have for enforcement or breach of this Agreement or for any acts committed after the execution of this Agreement. McDonald's understands that by signing this Agreement, it is waiving any and all Claims against City released by this Agreement to the greatest extent allowable under law.

6. Release by City. Upon the Settlement Effective Date, City unconditionally and irrevocably, fully, finally, and forever waives, releases, acquits and forever discharges McDonald's from any and all Claims; provided, however, that nothing herein shall waive, release, acquit or discharge any claim that City may have for enforcement or breach of this Agreement or for any acts committed after the execution of this Agreement. City understands that by signing this Agreement, it is waiving any and all Claims against McDonald's released by this Agreement to the greatest extent allowable under law.

7. Covenants Not to Sue. Without limiting the generality of the foregoing releases, the Parties hereby covenant and agree that, upon and after the Settlement Effective Date, no Party shall institute, bring, commence or continue any action in any court, arbitration, or other forum against any other Party for any of the claims released pursuant to this Agreement; provided, however, that nothing herein shall waive, release, acquit or discharge any claim for enforcement or breach of this Agreement or for any acts committed after the execution of this Agreement.

8. Acknowledgement of Adequate Consideration. The Parties hereby acknowledge and agree that the foregoing mutual releases and covenants not to sue, as well as all other terms

of this Agreement, are supported by adequate consideration, and the Parties hereby waive any allegation, claim and/or defense to the contrary.

9. Costs and Expenses. The Parties shall bear their own costs and expenses, including without limitation attorneys' fees, incurred in connection with their disputes, this Agreement and the transactions contemplated by it. However, to the extent any transfer or deed tax or fees are assessed on any of the Parties in connection with the execution or recording of the City Deed, the City shall pay those taxes or fees.

10. Merger and Integration. The Parties agree and acknowledge that this Agreement, together with any exhibits hereto, constitutes the entire agreement of the Parties with respect to the subject matter contained herein. There are no other agreements, representations, warranties, or other understandings between the Parties with regard to the subject matter hereof which are not set forth in this Agreement. This Agreement is made and entered into without any reliance by the Parties on any statement, promise, inducement, or consideration not recited in this Agreement.

11. Advice of Counsel Obtained. Each Party acknowledges and represents that it has had the opportunity to consult with legal, financial, and other professional advisors as it deems appropriate in connection with the consideration and execution of this Agreement. Each Party is legally responsible for any and all of its own tax liabilities arising out of this Agreement. Each Party further represents and declares that in executing this Agreement, it has relied solely upon its own judgment, belief and knowledge, and the advice and recommendation of its own professional advisors, concerning the nature, extent and duration of its rights, obligations and claims; that it has reviewed its records, evaluated its position and conducted due diligence with regard to all rights, claims, or causes of action whatsoever with respect to the other Party; and that it has not been influenced to any extent whatsoever in executing this Agreement by any representations or statements made by any other Party or its representatives, except as expressly contained or referred to in this Agreement.

12. Severability. If any of the provisions, terms, clauses, or waivers or releases of claims or rights contained in this Agreement are declared illegal, unenforceable, or ineffective, the remaining provisions, terms, clauses, waivers, releases, and rights shall be severable and enforceable. However, the Parties agree to negotiate in good faith substitute provisions, terms, clauses, or waivers or releases that would have, to the maximum extent possible, identical effect and that would be enforceable.

13. Writing Required. This Agreement may not be altered or amended except in writing signed by all of the Parties.

14. No Waiver. No waiver by any Party of any condition, or the breach of any term, provision, warranty, representation, agreement or covenant contained in this Agreement, whether by conduct or otherwise, in any one or more instances shall be deemed or construed as a further or continuing waiver of any such condition or breach or a waiver of any other condition or of the breach of any other term, provision, warranty, representation, agreement or covenant herein contained.

