City of Ramsey
Agenda
Revised
Regular City Council
Tuesday, May 8, 2018
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation

1. Oath of Office - Patrol Officer

2. Proclamation for Building Safety Month

3. Citizen Input

4. Consent Agenda

1. Receive Cash and Investments for Period Ending April 30, 2018

2. Note the Following Boards and Commissions Meeting Minutes:
- Planning Commission Meeting Minutes Dated March 1, 2018
- Economic Development Authority Meeting Minutes Dated March 8, 2018
- Park and Recreation Meeting Minutes Dated March 8, 2018
- Environmental Policy Board Meeting Minutes Dated March 19, 2018

3. Approve the Following Meeting Minutes:
1. City Council Canvassing Board dated 4/18/2018
2. City Council Work Session dated 4/24/2018
3. City Council Regular dated 4/24/2018

4. Approve Licenses

5. Approve Rental Licenses

6. Adopt Resolution #18-094 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 19, 2018 and May 2, 2018

7. Adopt Resolution #18-095 Accepting Resignation of Mayor, Declaring a Vacancy in the Office of Mayor and Calling for a Special Election to Fill the Vacancy AND Adopt Resolution #18-096 Declaring a Vacancy in the Office of Councilmember Ward 4, Due to Special Election of April 24, 2018, and Calling for a Special Election to Fill the Vacancy

8. Adopt Resolution #18-093 Hiring Seasonal Public Works Maintenance Workers

9. Report from Public Works Committee
The Public Works Committee held its regular meeting on April 18, 2018 and discussed the following cases:
1. Consider Using Soil from COR Infiltration Basin Project as Fill in Other Areas of the COR: Motion to ratify the recommendation of the Public Works Committee to recommend that the City Council orders amending the plans for The COR Infiltration Basin Improvements, Improvement Project #18-09, to include placing the excess fill in a controlled manner on selected sites in The COR.
2. Consider Recommendation to City Council Authorizing Speed Study on Bunker Lake Boulevard: Motion to ratify the recommendation of the Public Works Committee to recommend City Council authorization to request a Speed Study on Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and Sunfish Lake Boulevard/CSAH 57.

5. Approve Agenda

6. Public Hearing

7. Council Business

1. ~~Consider Resolution #18-066 Approving Home Occupation Permit at 5751 177th Ave NW (Project #17-152); Case of Tracer Landscape and Concrete LLC~~ - **Please Note: this case has been removed from the agenda - to be considered at another date.**

2. Adopt Ordinance #18-04 Establishing E-3 Employment Zoning District

3. Adopt Ordinance #18-05 Rezoning of Subject Properties to E-3 Employment District

4. Introduce Ordinance #18-02 Authorizing the City of Ramsey to Sell Five (5) Parcels of Real Property

5. Adopt Resolution #18-080 Approving Plans and Specifications and Authorizing Advertisements for Bids for Bunker Lake Boulevard and Puma Street Pavement Improvements, Improvement Project #18-05

6. Adopt Resolution #18-081 Accepting Bids and Awarding Contract for 2018 Street Overlay Improvements, Improvement Project #18-03

7. Adopt Resolution #18-091 Authorizing Speed Study Request for Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and Sunfish Lake Boulevard/CSAH 57

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 05/08/2018

Information

Title:

Oath of Office - Patrol Officer

Purpose/Background:

Purpose: To issue the Oath of Office to Patrol Officer Kyle Brotkowski.

Background: Patrol Officer Kyle Brotkowski has recently completed his field training. Acting Mayor LeTourneau will issue Officer Brotkowski the Oath of Office.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/03/2018 03:19 PM
Form Started By: Tim Frankfurth		Started On: 05/03/2018 09:38 AM
Final Approval Date: 05/03/2018		

CC Regular Session **2. 2.**

Meeting Date: 05/08/2018

Information

Title:

Proclamation for Building Safety Month

Purpose/Background:

Each year in May, the International Code Council (ICC) sponsors Building Safety Month. Staff requests that May be proclaimed as *Building Safety Month* in the City of Ramsey.

Building inspection staff will be present for a short presentation.

Attachments

Building Safety Month Proclamation

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/03/2018 03:19 PM
Form Started By: Tim Gladhill		Started On: 05/01/2018 08:06 AM
Final Approval Date: 05/03/2018		

Building Safety Month Proclamation

Building Safety Month — May, 2018

WHEREAS, the City of Ramsey is committed to recognizing our growth and strength depends on the safety and economic value of the homes, buildings and infrastructure that serve our citizens, both in everyday life and in times of natural disaster, and;

WHEREAS, our confidence in the structural integrity of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers and others in the construction industry—who work year-round to ensure the safe construction of buildings, and;

WHEREAS, these guardians are dedicated members of the International Code Council, a U.S. based organization, that brings together local, state and federal officials that are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work, worship, play, and;

WHEREAS, our nation benefits economically and technologically from using the International Codes® that are developed by a national, voluntary consensus codes and standards developing organization, our government is able to avoid the high cost and complexity of developing and maintaining these codes, which are the most widely adopted building safety and fire prevention codes in the nation; these modern building codes include safeguards to protect the public from natural disasters such as hurricanes, snowstorms, tornadoes, wildland fires, floods and earthquake; and;

WHEREAS, Building Safety Month is sponsored by the International Code Council to remind the public about the critical role of our communities' largely unknown guardians of public safety—our local code officials—who assure us of safe, efficient and livable buildings that are essential to keep America great, and;

WHEREAS, "Building Codes Save Lives" the theme for Building Safety Month 2018, encourages all Americans to raise awareness of the importance of building safe and resilient construction; fire prevention; disaster mitigation, and new technologies in the construction industry. Building Safety Month 2018 encourages appropriate steps everyone can take to ensure that the places where we live, learn, work, worship and play are safe, and recognizes that countless lives have been saved due to the implementation of safety codes by local and state agencies, and,

WHEREAS, each year, in observance of Building Safety Month, Americans are asked to consider the commitment to improve building safety and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property.

NOW, THEREFORE, I, John LeTourneau, Acting Mayor of the City of Ramsey, do hereby proclaim the month of May 2018 as Building Safety Month.

_____

Signature

CC Regular Session **4. 1.**

Meeting Date: 05/08/2018

By: Diana Lund, Finance

Information

Title

Receive Cash and Investments for Period Ending April 30, 2018

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending April 30, 2018.

Cash and investment report shows the monthly cash flow - receipts and expenditures through April 30, 2018 with the current listing of the city's investment portfolio.

Action:

No action required. Informational only.

Attachments

Cash & Investments for Period Ending April 30, 2018

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/03/2018 03:19 PM
Form Started By: Diana Lund		Started On: 04/30/2018 12:28 PM
Final Approval Date: 05/03/2018		

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended April 30, 2018

	April-18 CURRENT MONTH	2018 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE	$ 67,401,384.82	$ 69,531,209.52
CASH INFLOWS:		
Daily Deposit	270,725.24	2,118,714.17
Tax Settlements	-	22,366.22
U/B Receipts	16,882.70	525,399.25
Credit Cards (Includes Utility Billing)	154,157.63	832,693.90
Interest Earnings [Net of Interest Paid on Investments]	73,175.91	315,993.12
Bond Proceeds	-	-
TOTAL CASH INFLOW	$ 514,941.48	$ 3,815,166.66
TOTAL CASH AVAILABLE	$ 67,916,326.30	$ 73,346,376.18
CASH OUTFLOWS:		
Prepaid Checks	371,671.01	2,120,739.59
Bills Lists	473,085.58	2;212,870.81
Pay Estimates	7,045.10	517,887.25
Credit Cards	3,082.59	15,895.93
Payroll - Net	321,379.31	1,285,850.99
Flex Reimbursement	5,447.21	18,765.44
Void Checks/Dormant Checks Paid	(478.87)	(97,989.70)
Debt Service	-	537,090.00
Miscellaneous [Bank Charges; etc.]	59.50	231.00
TOTAL CASH OUTFLOW	$ 1,181,291.43	$ 6,611,341.31
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 66,735,034.87**	**$ 66,735,034.87**
MEMO - NET 2018 CASH INFLOW (OUTFLOW)	**(666,349.95)**	**(2,796,174.65)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE	**$ 61,698,263.46**	**61,031,260.23**
Purchases	2,325,000.00	7,080,000.00
Maturities/Sales	(2,257,397.54)	(6,345,394.31)
ENDING BALANCE	**$ 61,765,865.92**	**$ 61,765,865.92**

Prepared by the City of Ramsey Finance Department
5/1/2018

2018 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2018	PURCH 2018	SOLD/ MATURE 2018	BV PRIN BAL 12/31/2018	PAR
170202	1/30/2018	4M	Term Series 4M			1,000,000.00		1,000,000.00	0.00	1,000,000.00
171208A	3/29/2018	4M	Term Series 4M		249114	500,000.00		500,000.00	0.00	500,000.00
180130	3/28/2019	4M	Term Series 4M				500,000.00	0.00	500,000.00	500,000.00
180406A	10/31/2018	4M	Term Series 4M		252586		500,000.00	0.00	500,000.00	500,000.00
180406B	1/30/2019	4M	Term Series 4M		252589		1,000,000.00	0.00	1,000,000.00	1,000,000.00
180228	7/30/2018	4M	Term Series 4M				1,000,000.00	0.00	1,000,000.00	500,000.00
171208B	6/28/2018	4M	Term Series 4M		249104	500,000.00		0.00	500,000.00	500,000.00
171208C	12/10/2018	4M	Term Series 4M		249093	1,000,000.00		0.00	1,000,000.00	1,000,000.00
171109A	2/28/2018	4M	Term Series 4M			500,000.00		500,000.00	0.00	500,000.00
171109B	5/10/2018	4M	Term Series 4M			500,000.00		0.00	500,000.00	500,000.00
170831	8/31/2018	4M	Term Series 4M			750,000.00		0.00	750,000.00	750,000.00
170629A	6/29/2018	4M	Term Series 4M			2,000,000.00		0.00	2,000,000.00	2,000,000.00
170406B	4/13/2018	4M	Term Series 4M			1,000,000.00		1,000,000.00	0.00	1,000,000.00
									7,750,000.00	
150701A	2/1/2020	BAIRD	WINTHROP MN TAX		976367ND0	290,000.00		0.00	290,000.00	290,000
180223	12/30/2019	BAIRD	FNMA		3136G3VS2		500,000.00	0.00	500,000.00	500,000
160322A	3/22/2021	BAIRD	FNMA		3136H3BT1	250,000.00		0.00	250,000.00	250,000
160322B	1/1/2020	BAIRD	MINNENOTONKA MN ISD 276		604195D20	100,000.00		0.00	100,000.00	100,000
150701B	2/1/2021	BAIRD	WINTHROP MN TAX		976367NE8	305,000.00		0.00	305,000.00	305,000
140904	9/1/2021	BAIRD	OKLAHOMA TAXABLE		678519RP6	535,000.00		0.00	535,000.00	535,000
									1,980,000.00	
160826A	8/27/2018	ICD SEC	CD-ADMIRALS BANK	27015	007220AM8	200,000.00		0.00	200,000.00	200,000
180117	7/17/2020	ICD SEC	CD-CITIZENS NATIONAL	06531	175144DH4		150,000.00	0.00	150,000.00	150,000
180215	2/13/2019	ICD SEC	CD-BANK OF INDIA	33648	06279KFK7		200,000.00	0.00	200,000.00	200,000
180216	8/16/2019	ICD SEC	CD-CATHAY BANK	18503	149159LY9		249,000.00	0.00	249,000.00	249,000
180124A	1/24/2020	ICD SEC	CD-CROSSFIRST BANK	58648	2766ACD5		249,000.00	0.00	249,000.00	249,000
180125	1/25/2019	ICD SEC	CD-BANNER BANK	28489	06552XFNO		200,000.00	0.00	200,000.00	200,000
180129	1/29/2020	ICD SEC	CD-FORTUNE BANK	58107	34969RCD8		248,000.00	0.00	248,000.00	248,000
180302	1/2/2020	ICD SEC	CD-AXIOM BANK	31390	05464LAV3		200,000.00	0.00	200,000.00	200,000
180329	3/30/2020	ICD SEC	CD-CITIBANK	7213	17312QHS1		249,000.00	0.00	249,000.00	249,000
180406C	4/6/2020	ICD SEC	CD-SYNCHRONY BANK	27314	87164WUX4		249,000.00	0.00	249,000.00	249,000
180417	4/17/2020	ICD SEC	CD-SOUTHWEST NATION	4801	845182BK9		151,000.00	0.00	151,000.00	151,000
180430A	10/30/2019	ICD SEC	CD-FIRST GENERAL BAN	58060	320337CF3		200,000.00	0.00	200,000.00	200,000
180430B	4/30/2020	ICD SEC	CD-MAGYAR BANK	30704	55977RBP7		225,000.00	0.00	225,000.00	225,000
170629B	12/31/2018	ICD SEC	CD-ALLY BANK	57803	02006L3SO	100,000.00		0.00	100,000.00	100,000
171012	10/13/2020	ICD SEC	CD-ALLY BANK	57803	03006L5Z2	74,000.00		0.00	74,000.00	74,000
160728B	7/30/2018	ICD SEC	CD-ALLY BANK	57803	02006LH30	75,000.00		0.00	75,000.00	75,000
170829B	3/1/2019	ICD SEC	CD-AMERICAN EXPRESS	27471	02587DX45	249,000.00		0.00	249,000.00	249,000
170829A	8/29/2019	ICD SEC	CD-AMERICAN EXPRESS	35328	02587CFQ8	249,000.00		0.00	249,000.00	249,000
160930C	4/6/2018	ICD SEC	CD-AMERICAN NATIONA	24472	02771RAQ6	249,000.00		249,000.00	0.00	249,000.00
160930A	4/2/2018	ICD SEC	CD-AMERICAN NATIONA	38812	02771PNK9	157,000.00		157,000.00	0.00	157,000.00
170630A	6/29/2018	ICD SEC	CD-BANK BARODA	33681	06062RAU6	98,000.00		0.00	98,000.00	98,000
160615	6/15/2018	ICD SEC	CD-BANK LEUMI USA	19842	063248FQ6	250,000.00		0.00	250,000.00	250,000
170413	4/13/2018	ICD SEC	CD-BANK OF BARODA	33681	06062Q2P8	151,000.00		151,000.00	0.00	151,000
170517	5/17/2018	ICD SEC	CD-BANK OF CHINA	33653	06426WFAS	99,000.00		0.00	99,000.00	99,000
171220B	12/20/2018	ICD SEC	CD-BANK OF CHINA	33653	06426WXH0	150,000.00		0.00	150,000.00	150,000
160826B	8/27/2018	ICD SEC	CD-BANK OF HOPE	26610	062683AB3	249,000.00		0.00	249,000.00	249,000
170125B	1/25/2019	ICD SEC	CD-BANKERS West BANK	23210	06610YFQ5	109,000.00		0.00	109,000.00	200,000
170630B	12/28/2018	ICD SEC	CD-BAR HARBOR	11971	066851VR4	249,000.00		0.00	249,000.00	249,000
140716	7/16/2019	ICD SEC	CD-BARCLAYS BANK	57203	0674OKHF7	250,000.00		0.00	250,000.00	250,000
171228C	12/27/2019	ICD SEC	CD-BELL BANK	19581	07815AAT4	249,000.00		0.00	249,000.00	249,000
170714A	1/14/2019	ICD SEC	CD-BMW BANK	35141	05580AJP0	149,000.00		0.00	149,000.00	149,000
161130	11/30/2018	ICD SEC	CD-BMW BANK OF NORT	35141	05580AFN9	100,000.00		0.00	100,000.00	100,000
171229A	12/27/2019	ICD SEC	CD-BRICKELL BANK	21220	10801DAM3	249,000.00		0.00	249,000.00	249,000
160729A	4/30/2018	ICD SEC	CD-BROOKLINE BANK	17798	113730CE6	176,000.00		176,000.00	0.00	176,000
170131	7/31/2019	ICD SEC	CD-CAPE COD	23287	13934CAB3	249,000.00		0.00	249,000.00	200,000
170111	1/11/2019	ICD SEC	CD-CAPITAL ONE BANK	33954	140420S92	148,000.00		0.00	148,000.00	200,000
150715A	7/16/2018	ICD SEC	CD-CAPITAL ONE BANK	04297	14042E4R8	250,000.00		0.00	250,000.00	250,000.00
170330B	9/30/2019	ICD SEC	CD-CENTRAL FEDERAL S	27910	15347EAE9	249,000.00		0.00	249,000.00	249,000
170728C	7/29/2019	ICD SEC	CD-CITIZENS STATE BAN	00419	17669WGF6	249,000.00		0.00	249,000.00	249,000
170331	9/30/2019	ICD SEC	CD-CITIZENS STATE BAN	11778	17668UAP5	103,000.00		0.00	103,000.00	103,000
160826C	2/28/2019	ICD SEC	CD-COMENITY CAP BANI	57570	20033ARR9	249,000.00		0.00	249,000.00	249,000
170208	8/8/2018	ICD SEC	CD-COMMERCIAL BANK	12246	20146AAC4	101,000.00		0.00	101,000.00	101,000
170928	3/27/2020	ICD SEC	CD-CONNECTONE BANK	57919	20786ABV6	249,000.00		0.00	249,000.00	249,000
171129B	11/29/2019	ICD SEC	CD-CRESCOM BANK	57135	225862DH1	249,000.00		0.00	249,000.00	249,000
140723A	1/23/2018	ICD SEC	CD-CUSTOMERS BANK	34444	23204HBR8	200,000.00		200,000.00	0.00	200,000
170719A	7/19/2019	ICD SEC	CD-DISCOVER BANK	05649	2546726A1	100,000.00		0.00	100,000.00	100,000
150730	7/30/2018	ICD SEC	CD-DISCOVER BANK	05649	254672TA6	149,000.00		0.00	149,000.00	149,000.00