15. Execution. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together will constitute one and the same Agreement. The counterparts of this Agreement may be executed and delivered by facsimile or other electronic signature by any of the Parties to any other Party and the receiving Party may rely on the receipt of such document so executed and delivered by facsimile or other electronic means as if the original had been received.

16. Applicable Law, Jurisdiction, and Venue. This Agreement shall be construed under the substantive laws of the State of Minnesota, without regard to its choice of law rules. Each of the Parties submits to the jurisdiction of any state or federal court located in Anoka County, Minnesota for any claim to enforce, determine rights with respect to, or to interpret this Agreement.

17. Authority to Execute Agreement. Each Party represents that it has the authority to enter into this Agreement and has not assigned, encumbered or in any other manner transferred any portion of the Claims released by this Agreement. Each Party represents that this Agreement is legal, valid, binding and enforceable against it in accordance with its terms and that the person or persons executing this Agreement have the necessary and appropriate authority to do so and to legally bind such Party.

18. Additional Documents. Each of the Parties agrees to execute and deliver any further documents which may be required to effectuate and/or carry out the terms of this Agreement.

19. Binding Effect. The Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective legal representatives, insurers, heirs, successors and assigns. Each Party has had the opportunity to fully negotiate and modify the terms of this Agreement. Therefore, the terms of this Agreement shall be construed and interpreted without any presumption, inference, or rule requiring construction or interpretation of any provision of this Agreement against the interest of the party causing this Agreement or any portion of it to be drafted.

20. Settlement Effective Date. The effective date of this Agreement shall be the date on which it is fully executed by all Parties.

IN WITNESS WHEREOF, the Parties, by and through their duly authorized representatives, have hereunder set their hands and entered into this Agreement effective as of the Settlement Effective Date.

Dated: August 16, 2017

MCDONALD'S USA, LLC

BY: Hal Mersel

ITS: Vice President

Dated: _____, 2017

CITY OF RAMSEY, MINNESOTA

BY: _____

ITS: _____

EXHIBIT 1 TO SETTLEMENT AGREEMENT

McDonald's Deed



522138.002

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Business Entity to Business Entity

Minnesota Uniform Conveyancing Blanks
Form 10.3.5 (2010)

DEED TAX DUE: $ 1,551.00

DATE: February 26, 2014
(month/day/year)

FOR VALUABLE CONSIDERATION, The Housing and Redevelopment Authority in and for the City of Ramsey
(insert name of Grantor)
a public body corporate and politic under the laws of the State of Minnesota ("**Grantor**"),

hereby conveys and quitclaims to McDonald's USA, LLC
(insert name of Grantee)
a limited liability company under the laws of the State of Delaware ("**Grantee**"),

real property in Anoka County, Minnesota, legally described as follows:

See attached Exhibit A

Check here if all or part of the described real property is Registered (Torrens) ☒

together with all hereditaments and appurtenances belonging thereto AND subject to Grantor's reservation of a Right of Re-Entry in the form attached as Exhibit B and the permitted encumbrances listed on Exhibit C attached hereto and made a part hereof.

Check applicable box:

☒ The Seller certifies that the Seller does not know of any wells on the described real property.

☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: [redacted].)

☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

THE HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF RAMSEY
(name of Grantor)

By: _____
(signature)

Its: Chair
(type of authority)

By: _____
(signature)

Its: Deputy Executive Director
(type of authority)

State of Minnesota, County of Anoka

This instrument was acknowledged before me on 02/25/2014 (month/day/year), by Brandy Backous (name of authorized signer) as Chair (type of authority)

and by Tim Gladhill (name of authorized signer)

as Deputy Executive Director (type of authority) of The Housing and Redevelopment Authority of the City of Ramsey (name of Grantor).

(Seal, if any)

JOANN THIELING
Notary Public
Minnesota
My Commission Expires January 31, 2015

(signature of notarial officer)

Title (and Rank): City Clerk

My commission expires: 01-31-2015 (month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Briggs and Morgan, P.A. (TLB)
2200 IDS Center
80 South Eighth Street
Minneapolis, MN 55402-2157

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert name and address of Grantee to whom tax statements should be sent)

McDonald's USA, LLC
McDonalds' Corporation (L/C: 22-575)
P.O. Box 182571
Columbus, OH 43218-2571

RETURN TO: Torr. #733668
Chicago Title Insurance Company
222 South Ninth Street, Suite 3060
Minneapolis, MN 55402

APPROVED FOR FILING

Certificate of Title No. 125059
as to Deed from Housing & Redevelopment Authority, pursuant to Resolution

Deputy Examiner of Titles 3/3/14

Exhibit A

(Legal Description)

Parcel 1:

Lot 2, Block 1, COR TWO, Anoka County, Minnesota.

Torrens Property (Certificate No. 125059)

Parcel 2:

Together with the benefits of the Easements granted in the Declaration of Easements, Covenants and Restrictions for COR TWO, dated December 20, 2013, recorded December 27, 2013, as Document No. 521084.003.

Parcel 3:

Together with the benefits of the Easements granted in the Declaration of Signage and Related Electrical Line Easements, dated December 20, 2013, recorded December 27, 2013, as Document No. 521084.004.

EXHIBIT B

(Right of Re-Entry)

Grantor hereby reserves a right of re-entry in favor of Grantor for the property that is the subject of this deed (the "Property"), which right of re-entry will be superior to any mortgage on the Property, for breach of conditions subsequent in favor of Grantor pursuant to which Grantor may commence an action in Anoka County District Court seeking an order re-vesting title to the Property in Grantor if: (i) Grantee does not commence construction of the improvements on the Property (the "Grantee's Improvements") within 720 days after the date of this deed, or (ii) Grantee does not substantially complete the construction of Grantee's Improvements within 1080 days after the date of this deed. For purposes of this right of re-entry, Grantee will be deemed to have commenced construction when Grantee has (a) obtained building permits for the construction of Grantee Improvements; and (b) caused material or labor to be furnished to the Property in a manner and to an extent sufficient that a mechanic's lien for such work would attach and take effect pursuant to Minn. Stat. §514.05, and Grantee will be deemed to have substantially completed construction of Grantee Improvements when Grantee opens for business on the Property. Grantor may redeem the Property from foreclosure, as an owner, within the time allowed by law.

EXHIBIT C

(Permitted Encumbrances)

1. Real estate taxes and special assessments not yet due and payable.

2. Drainage and utility easements as shown on the plat, COR TWO, recorded as Document No. 517025.005 on July 3, 2013.

3. Right of access onto County State Aid Highway Numbers 83 and 116 as shown on the plat, COR TWO, recorded as Document No. 517025.005 on July 3, 2013.

4. Grant of Temporary Easement, dated November 27, 2013, recorded December 27, 2013 as Document No. 521084.002.

5. Declaration of Easements, Covenants and Restrictions for COR TWO, dated December 20, 2013, recorded December 27, 2013 as Document No. 521084.003.

6. Declaration of Signage and Related Electrical Line Easements, dated December 20, 2013, recorded December 27, 2013 as Document No. 521084.004.

EXHIBIT 2 TO SETTLEMENT AGREEMENT

City Deed

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Business Entity to Business Entity

Minnesota Uniform Conveyancing Blanks
Form 10.3.5 (2013)

eCRV Number: _____

DEED TAX DUE: $33.00

DATE: _____, 2017
(month/day/year)

FOR VALUABLE CONSIDERATION, McDonald's USA, LLC
(insert name of Grantor)

a limited liability company under the laws of Delaware ("**Grantor**"), hereby conveys and quitclaims to City of Ramsey
(insert name of Grantee)

a municipal corporation under the laws of Minnesota ("**Grantee**"), real property in Anoka County, Minnesota, legally described as follows:

See attached Exhibit A.

Check here if all or part of the described real property is Registered (Torrens) ☒

together with all hereditaments and appurtenances belonging thereto.