2018 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2018	PURCH 2018	SOLD/ MATURE 2018	BV PRIN BAL 12/31/2018	PAR
160720	7/20/2018	ICD SEC	CD-EAGLE BANK	34742	27002YCX2	249,000.00		0.00	249,000.00	249,000
170724	7/24/2019	ICD SEC	CD-EAST BOSTON SAVIN	33510	27119PBU4	249,000.00		0.00	249,000.00	249,000
170719C	7/19/2019	ICD SEC	CD-ENERBANK	57293	29266N5Q6	249,000.00		0.00	249,000.00	249,000
170228	2/28/2019	ICD SEC	CD-ESSA BANK & TRUST	28262	29667RPN7	249,000.00		0.00	249,000.00	249,000
160129	1/29/2018	ICD SEC	CD-EVERBANK	34775	29976DH94	248,000.00		248,000.00	0.00	250,000
170630C	12/31/2018	ICD SEC	CD-FIRST BANK SOUTHE	15019	31931TEP6	249,000.00		0.00	249,000.00	249,000
170731	1/31/2019	ICD SEC	CD-FIRST COMMERCIAL	57069	31984GEF2	249,000.00		0.00	249,000.00	249,000
160816	2/16/2018	ICD SEC	CD-FIRST NATIONAL BAI	05452	332135GM8	249,000.00		249,000.00	0.00	249,000
151218B	6/18/2018	ICD SEC	CD-FIRST SOURCE BANK	09087	33646CFY5	250,000.00		0.00	250,000.00	250,000.00
130301	3/1/2018	ICD SEC	CD-GE CAPITAL BANK	33778	3616ITJB2	200,000.00		200,000.00	0.00	200,000
170327	7/27/2018	ICD SEC	CD-GNB BANK	14079	36198JCP7	249,000.00		0.00	249,000.00	249,000
170726	7/27/2020	ICD SEC	CD-GOLDMAN SACHS	33124	38148PLS4	249,000.00		0.00	249,000.00	249,000
171215A	12/16/2019	ICD SEC	CD-HAMNI BANK	24170	410193CR9	249,000.00		0.00	249,000.00	249,000
171130C	5/29/2020	ICD SEC	CD-HENRY COUNTY BAN	15384	426336BM4	200,000.00		0.00	200,000.00	200,000
160729B	3/29/2018	ICD SEC	CD-HERITAGE BANK	30090	42724JDF9	249,000.00		249,000.00	0.00	249,000
160721A	7/23/2018	ICD SEC	CD-INDEPENDENCE BAN	08136	4534OKDP1	249,000.00		0.00	249,000.00	249,000
161216A	12/17/2018	ICD SEC	CD-INVESTORS SAVINGS	28892	46176PFV2	249,000.00		0.00	249,000.00	249,000
160831	8/31/2018	ICD SEC	CD-JP MORGAN CHASE	00628	48126XCN3	249,000.00		0.00	249,000.00	249,000
170927	9/27/2019	ICD SEC	CD-KEY BANK	17534	49306SYU4	100,000.00		0.00	100,000.00	100,000
170222	8/22/2019	ICD SEC	CD-KEY BANK	17534	493065XF8	149,000.00		0.00	149,000.00	149,000
171013	10/15/2019	ICD SEC	CD-LAKESIDE BANK	19573	51210SNQ6	101,000.00		0.00	101,000.00	101,000
161019	10/19/2018	ICD SEC	CD-LAKESIDE BANK	19573	51210SLX3	100,000.00		0.00	100,000.00	100,000
170929	3/27/2020	ICD SEC	CD-LANDMARK COMM B	34982	51507LBM5	249,000.00		0.00	249,000.00	249,000
161230A	12/30/2019	ICD SEC	CD-M BANK	14816	55275FKK3	160,000.00		0.00	160,000.00	160,000
161215	2/14/2019	ICD SEC	CD-MAIN STREET BANK	57162	56034WAP6	249,000.00		0.00	249,000.00	200,000
171220A	12/20/2019	ICD SEC	CD-MB FINANCIAL	03628	55266CXT8	249,000.00		0.00	249,000.00	249,000
170714B	1/14/2019	ICD SEC	CD-MEDALLION BANK	57449	58403D7B6	249,000.00		0.00	249,000.00	249,000
170721	7/22/2019	ICD SEC	CD-MERRICK BANK	34519	59013JZB8	249,000.00		0.00	249,000.00	249,000
171214A	6/14/2019	ICD SEC	CD-MIDLAND STATES BA	01040	59774QFF4	249,000.00		0.00	249,000.00	249,000
170714C	7/15/2019	ICD SEC	CD-MIDSOUTH BANK	25884	59805FAB5	249,000.00		0.00	249,000.00	249,000
171214B	12/16/2019	ICD SEC	CD-MORGAN STANLEY B	32992	61747MD65	249,000.00		0.00	249,000.00	249,000
170728B	1/28/2020	ICD SEC	CD-NATIONWIDE BANK	34710	63861NAH8	249,000.00		0.00	249,000.00	249,000
151031	1/4/2018	ICD SEC	CD-NOA BANK	58657	65487TBD2	150,000.00		150,000.00	0.00	150,000
170330A	4/1/2019	ICD SEC	CD-NORTHFIELD BANK	28710	66612ABG2	249,000.00		0.00	249,000.00	249,000