Grantee is the holder of a right of re-entry under that certain Quit Claim Deed recorded in the office of the Anoka County Registrar of Titles on March 3, 2014 as Document No. 522138.002, as transferred to Grantee pursuant to that certain Quit Claim Deed recorded in the office of the Anoka County Registrar of Titles on _____, 2017, as Document No. _____. Grantor has breached the conditions subsequent which triggered the right of re-entry. In lieu of judicial enforcement of the right of re-entry, Grantor has agreed to transfer property to Grantee pursuant to this Quit Claim Deed.

Check applicable box:

☒ The Seller certifies that the Seller does not know of any wells on the described real property.

☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)

☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

McDonald's USA, LLC
(name of Grantor)

By: _____
(signature)

Its: Senior Counsel
(type of authority)

By: _____
(signature)

Its: _____
(type of authority)

State of ~~Minnesota,~~ Illinois County of DuPage

This instrument was acknowledged before me on 8/16/2017 (month/day/year), by Tony Valevicius (name of authorized signer) as Senior Counsel (type of authority)

and by _____ (name of authorized signer)

as _____ (type of authority) of McDonald's USA, LLC (name of Grantor).

(Seal, if any)

OFFICIAL SEAL
TAMARA L. SALINAS
Notary Public - State of Illinois
My Commission Expires 4/04/2019

Tamara L. Salinas
(signature of notarial officer)

Title (and Rank): Notary Public

My commission expires: 4/4/2019 (month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Briggs and Morgan, P.A. (SES)
2200 IDS Center
80 South Eighth Street
Minneapolis, MN 55402-2157

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert name and address of Grantee to whom tax statements should be sent)

City of Ramsey
Attn: City Administrator
7550 Sunwood Drive NW
Ramsey, MN 55303

Exhibit A

(Legal Description)

Parcel 1:

Lot 2, Block 1, COR TWO, Anoka County, Minnesota.

Torrens Property (Certificate of Title No. 126722)

Parcel 2:

Together with the benefits of the Easements granted in the Declaration of Easements, Covenants, and Restrictions for COR TWO, dated December 20, 2013, recorded December 27, 2013, as Document No. 521084.003.

Parcel 3:

Together with the benefits of the Easements granted in the Declaration of Signage and Related Electrical Line Easements, dated December 20, 2013, recorded December 27, 2013, as Document No. 5212084.004.

8391928v2

SETTLEMENT AGREEMENT AND MUTUAL RELEASE

This is a binding Settlement Agreement and Mutual Release made and entered into as of the Settlement Effective Date by and between the City of Ramsey, Minnesota and McDonald's USA, LLC.

DEFINITIONS

1. "Agreement" means this Settlement Agreement and Mutual Release and all exhibits hereto.

2. "Claims" means any and all past, present, or future claims, counterclaims, cross-claims, disputes, demands, actions and causes of action, petitions, suits, debts, liabilities, defenses, obligations, damages (whether general, special, consequential, punitive, exemplary, statutory, or other), penalties, costs, losses, expenses, and attorneys' fees (whether incurred prior to or after the date of the Agreement), whether known or unknown, liquidated or unliquidated, fixed or contingent, direct or indirect, suspected or unsuspected, premised on direct recovery, contribution, or indemnity, whether based on contract, tort, statute, or other legal or equitable theory of recovery, whether written or oral, among or between the Parties, that arise out of or relate to the Property or McDonald's Deed.

3. "City" means the City of Ramsey, Minnesota, a political subdivision, and its current, former and future City Council members, employees, representatives, affiliates, predecessors and successors, agents, assigns, attorneys, insurers, and anyone else who could be alleged liable on their behalves, individually and collectively.

4. "City Deed" means the Quit Claim Deed to be executed by McDonald's pursuant to this Agreement in the form attached hereto as **Exhibit 2**.

5. "HRA" means The Housing and Redevelopment Authority of the City of Ramsey.

6. "HRA Deed" means the Quit Claim Deed, dated as of August ___, 2017, and executed by the City, as successor-in-interest to the HRA, in favor of the City, to be recorded immediately prior to the City Deed.

7. "McDonald's Deed" means the Quit Claim Deed, dated as of February 26, 2014 and executed by the HRA, a copy of which is attached hereto as **Exhibit 1**.

8. "Party" means the parties to this Agreement, City and McDonald's, individually, and "Parties" means City and McDonald's, collectively.

9. "Property" means the real property that is legally described on Exhibit A to each of the McDonald's Deed and City Deed.

10. "Settlement Effective Date" means the date on which this Agreement is fully executed by all Parties.

11. "McDonald's" means McDonald's USA, LLC and its current, former and future affiliates, parent companies, predecessors, successors, subsidiaries, partners, related partnerships, and each of their respective members, shareholders, owners, corporate officers and directors, principals, employees, representatives, affiliates, predecessors and successors, parent and subsidiary companies, agents, assigns, attorneys, experts, insurers, and anyone else who could be alleged liable on their behalves, individually and collectively.

RECITALS

WHEREAS, on or about February 24, 2014, the HRA executed the McDonald's Deed with respect to the Property, which was recorded in the office of the Anoka County Registrar of Titles on March 3, 2014 as Document No. 522138.002;

WHEREAS, City is the successor-in-interest to the HRA with respect to the right of re-entry contained in the McDonald's Deed, as evidenced by the HRA Deed;

WHEREAS, the two conditions subsequent set forth in Exhibit B of the McDonald's Deed were not timely satisfied;

WHEREAS, the City has a right of re-entry for the Property and, upon exercise of such re-entry, title to the Property reverts to the City;

WHEREAS, the City has notified McDonald's of its exercise of the right of re-entry for the Property;

WHEREAS, the Parties recognize that McDonald's incurred substantial development costs in connection with the Property and that a partial reimbursement is appropriate;

WHEREAS, the Parties desire to avoid the time, burden and expense of potential litigation regarding the McDonald's Deed and/or the Property;

WHEREAS, the Parties have negotiated at arm's length and have entered into this Agreement in good faith; and

WHEREAS, the Parties desire to enter into this Agreement as a final settlement to document their final resolution of any and all disputes and Claims between the Parties.

AGREEMENT

NOW, THEREFORE, in consideration of the covenants, mutual releases and other terms set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which the Parties hereby acknowledge, the Parties hereby agree as follows:

1. Incorporation of Definitions and Recitals. The foregoing definitions and recitals are incorporated into this Agreement by reference.

2. Denial of Liability. This Agreement is entered into only for purposes of settlement and compromise of disputed Claims in order to avoid the uncertainties, risks and expenses

attendant upon litigation between the Parties. Neither this Agreement, nor anything contained herein, nor any act or thing done in connection herewith, is intended to be, or shall be construed or deemed to be, an admission by any of the Parties of any liability, fault or wrongdoing.

3. Reimbursement Payment. In consideration of the development costs incurred by McDonald's with respect to the Property, within ten (10) days of the Settlement Effective Date, City shall pay McDonald's the total sum of Ten Thousand and no/100s Dollars ($10,000.00) (the "Reimbursement Payment"). The Reimbursement Payment shall be made via check made payable to "McDonald's USA, LLC" and sent to the following address: ~~[~~INSERT~~]~~.

ATTN: Monica J. Mosby, Esq.
Commercial Litigation Practice Group
McDonald's Corporation
2915 Jorie Blvd (Dept. 065)
Oak Brook, Illinois 60523

4. Execution of City Deed. Within five (5) days of its receipt of the Reimbursement Payment, McDonald's shall execute and deliver to the City the City Deed.

5. Release by McDonald's. Upon the Settlement Effective Date, McDonald's unconditionally and irrevocably, fully, finally, and forever waives, releases, acquits and forever discharges City from any and all Claims; provided, however, that nothing herein shall waive, release, acquit or discharge any claim that McDonald's may have for enforcement or breach of this Agreement or for any acts committed after the execution of this Agreement. McDonald's understands that by signing this Agreement, it is waiving any and all Claims against City released by this Agreement to the greatest extent allowable under law.