160210A	2/9/2018	ICD SEC	CD-ORIENTAL BANK	31469	686184WS7	200,000.00		200,000.00	0.00	200,000
161221	6/21/2019	ICD SEC	CD-ORRSTOWN BANK	00713	687377EA5	249,000.00		0.00	249,000.00	249,000
171215B	6/15/2020	ICD SEC	CD-PACIFIC CITY BANK	57463	69406PCT4	249,000.00		0.00	249,000.00	249,000
170719B	7/19/2019	ICD SEC	CD-PEOPLES UNITED BAI	27334	71270QQZZ	249,000.00		0.00	249,000.00	249,000
170727	10/28/2019	ICD SEC	CD-PILOT BANK	27045	721531BT7	249,000.00		0.00	249,000.00	249,000
170728A	7/27/2018	ICD SEC	CD-PINNACLE BANK	35583	72345SFJS	249,000.00		0.00	249,000.00	249,000
171130B	11/29/2019	ICD SEC	CD-PONCE DELEON	31189	73233AM1	53,000.00		0.00	53,000.00	53,000
161229	6/29/2018	ICD SEC	CD-PREFERRED BANK	33539	740367FE2	249,000.00		0.00	249,000.00	249,000
170317	9/17/2018	ICD SEC	CD-PRIVATE BANK & TR	33306	74267GVR5	200,000.00		0.00	200,000.00	200,000
161228A	6/28/2018	ICD SEC	CD-PROVIDENCE BANK	01643	74374MAD6	249,000.00		0.00	249,000.00	249,000
171127	11/27/2019	ICD SEC	CD-ROCKFORD BANK &	57927	77315PBM3	249,000.00		0.00	249,000.00	249,000
161207	6/7/2018	ICD SEC	CD-ROLLSTONE BANK &	17797	77579ABW5	200,000.00		0.00	200,000.00	200,000
170125C	1/25/2019	ICD SEC	CD-RONDOUT SAVINGS I	15969	776322AR0	200,000.00		0.00	200,000.00	200,000
171222	9/23/2019	ICD SEC	CD-SACO & BIDDEFORD	17743	78577TAV7	249,000.00		0.00	249,000.00	249,000
160916	9/17/2018	ICD SEC	CD-SAFRA NATIONAL BA	26876	78/658QYZ0	249,000.00		0.00	249,000.00	249,000.00
171213	12/13/2019	ICD SEC	CD-SALLIE MAE BANK	58177	795450G41	249,000.00		0.00	249,000.00	249,000
171229B	12/29/2020	ICD SEC	CD-STATE BANK OF FEN	11406	856188AV9	249,000.00		0.00	249,000.00	249,000
170623	6/24/2019	ICD SEC	CD-STATE BANK OF INDI	33682	856285BZ3	249,000.00		0.00	249,000.00	249,000
160930D	4/30/2018	ICD SEC	CD-STEARNS BANK	10988	857894RN1	249,000.00		249,000.00	0.00	249,000.00
161228B	6/28/2019	ICD SEC	CD-STEUBEN TR CO	12936	860010BG1	160,000.00		0.00	160,000.00	160,000
170630D	6/28/2019	ICD SEC	CD-SUMMIT COMMUNIT	34102	86604XLX2	205,000.00		0.00	205,000.00	205,000
161123	5/23/2018	ICD SEC	CD-TCF NATIONAL BANK	28330	872278XK7	100,000.00		0.00	100,000.00	100,000
170922	5/26/2020	ICD SEC	CD-TEXAS EXCHANGE B.	20096	88241TCA6	249,000.00		0.00	249,000.00	249,000
171027	10/27/2020	ICD SEC	CD-THIRD FEDERAL SAV	30012	88413QBS6	249,000.00		0.00	249,000.00	249,000
160721B	1/22/2018	ICD SEC	CD-TRANSPORTATION A	34781	89388CBE7	249,000.00		249,000.00	0.00	249,000
170421	4/22/2019	ICD SEC	CD-UNITED COMMUNITY	19143	90983HAC8	249,000.00		0.00	249,000.00	249,000
171130A	11/29/2019	ICD SEC	CD-UNIVEST NATIONAL	07759	91527PBF3	249,000.00		0.00	249,000.00	249,000
161219	12/19/2018	ICD SEC	CD-WEB BANK	34404	947547JJ5	249,000.00		0.00	249,000.00	249,000
160617	6/18/2018	ICD SEC	CD-WELLS FARGO BANK	03511	9497485X1	150,000.00		0.00	150,000.00	150,000
170125A	1/25/2019	ICD SEC	CD-WHITNEY BANK	12441	966594AV5	249,000.00		0.00	249,000.00	249,000
160930B	4/2/2018	ICD SEC	CD-WOOD & HUSTON BA	01060	978208AA4	249,000.00		249,000.00	0.00	249,000.00
170112	1/11/2019	ICD SEC	CD-WORLDS FOREMOST	57079	981571CS9	100,000.00		0.00	100,000.00	200,000
170119	1/18/2019	ICD SEC	CD-WORLDS FOREMOST	57079	981571CU4	100,000.00		0.00	100,000.00	200,000
171214C	6/14/2019	ICD SEC	CD-ZB (ZION)	02270	98878BLQ9	249,000.00		0.00	249,000.00	249,000
			2017 Investments & MM						21,049,000.00	
090102B	12/25/2018	Com Sec	FNR 2003-120 BY		31393UGR8	3,572.05		2,168.40	1,403.65	200,000
									1,403.65	

2018 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2018	PURCH 2018	SOLD/ MATURE 2018	BV PRIN BAL 12/31/2018	PAR
160606	5/1/2020	Northland	ANCHOR BAY MI SCH DISTRICT		032879-TC-2	500,000.00		0.00	500,000.00	500,000
161114B	2/1/2024	Northland	ANDOVER MN TAX		034313-ZU-3	300,000.00		0.00	300,000.00	300,000
130412	2/1/2024	Northland	BECKER MN TAX		075671LJ4	50,000.00		0.00	50,000.00	50,000
160317	2/1/2019	Northland	BECKER MN TAX		075663YH9	645,000.00		0.00	645,000.00	645,000
150903	11/1/2018	Northland	BROOKFIELD WI, TAXABLE		112857-BL-0	500,000.00		0.00	500,000.00	500,000
110310	2/1/2020	Northland	BROOKLYN CENTER ISD#286		113853-KG-9	285,000.00		0.00	285,000.00	285,000
17128A	4/1/2018	Northland	BURLINGTON WIS REFUND		122133-KW-0	25,000.00		25,000.00	0.00	25,000
120215B	6/1/2026	Northland	CEDAR RAPIDS IO TAX		150528-JU-2	50,000.00		0.00	50,000.00	50,000
120606B	6/1/2022	Northland	CEDAR RAPIDS IO TAX		150528-N2-6	135,000.00		0.00	135,000.00	135,000
120606A	6/1/2023	Northland	CEDAR RAPIDS IO TAX		150528-PA-9	140,000.00		0.00	140,000.00	140,000
140620	12/1/2020	Northland	CELINA OHIO SCHOOL DISTR		151069-FD-8	300,000.00		0.00	300,000.00	300,000
130815A	12/1/2020	Northland	CHASKA, MN TAX		161664-DY-0	75,000.00		0.00	75,000.00	75,000
130815B	12/1/2021	Northland	CHASKA, MN TAX		161664-DZ-7	75,000.00		0.00	75,000.00	75,000
171129A	2/1/2019	Northland	CHASKA, MN TAX		161664-G4-7	120,000.00		0.00	120,000.00	120,000
140502	2/15/2020	Northland	COLLINGSWOOD NJ TAX		194756-PQ-9	145,000.00		0.00	145,000.00	145,000
140730A	6/1/2019	Northland	DES MOINES IA TAXABLE		25009X-GB-5	115,000.00		0.00	115,000.00	115,000
140730B	6/1/2020	Northland	DES MOINES IA TAXABLE		25009X-GC-3	145,000.00		0.00	145,000.00	145,000
170109	6/1/2022	Northland	DESMOINES IA TAX		250097-J3-7	200,000.00		0.00	200,000.00	200,000
141104	2/1/2022	Northland	DULUTH MN TAXABLE		264438-G5-5	150,000.00		0.00	150,000.00	150,000
151217A	12/1/2018	Northland	FARGO ND TAXABLE		30747N-BC-7	435,000.00		0.00	435,000.00	435,000
151216A	6/14/2018	Northland	FFCB		3133EF-SH-1	500,000.00		0.00	500,000.00	500,000
170712	7/1/2021	Northland	GARDENDALE ALA TAX		365478-DQ-6	240,000.00		0.00	240,000.00	240,000
171218B	3/1/2020	Northland	GLENDALE RIVER HILLS WIS TAX		378541-CN-4	135,000.00		0.00	135,000.00	135,000
171218C	2/15/2018	Northland	HALE COUNTY TAX		405468-CN-7	25,000.00		25,000.00	0.00	25,000
170823A	3/1/2018	Northland	HAWLEY MN SCHOOL DISTRICT		420416-EY-1	150,000.00		150,000.00	0.00	150,000
140320A	3/1/2019	Northland	HAWLEY MN SCHOOL DISTRICT		420416-EZ-8	390,000.00		0.00	390,000.00	390,000
140117	11/1/2019	Northland	HONOLULU TAXABLE		438670-Q4-6	275,000.00		0.00	275,000.00	275,000
150109	10/1/2022	Northland	HUBBARD COUNTY TAX		443348-DE-4	135,000.00		0.00	135,000.00	140,000
180212A	6/1/2018	Northland	IOWA WESTIN COMM COLLEGE		462612-RZ-7		160,000.00	0.00	160,000.00	160,000
180212B	6/1/2019	Northland	IOWA WESTIN COMM COLLEGE		462612-SA-1		140,000.00	0.00	140,000.00	140,000
180212C	6/1/2020	Northland	IOWA WESTIN COMM COLLEGE		462612-SB-9		160,000.00	0.00	160,000.00	160,000
120321	3/1/2022	Northland	MADISION WI SCHOOL DISTR		558495-KN-6	500,000.00		0.00	500,000.00	500,000
150708	2/1/2019	Northland	MAPLEWOOD MN TAX		56557-UM-5	350,000.00		0.00	350,000.00	350,000
161101	3/1/2019	Northland	MARSHFIELD WI TAX		572852-W4-9	145,000.00		0.00	145,000.00	145,000
121228B	9/1/2023	Northland	MIDDLETON WIS REFUND		596782-T6-7	300,000.00		0.00	300,000.00	300,000
120214B	9/1/2025	Northland	MIDDLETON WIS REFUND		596782-TJ-1	315,000.00		0.00	315,000.00	315,000
150430	2/1/2022	Northland	MINNETONKA ISD #276		604195-YG-6	270,000.00		0.00	270,000.00	270,000
130702A	1/1/2019	Northland	MINNETONKA ISD #276		604195-VW-4	285,000.00		0.00	285,000.00	285,000
130702B	1/1/2021	Northland	MINNETONKA ISD #276		604195-VY-0	400,000.00		0.00	400,000.00	400,000
120215A	1/1/2028	Northland	MINNETONKA ISD #276		604195-SB-4	50,000.00		50,000.00	0.00	50,000
160812	5/1/2023	Northland	MONROE MI TAX		611101-MF-0	190,000.00		0.00	190,000.00	190,000
130722	2/1/2021	Northland	MOUND MN TAXABLE		620S35-W4-2	95,000.00		0.00	95,000.00	95,000
100803B	2/1/2018	Northland	NEW PRAGUE BAB		648159-TX-9	70,000.00		70,000.00	0.00	70,000
100803C	2/1/2019	Northland	NEW PRAGUE BAB		648159-TY-7	45,000.00		0.00	45,000.00	45,000
100803D	2/1/2020	Northland	NEW PRAGUE BAB		648159-TZ-4	70,000.00		0.00	70,000.00	70,000
141006	6/1/2020	Northland	NORTHEAST IOWA COMM COLLEGE		664214-JQ-7	320,000.00		0.00	320,000.00	320,000
161003A	2/1/2018	Northland	OLIVIA MN TAX		681079-YD-5	45,000.00		45,000.00	0.00	45,000
161003B	2/1/2019	Northland	OLIVIA MN TAX		681079-YE-3	95,000.00		0.00	95,000.00	95,000
161003C	2/1/2020	Northland	OLIVIA MN TAX		681079-YF-0	100,000.00		0.00	100,000.00	100,000
180131	3/1/2021	Northland	PALMYRA EAGE AREA SCHOOL		697165-EH-7		75,000.00	0.00	75,000.00	75,000
111031	6/1/2018	Northland	RACINE WIS TAXABLE		750021-6D-4	755,000.00		0.00	755,000.00	755,000
130624A	2/1/2023	Northland	RAMSEY COUNTY TAXABLE		751622-HH-7	595,000.00		0.00	595,000.00	595,000
130624B	2/1/2022	Northland	RAMSEY COUNTY TAXABLE		751622-HG-9	285,000.00		0.00	285,000.00	285,000
180124B	2/1/2019	Northland	RICHFIELD TAX TIF		763325-6K-8		25,000.00	0.00	25,000.00	25,000
171228A	2/1/2020	Northland	SCOTT COUNTY TAX		809557-AY-7	60,000.00		0.00	60,000.00	60,000
171228B	2/1/2021	Northland	SCOTT COUNTY TAX		809557-AZ-4	115,000.00		0.00	115,000.00	115,000
160420B	10/1/2018	Northland	SHEBOYGAN WIS TAX		82102R-BY-0	250,000.00		0.00	250,000.00	250,000
150804	11/1/2018	Northland	SHEBYGAN WISCON REFUND		82102R-BM-6	800,000.00		0.00	800,000.00	800,000
120308A	12/1/2020	Northland	SHOREWOOD WIS TAX		825230-KU-8	150,000.00		0.00	150,000.00	150,000
120308B	12/1/2022	Northland	SHOREWOOD WIS TAX		825230-KW-4	150,000.00		0.00	150,000.00	150,000
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX		825230-LB-9	225,000.00		0.00	225,000.00	225,000
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX		825230-LC-7	465,000.00		0.00	465,000.00	465,000
170215	5/1/2019	Northland	SPARTA WIS REFUNDING		846748-HC-8	100,000.00		0.00	100,000.00	100,000
161222	2/1/2019	Northland	ST. PAUL MN PORT AUTHORITY TAX		793028-WR-8	145,000.00		0.00	145,000.00	145,000
110608	2/1/2019	Northland	WADENA MN BAB		930217-JD-7	95,000.00		0.00	95,000.00	95,000
170620A	6/1/2019	Northland	WATERLOO IOWA TAXABLE		941647-VS-5	210,000.00		0.00	210,000.00	210,000
170620B	6/1/2020	Northland	WATERLOO IOWA TAXABLE		941647-VT-3	210,000.00		0.00	210,000.00	210,000
130624C	6/1/2018	Northland	WATERLOO IOWA TAXABLE		941647-NZ-8	345,000.00		0.00	345,000.00	345,000
170823B	10/1/2019	Northland	WESTERN LAKE SUPERIOR		958522-XW-9	120,000.00		0.00	120,000.00	120,000
120215C	10/1/2019	Northland	WESTERN LAKE SUPERIOR		958522-WU-4	100,000.00		0.00	100,000.00	100,000
160728A	5/1/2020	Northland	WISCONSIN STATE TAX		97705M-DS-1	500,000.00		0.00	500,000.00	500,000
141205A	9/1/2018	Northland	WYANDOTTE KANSAS SD		982696-QE-9	125,000.00		0.00	125,000.00	125,000
									15,880,000.00	