6. Release by City. Upon the Settlement Effective Date, City unconditionally and irrevocably, fully, finally, and forever waives, releases, acquits and forever discharges McDonald's from any and all Claims; provided, however, that nothing herein shall waive, release, acquit or discharge any claim that City may have for enforcement or breach of this Agreement or for any acts committed after the execution of this Agreement. City understands that by signing this Agreement, it is waiving any and all Claims against McDonald's released by this Agreement to the greatest extent allowable under law.

7. Covenants Not to Sue. Without limiting the generality of the foregoing releases, the Parties hereby covenant and agree that, upon and after the Settlement Effective Date, no Party shall institute, bring, commence or continue any action in any court, arbitration, or other forum against any other Party for any of the claims released pursuant to this Agreement; provided, however, that nothing herein shall waive, release, acquit or discharge any claim for enforcement or breach of this Agreement or for any acts committed after the execution of this Agreement.

8. Acknowledgement of Adequate Consideration. The Parties hereby acknowledge and agree that the foregoing mutual releases and covenants not to sue, as well as all other terms of this Agreement, are supported by adequate consideration, and the Parties hereby waive any allegation, claim and/or defense to the contrary.

9. Costs and Expenses. The Parties shall bear their own costs and expenses, including without limitation attorneys' fees, incurred in connection with their disputes, this Agreement and the transactions contemplated by it. However, to the extent any transfer or deed tax or fees are assessed on any of the Parties in connection with the execution or recording of the City Deed, the City shall pay those taxes or fees.

10. Merger and Integration. The Parties agree and acknowledge that this Agreement, together with any exhibits hereto, constitutes the entire agreement of the Parties with respect to the subject matter contained herein. There are no other agreements, representations, warranties, or other understandings between the Parties with regard to the subject matter hereof which are not set forth in this Agreement. This Agreement is made and entered into without any reliance by the Parties on any statement, promise, inducement, or consideration not recited in this Agreement.

11. Advice of Counsel Obtained. Each Party acknowledges and represents that it has had the opportunity to consult with legal, financial, and other professional advisors as it deems appropriate in connection with the consideration and execution of this Agreement. Each Party is legally responsible for any and all of its own tax liabilities arising out of this Agreement. Each Party further represents and declares that in executing this Agreement, it has relied solely upon its own judgment, belief and knowledge, and the advice and recommendation of its own professional advisors, concerning the nature, extent and duration of its rights, obligations and claims; that it has reviewed its records, evaluated its position and conducted due diligence with regard to all rights, claims, or causes of action whatsoever with respect to the other Party; and that it has not been influenced to any extent whatsoever in executing this Agreement by any representations or statements made by any other Party or its representatives, except as expressly contained or referred to in this Agreement.

12. Severability. If any of the provisions, terms, clauses, or waivers or releases of claims or rights contained in this Agreement are declared illegal, unenforceable, or ineffective, the remaining provisions, terms, clauses, waivers, releases, and rights shall be severable and enforceable. However, the Parties agree to negotiate in good faith substitute provisions, terms, clauses, or waivers or releases that would have, to the maximum extent possible, identical effect and that would be enforceable.

13. Writing Required. This Agreement may not be altered or amended except in writing signed by all of the Parties.

14. No Waiver. No waiver by any Party of any condition, or the breach of any term, provision, warranty, representation, agreement or covenant contained in this Agreement, whether by conduct or otherwise, in any one or more instances shall be deemed or construed as a further or continuing waiver of any such condition or breach or a waiver of any other condition or of the breach of any other term, provision, warranty, representation, agreement or covenant herein contained.