2018 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2018	PURCH 2018	SOLD/ MATURE 2018	BV PRIN BAL 12/31/2018	PAR
120817A	5/1/2018	UBS	NYC-TAXABLE		64971QTU7	500,000.00		0.00	500,000.00	500,000
130611	5/21/2018	UBS	FNMA		3135GOXDO	750,000.00		0.00	750,000.00	750,000
030630A	6/15/2018	UBS	FHR 2628 AB		31393VMQ1C	553.50		466.52	86.98	200,000
030730A	8/25/2018	UBS	FNR 2003-74-KN		31393EAL3C	1,042.57		542.86	499.71	300,000.00
121207	11/1/2018	UBS	NYC GEN TAX		64971QH55	500,000.00		0.00	500,000.00	500,000
160412	5/1/2019	UBS	LINCOLN SD TAX		533883NG5	500,000.00		0.00	500,000.00	500,000
040730A	7/15/2019	UBS	FHR 2822 DB		31395C3S8	865.81		866.54	-0.73	500,000
160930E	9/30/2019	UBS	CD-JEFFERSON BANK & TRUST		472376AA0	245,000.00		0.00	245,000.00	245,000.00
130606B	11/1/2019	UBS	NYC GEN TAX		64971QH63	1,000,000.00		0.00	1,000,000.00	1,000,000
160224B	12/1/2019	UBS	MCLEAN COUNTY IL SCHOOL DISTRIC		582018Ff5	450,000.00		0.00	450,000.00	450,000
150310	4/1/2020	UBS	MONTGOMERY ALA TAX		613035L69	400,000.00		0.00	400,000.00	400,000
160526	5/1/2020	UBS	MILAN MICH SCHOOL TAX		598801JD1	500,000.00		0.00	500,000.00	500,000
160613	12/1/2020	UBS	SCHILLER PARK TAX		8062721LM6	325,000.00		0.00	325,000.00	325,000
151207	12/1/2020	UBS	SACRAMENTO TAXABLE		786060BB8	300,000.00		0.00	300,000.00	300,000
970625	2/25/2021	UBS	FNMA FNR-1991-7 H		31358FZW2	1,000.00		0.00	1,000.00	129,000
160927A	5/1/2021	UBS	YPSILANTI MI SCHOOL DISTR		987864NY7	405,000.00		0.00	405,000.00	405,000.00
160422	5/15/2021	UBS	UNIVERSITY OF CA TAX		91412GFS9	500,000.00		0.00	500,000.00	500,000
171211	7/1/2021	UBS	FLORIDA STATE BOARD OF ADMIN		341271AB0	235,000.00		0.00	235,000.00	235,000
970917B	9/15/2021	UBS	FHLMC REMIC SERIES FH194E		312904GT6C	80.09		80.14	-0.05	255,714
160705	11/1/2021	UBS	MICHIGAN STATE TAX		594612CX9	300,000.00		0.00	300,000.00	300,000
160718	12/1/2021	UBS	LITTLE MIAMI OHIO SCHOOL		537292KY9	345,000.00		0.00	345,000.00	345,000
160601	2/15/2022	UBS	MCALLEN TAX'		582018Ff5	200,000.00		0.00	200,000.00	200,000
151104	3/1/2022	UBS	NEW YORK TAXALBE		64966KQC0	500,000.00		0.00	500,000.00	500,000
160727	5/1/2022	UBS	NORTH BRANCH SCHOOL TAX		657740F50	500,000.00		0.00	500,000.00	500,000
001127	7/25/2022	UBS	FNR G92-35		31358PHV2C	690.86		89.64	601.22	75,215
160830C	8/1/2022	UBS	NEW YORK CITY TAXABLE		64966MED7	300,000.00		0.00	300,000.00	300,000
021004	8/25/2022	UBS	FNR 1992-125L		31358PS40C	803.28		59.18	744.10	52,000
180108	10/1/2022	UBS	PALM BEACH COUNTY SOLID WASTE		64971QTU7		450,000.00	0.00	450,000.00	450,000
020826	10/15/2022	UBS	FHR 1391D		312912LUO	652.07		121.03	531.04	59,990
160428	10/28/2022	UBS	FNMA		3136G3JS5	250,000.00		0.00	250,000.00	250,000
161216B	12/16/2022	UBS	CD-MERCANTIL COMM BANK		58733ADQ9	245,000.00		0.00	245,000.00	245,000
161208A	4/1/2023	UBS	NEW HOPE CULTURAL ED TAX		64542WAY6	250,000.00		0.00	250,000.00	250,000
150812	6/1/2023	UBS	CHARLOTTE TAXABLE		161037L61	300,000.00		0.00	300,000.00	300,000
010328	6/25/2023	UBS	FHG14A		312916PD5R	2,000.00		0.00	2,000.00	152,000
160830D	8/24/2023	UBS	FNMA		3136G32Y0	250,000.00		0.00	250,000.00	250,000
160830B	8/28/2023	UBS	FHLMC		3134GAAKO	300,000.00		0.00	300,000.00	300,000
161018	7/1/2024	UBS	SELMA ALA TAX		816459QV6	500,000.00		0.00	500,000.00	500,000
160726	7/26/2024	UBS	FHLMC		3134G9N78	500,000.00		0.00	500,000.00	500,000
151009	9/1/2024	UBS	NJ ENVIRONMENTAL INFRASTRUCTUR		645791CAO	270,000.00		0.00	270,000.00	270,000
161026	10/1/2024	UBS	HONOLULU TAX		4386705W7	300,000.00		0.00	300,000.00	300,000
151023	10/1/2024	UBS	MADISON TAXABLE		55844RKN3	640,000.00		0.00	640,000.00	640,000
161208B	11/1/2024	UBS	MICHIGAN FIN AUTH REV		59447TJX2	250,000.00		0.00	250,000.00	250,000
150311	3/11/2025	UBS	CD-HBSC BANK		40434ASB6	240,000.00		0.00	240,000.00	240,000
160928	3/28/2025	UBS	FHLB		3130A9CN9	300,000.00		0.00	300,000.00	300,000.00
161114A	7/1/2025	UBS	LEXINGTON FAYETTE AIRPORT		52909MCA0	300,000.00		0.00	300,000.00	300,000
160826D	8/24/2026	UBS	FHLB		3130A8Z63	300,000.00		0.00	300,000.00	300,000
160830A	8/28/2026	UBS	FHLB		3130A8ZF3	300,000.00		0.00	300,000.00	300,000
160802	12/1/2027	UBS	TOOLE CITY UT TAX		89033RBU7	400,000.00		0.00	400,000.00	400,000
									15,105,462.27	
	TOTAL INVESTMENTS					61,031,260.23	7,080,000.00	6,345,394.31	61,765,865.92	
			Unamortized Premiums			1,457,335.04			1,457,335.04	
			Unamortized Discounts			(3,294,871.24)	(9,692.75)		(3,304,563.99)	
			BOW			6,736,009.95	7,226,907.36	10,784,844.11	3,178,073.20	
			Money Market Accounts			3,601,475.54	3,036,849.16	3,000,000.00	3,638,324.70	
			Net Cash and Investments			69,531,209.52	17,334,063.77	20,130,238.42	66,735,034.87	