15. Execution. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together will constitute one and the same Agreement. The counterparts of this Agreement may be executed and delivered by facsimile or other electronic signature by any of the Parties to any other Party and the receiving Party may rely

on the receipt of such document so executed and delivered by facsimile or other electronic means as if the original had been received.

16. Applicable Law, Jurisdiction, and Venue. This Agreement shall be construed under the substantive laws of the State of Minnesota, without regard to its choice of law rules. Each of the Parties submits to the jurisdiction of any state or federal court located in Anoka County, Minnesota for any claim to enforce, determine rights with respect to, or to interpret this Agreement.

17. Authority to Execute Agreement. Each Party represents that it has the authority to enter into this Agreement and has not assigned, encumbered or in any other manner transferred any portion of the Claims released by this Agreement. Each Party represents that this Agreement is legal, valid, binding and enforceable against it in accordance with its terms and that the person or persons executing this Agreement have the necessary and appropriate authority to do so and to legally bind such Party.

18. Additional Documents. Each of the Parties agrees to execute and deliver any further documents which may be required to effectuate and/or carry out the terms of this Agreement.

19. Binding Effect. The Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective legal representatives, insurers, heirs, successors and assigns. Each Party has had the opportunity to fully negotiate and modify the terms of this Agreement. Therefore, the terms of this Agreement shall be construed and interpreted without any presumption, inference, or rule requiring construction or interpretation of any provision of this Agreement against the interest of the party causing this Agreement or any portion of it to be drafted.

20. Settlement Effective Date. The effective date of this Agreement shall be the date on which it is fully executed by all Parties.

IN WITNESS WHEREOF, the Parties, by and through their duly authorized representatives, have hereunder set their hands and entered into this Agreement effective as of the Settlement Effective Date.

Dated: _____, 2017 **~~MCDONALDS~~MCDONALD'S USA, LLC**

BY: _____

ITS: _____

Dated: _____, 2017 **CITY OF RAMSEY, MINNESOTA**

BY: _____

ITS: _____

EXHIBIT 1 TO SETTLEMENT AGREEMENT

McDonald's Deed

EXHIBIT 2 TO SETTLEMENT AGREEMENT

City Deed

Document comparison by Workshare 9 on Wednesday, August 16, 2017 4:39:17 PM

Input:	
Document 1 ID	netdocuments://4821-5852-8077/1
Description	PCDOCS-#8434579-v2-RAMSEY_MCDONALDS_-_Settlement_Agreement
Document 2 ID	netdocuments://4821-5852-8077/2
Description	PCDOCS-#8434579-v2-RAMSEY_MCDONALDS_-_Settlement_Agreement
Rendering set	GPM Standard

Legend:	
Insertion	
~~Deletion~~	
~~Moved from~~	
Moved to	
Style change	
Format change	
~~Moved deletion~~	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	8
Deletions	2
Moved from	0
Moved to	0
Style change	0
Format changed	0

Total changes	10

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

RESOLUTION #17-08-206

RESOLUTION AUTHORIZING TRANSFER OF RIGHT OF RE-ENTRY CONTAINED IN DEED

WHEREAS, The Housing and Redevelopment Authority in and for the City of Ramsey, Minnesota (the "**HRA**") transferred certain real property legally described on **Exhibit A** (the "**Property**") to McDonald's USA, LLC, a Delaware limited liability company ("**McDonald's**") by Quit Claim Deed dated February 26, 2014 and recorded in the Office of the Anoka County Registrar of Titles on March 3, 2014 as Document No. 522138.002 (the "**Deed**"); and

WHEREAS, The HRA transferred its rights and all assets to the City of Ramsey, Minnesota (the "**City**") and was then subsequently dissolved pursuant to Resolution #14-12-262 and Resolution #14-11-236; and

WHEREAS, the Deed contained a right of re-entry in favor of the HRA in the event either of two conditions subsequent were not met; and

WHEREAS, to effectuate the transfer of the Property from McDonald's to the City in lieu of judicial action to enforce the right of re-entry, the City, as successor to the HRA, needs to formally transfer the right of re-entry to the City in the land records. City staff has asked the City to authorize the Mayor and City Administrator to execute and deliver a Quit Claim Deed, in substantially the form attached hereto as **Exhibit B** (the "**Quit Claim Deed**") to transfer the right of re-entry to the City in the land records.