CC Regular Session **4. 2.**

Meeting Date: 05/08/2018

By: JoAnn Shaw, Community Development

Information

Title

Note the Following Boards and Commissions Meeting Minutes:

- Planning Commission Meeting Minutes Dated March 1, 2018
- Economic Development Authority Meeting Minutes Dated March 8, 2018
- Park and Recreation Meeting Minutes Dated March 8, 2018
- Environmental Policy Board Meeting Minutes Dated March 19, 2018

Attachments

Planning 03 01 18

EDA 03 08 18

Park 03 08 18

EPB 03 19 18

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/03/2018 03:19 PM
Form Started By: JoAnn Shaw		Started On: 04/30/2018 09:52 AM
Final Approval Date: 05/03/2018		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, March 1, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

1. CALL TO ORDER

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

2. CITIZEN INPUT

Chairperson Bauer thanked Commissioner Nosan for her years of dedicated service to the City of Ramsey on the Planning Commission and wished her well in her retirement.

3. APPROVAL OF AGENDA

Community Development Director Gladhill requested the Commission temporarily postpone action on Item 5.1 until the full applicant team was in attendance.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to approve the agenda as amended.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated February 1, 2018

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to approve the following minutes as presented: Planning Commission Meeting Minutes dated February 1, 2018.

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

6. COMMISSION BUSINESS

6.01: Review Concept Plan for Sharp Office/Warehouse Building at 6950 Basalt Street NW

Presentation

City Planner McGuire Bergle presented the Staff Report stating the concepts plans are offered by Sharp and Associates for informal review. Sharp is considering purchasing the parcel in reference from the City of Ramsey. The proposed concept is an industrial building including office and warehouse space for 5 tenants. The site is vacant and zoned E-1 Employment District. Manufacturing, offices, warehousing and storage, research or testing labs, and truck terminals with buildings are all permitted uses in this district.

Commission Business

Chairperson Bauer asked if the developer had tenants for the space. City Planner McGuire Bergle explained the developer does not see it being a problem to find tenants for the space.

Commissioner VanScoy stated he had no problems with the request.

Commissioner Nosan requested as many trees be saved as possible.

Commissioner Surma stated he did not object to the proposed request.

6.02: Consider Sketch Plan for Centra Homes (Project #17-162); Case of Centra Homes

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to provide the Planning Commission an opportunity to review the official sketch plan submitted by Centra Homes. The proposed residential development consists of forty (40) detached town home units located within The COR. The property consists of approximately 4.3 acres and is located at the southwest corner of Bunker Lake Blvd NW and Ramsey Blvd NW.

Commission Business

Commissioner Nosan requested further information on the sidewalk connection.

Community Development Director Gladhill described the pedestrian greenway and sidewalk connections that would be constructed through the proposed development. He noted staff had been in communication with Gables Terrace and they were not interested in making a connection to this development. He stated ideally the City would like to have a connection but explained these were private streets and the City could not force the issue.

Commissioner VanScoy asked how many parking stalls each unit would have.

Community Development Director Gladhill reported each unit would have four parking stalls, two in the garage and two on the driveway. He explained this met the City's parking requirements.

Commissioner Gengler questioned what the width of the private street would be.

Community Development Director Gladhill commented the minimum width of the private street would be 24 feet, which meant no on-street parking would be allowed.

Commissioner Surma asked if the street width could be increased without upsetting the plans for the development.

Community Development Director Gladhill stated staff could look at this but noted the development had met the City's minimum requirements. He noted if the roadways were made wider, the driveway length would be decreased, which could cause vehicles to overhang into the roadway. He reported this was an urban development and could work as proposed.

Commissioner VanScoy questioned the width of the roadways in the adjacent townhome development.

Community Development Director Gladhill indicated the roadways were 24 feet in width.

Commissioner Nosan asked if a private association would be responsible for plowing the private roadways.

Community Development Director Gladhill reported this was the case.

Commissioner Nosan questioned the width of the proposed lots.

Community Development Director Gladhill indicated the lots would be 30 feet in width.

Commissioner VanScoy asked how staff was defining these proposed units.

Community Development Director Gladhill explained they were being defined as detached townhome units or villas.

Chairperson Bauer asked what the project timeline would be for this development.

Community Development Director Gladhill stated the developer hoped to begin construction in the fall of 2018.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Request for a Conditional Use Permit to Allow Motor Vehicle Sales at 6750 Highway 10 NW (Project No. 18-102); Case of 22 Properties

Public Hearing

Chairperson Bauer called the public hearing to order at 7:19 p.m.

Presentation

City Planner McGuire Bergle presented the staff report stating 22 Properties (the "Applicant") has submitted an application for a Conditional Use Permit at 6750 Highway 10 NW (the "Subject Property") to allow automobile sales and detailing. The Applicant is proposing to store, display, sell, and wash/detail vehicles. The Subject Property is currently used for boat sales by Son Watersports.

Citizen Input

Steve Fisher, 22 Properties representative, addressed the Commission regarding the requirements of the City. He noted he had met with the property owner and explained they were unwilling to help with paving the unimproved surface. He indicated 22 Properties was at the limit for their borrowing potential noting the applicant could purchase the building at this time but did not have the funds to pave the gravel area. He stated it would be nice to store additional cars in the fenced in area, however, the applicant could operate his business successfully on the current paved areas. He requested the applicant be able to grow into the space over time and be allowed to use the space as is.

Dave Evenson, 7867 Park Court NE, 22 Properties, commented he was trying to be proactive which led him to meet with the City regarding his purchase. He explained the fenced in portion of the lot was quite large and would cost roughly $80,000 to pave. He stated this was just not feasible for him at this time. He requested feedback from the Commission on this matter.

Commissioner Surma stated this was a nice-looking building with a well-maintained parking lot. He did not believe paving the gravel area was necessary at this time as it was to the rear of the building and for this reason, could remain as is.

Mr. Evenson explained the gravel area was packed down Class V and was almost like a concrete surface.

Commissioner Nosan asked why the City would not allow Mr. Evenson to use the gravel area.

City Planner McGuire Bergle explained the applicant was proposing to change the use of the site, which required a conditional use permit. This required approval from the City as well as compliance with the City's current zoning standards.

Community Development Director Gladhill reported the back gravel area did not comply with City Code. In order to comply with City Code, the gravel area had to be paved if used for business operations.

Mr. Evenson stated he would like to be able to use all of the land he was proposing to purchase and not just 70% of it.

Mr. Fisher noted the gravel area was fenced and was not visible from the public.

Chairperson Bauer asked when it would be realistic for Mr. Evenson to pave the gravel area.

Mr. Evenson indicated he hoped to pave this area in the next five years.

Community Development Director Gladhill reported the City Council had provided staff with direction to clean up the businesses along Highway 10 and not allow for variances that would detract from the view.

Commissioner VanScoy requested further information on the proposed phased approach for paving the gravel area.

Mr. Fisher discussed how Mr. Evenson hoped to pave the area over the next five years.

Chairperson Bauer questioned if a Temporary Conditional Use Permit could be considered for the applicant that would expire in five years, if the gravel area was not paved.

Community Development Director Gladhill stated this could be considered, but noted staff was still struggling with how to phase in the pavement of the gravel area.

Mr. Fisher asked if an Interim Use Permit could be considered for the applicant.

Community Development Director Gladhill stated this would not be in the City's best interest. He recommended a Conditional Use Permit with specific conditions be pursued to address the phasing of pavement of the gravel area. He commented further on the revocation process for a CUP that does not comply with the City approved conditions.

Mr. Evenson stated he would rather just not use the gravel area than have his Conditional Use Permit revoked at some point in the future, if he was not able to pave the entire gravel area.

Commissioner VanScoy asked if the applicant wanted to purchase the property and utilize only the paved areas currently while working to pave a portion of the gravel area in the next two years.

Mr. Evenson stated he would like the freedom to use the entire gravel area for the next five years as he worked to get the entire gravel area paved in phases. He noted the gravel area was currently Class V.

Commissioner VanScoy described how the gravel area would be used differently from boat storage to car parking.

Mr. Evenson explained he was uncertain that he would even use the gravel area a lot. He requested he be given five years to pave the gravel area.

Commissioner Surma commented Dave Evenson was a resident of Ramsey and respected business owner. He did not believe Mr. Evenson would be purchasing a property in the City in order to blight the parcel. He was of the opinion that Mr. Evenson would work to enhance his investment over time. He explained this property was not detracting from Highway 10 at this time. He recommended this property be required to be in compliance with City Code in alignment with the improvements planned for Highway 10.

Commissioner Gengler asked what would happen if the applicant were to sell his property in two or three years from now without making the required improvements.

City Planner McGuire Bergle stated the Conditional Use Permit would remain with the land and the property would have to be brought into compliance with the conditions within the CUP within the specified timeframe.

Mr. Fisher questioned if the property currently had a Conditional Use Permit.