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

1) That the City Council, as the successor to the Board of the HRA, authorizes the Mayor and City Administrator to execute the Quit Claim Deed and authorizes the recording of the Quit Claim Deed in the Anoka County land records.

2) The City has approved the Quit Claim Deed in substantially the form attached hereto. The City hereby authorizes the Mayor and City Administrator to approve modifications to the Quit Claim Deed as may be necessary to correct typographical or other errors or as otherwise necessary or desirable to achieve the intended purpose of the Quit Claim Deed, and the Mayor and City Administrator's execution of modified versions of the Quit Claim Deed shall evidence their approval of such modifications.

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 22nd day of August, 2017.

_____
Mayor Sarah Strommen

ATTEST:

_____
City Clerk Jo Ann M. Thieling

EXHIBIT A
DEVELOPMENT PROPERTY

Parcel 1:

Lot 2, Block 1, COR TWO, Anoka County, Minnesota

Torrens Property (Certificate No. 126722)

Property ID Number 28-32-25-23-0012

Parcel 2:

Together with the benefits of the Easements granted in the Declaration of Easements, Covenants and Restrictions for COR TWO, dated December 20, 2013, recorded December 27, 2013, as Document No. 521084.003

Parcel 3:

Together with the benefits of the Easements granted in the Declaration of Signage and Related Electrical Line Easements, dated December 20, 2013, recorded December 27, 2013 as Document No. 521084.004

EXHIBIT B
QUIT CLAIM DEED

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED — **Minnesota Uniform Conveyancing Blanks**
Business Entity to Business Entity — **Form 10.3.5 (2013)**

eCRV Number: _____

DEED TAX DUE: $1.65 DATE: , 2017
(month/day/year)

FOR VALUABLE CONSIDERATION, City of Ramsey, as successor to The Housing and Redevelopment Authority in
(insert name of Grantor)
and for the City of Ramsey, Minnesota
a municipal corporation under the laws of Minnesota ("**Grantor**"), hereby conveys and quitclaims to City of Ramsey
(insert name of Grantee)
a municipal corporation under the laws of Minnesota ("**Grantee**"), real property in Anoka County, Minnesota, legally described as follows:

See attached Exhibit A.

Check here if all or part of the described real property is Registered (Torrens) ☒

together with all hereditaments and appurtenances belonging thereto.

This Quit Claim Deed is given to transfer the right of re-entry held by Grantor pursuant to that certain Quit Claim Deed recorded in the office of the Anoka County Registrar of Titles on March 3, 2014 as Document No. 522138.002.

The consideration given for this deed is less than $500.00.

Check applicable box:

☒ The Seller certifies that the Seller does not know of any wells on the described real property.

☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)

☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

_____

(*name of Grantor*)

By: _____

(*signature*)

Its: _____

(type of authority)

By: _____

(*signature*)

Its: _____

(*type of authority*)

State of Minnesota, County of _____

This instrument was acknowledged before me on _____, by _____
(month/day/year) *(name of authorized signer)*
_____ as _____
(type of authority)
and by _____
(name of authorized signer)
as _____ of City of Ramsey _____.
(type of authority) *(name of Grantor)*

(Seal, if any)

_____
(signature of notarial officer)

Title (and Rank):_____

My commission expires:_____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Briggs and Morgan, P.A. (SES)
2200 IDS Center
80 South Eighth Street
Minneapolis, MN 55402-2157

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert name and address of Grantee to whom tax statements should be sent)

City of Ramsey
Attn: City Administrator
7550 Sunwood Drive NW
Ramsey, MN 55303

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(Legal Description)

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Torrens Property (Certificate of Title No. 126722)

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