Community Development Director Gladhill reported the property did not currently have a Conditional Use Permit. He explained the business was a lawful non-conforming use. He added that the gravel area was not approved by the City. He stated the City has made attempts to bring this space into compliance to allow for the seasonal boat storage. He discussed how the applicant was proposing to use the space differently which meant the site had to come into compliance with City Code.

Mr. Evenson explained in 1990 this property had used car sales for Mad Mac's. He questioned why a CUP was not in place.

Community Development Director Gladhill reported the City had a permit for construction of the building but noted a CUP was never granted for used car sales. He explained that after 12 months of not selling cars on the site, the lawful non-conforming use status goes away.

City Planner McGuire Bergle discussed the development permit that was issued for Mad Mac's.

Community Development Director Gladhill explained the previous car sales was limited to the paved area around the building.

Mr. Fisher stated Mr. Evenson would be paying a premium for this property and therefore did not have funding available at this time to pave the gravel area.

Commissioner VanScoy asked if it would be reasonable for the applicant to have the gravel area paved in its entirety by 2023.

Mr. Evenson stated this would be a good goal noting seven years would be even better. He explained he could agree to pave the east side over the next two years.

Commissioner Surma encouraged the City to be flexible and respect the property rights of the applicant.

Commissioner VanScoy stated the Planning Commission also had to respect City Code and the zoning regulations.

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

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

Chairperson Bauer closed the public hearing closed at 7:58 p.m.

Commission Business

Commissioner VanScoy stated he would like to support this business by offering a phased approach for the paving of the gravel area. He suggested the east side be paved within two years and the remainder being paved by 2023.

Commissioner Nosan supported this recommendation. She stated she would rather see this business coming into Ramsey than for the site to remain as is.

Chairperson Bauer recommended the paving be completed two years and five years from the date of closing on the property.

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Resolution #18-045 approving a Conditional Use Permit, contingent upon bringing the Subject Property into compliance with the Zoning Code ad amended requiring the unpaved area to the east be paved within two years of the date of closing and the remainder of the unpaved area be paved five years from the date of closing and if these dates are not met the unpaved portion cannot be used for car sales until the paving is complete.

Further discussion

City Planner McGuire Bergle stated she feared that the additional language would provide the applicant with zero incentive to pave the gravel area as he would be able to use it as is.

Commissioner VanScoy explained after two years if the area to the east of the building was not paved the entire gravel area could not be used by the applicant until paved.

Commissioner Gengler stated this was a compromise for her but she was willing to offer her support.

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

6. COMMISSION BUSINESS - CONTINUED

6.03: Review Resubmitted Concept of Shade Tree Cottages; Case of Shade Tree Communities

Presentation

City Planner McGuire Bergle presented the Staff Report stating Shade Tree Communities has contacted the City and expressed a desire to resubmit a proposed plat known as Shade Tree Cottages. This is a project that went through City review approximately ten (10) years ago and received final plat and site plan approval as well as a zoning amendment to rezone the parcel to Planned Unit Development (PUD). The project is a mix of small-lot single-family and detached townhomes (villas/detached single-family with HOA maintenance). While the final plat and site plan have expired, the zoning of PUD has not. The applicant has submitted a revised concept plan and PUD taking into account current zoning regulations. It was noted the number of proposed lots has decreased from 42 to 38.

Commission Business

Commissioner VanScoy asked how much of the land was buildable.

Community Development Director Gladhill reported 15 acres of the site was buildable which created a net density of 2.7+/- units per acre. He stated the lot sizes were the portion of the project that was deviating from City Code. He reported Lots 8 and 9 were staff's primary concern within this development. He noted these lots could create concerns long-term given the close proximity to the wetland.

Chairperson Bauer questioned if Lots 8 and 9 were removed if a PUD would still be required. He asked what other issues remained within the development that required PUD approval.

Community Development Director Gladhill stated the proposed lot depths and lot widths would still require a PUD.

Commissioner VanScoy asked if the entire development would have private streets.

City Planner McGuire Bergle explained 157th Avenue would be a private street, due to the fact it would be 24 feet in width, and the remainder would be public streets.

Commissioner VanScoy requested further information on how the development would be buffered.

City Planner McGuire Bergle described the buffering for the development and noted the proposed homes would be lower than the existing homes.

Commissioner VanScoy questioned what the public benefit was from the proposed PUD.

City Planner McGuire Bergle stated the developer was proposing to dedicate wetlands, to install trails and would consider architectural requirements.

Commissioner VanScoy recommended the applicant formalize the public benefits prior to this item being presented to the City Council.

Chairperson Bauer asked if Lots 8 and 9 should be eliminated.

Commissioner VanScoy stated these lots would be problematic.

Commissioner Gengler requested traffic counts along 157th Avenue and Nowthen Boulevard be considered.

Community Development Director Gladhill asked if the consensus of the Commission was to support the completion of a traffic study.

Commissioner Gengler commented she would not require this to be completed, but requested the safety of traffic entering and exiting Nowthen Boulevard be considered.

Community Development Director Gladhill thanked Commission for their feedback.

7. COMPREHENSIVE PLAN UPDATE ITEMS

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

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 8:36 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
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, March 8, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Jim Steffen Member Brian Burandt Member Glen Hardin Member Dominic Kanaventi Member John LeTourneau Member Chris Riley
Members Absent:	Member Wayne Skaff
Also Present:	Patrick Brama, Econ. Dev. Mgr/Assistant City Administrator Tim Gladhill, Community Development Director Kurt Ulrich, City Administrator

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 Hardin, seconded by Member Burandt, to approve the agenda.

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes

Motion by Member Riley, seconded by Member Hardin, to approve the January 11, 2018, regular meeting minutes as presented.

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

Motion by Member Riley, seconded by Member Burandt, to approve the January 25, 2018, special meeting minutes as presented.

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

4. EDA BUSINESS

4.01: Presentation: Open to Business Program Update Presented by Kathleen DuChene

Kathleen DuChene, Open to Business, provided background information on the program which provides technical advice to help entrepreneurs to establish and grow their businesses. She provided the statistics from the program in 2017. She stated that almost $1,000,000 in loan funds were already approved in the first quarter of 2018. She advised that six businesses in Anoka County received loans through the program in 2017, which makes up 28 percent of the loan funds for 2017. She noted that one Ramsey business received loan funds in 2017 to assist in their expansion and fill a gap in funding. She advised that more than half of the businesses are in the service industry and most of the other businesses are within the retail and food industry. She encouraged the City to continue to market the program, noting that the marketing helps to make businesses owners aware of the assistance the program can provide. She provided examples of requests that she receives and assistance that she is able to provide, noting that she is also able to provide microgrants in some instances in order to help people launch their businesses. She noted that two Ramsey businesses presented at the networking and resources event during 2017.

Chairperson Steffen asked for additional details on two numbers listed in the report.

Ms. DuChene replied that the first number is the number of people interested in opening businesses in Ramsey and the second number is related to the number of Ramsey residents interested in opening businesses, inside or outside of Ramsey.

Member Hardin asked the primary sources for the loans that the organization offers.

Ms. DuChene replied that the program receives funding from outside the McKnight Foundation, earned interest on loans, borrowed money through loans from banks, and DEED.

Chairperson Steffen asked if Ms. DuChene is still keeping hours at the Ramsey City Hall.

Ms. DuChene replied that she is phasing out the office hours at city halls, as she was keeping hours at many different city halls. She stated that she can meet with people at Anoka County, at their business, at a coffee shop, or wherever is convenient.

Member Hardin asked for information on the organizational structure of the organization.

Ms. DuChene replied that she works for a nonprofit and there is a Board of Directors made up primarily of community development individuals. She stated that the staff is composed of 16 members, most involved with Open to Business while about three or four members are working with affordable housing.

Chairperson Steffen thanked Ms. DuChene for the update and noted that interested residents can find out more information at www.opentobusinessmn.org.

4.02: Maple Investments LLC (Sharp and Associates) Purchase Agreement (Portions of this case may be closed to the public)

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

Dennis Sharp, Sharp and Associates, stated that the rental space available to small businesses in this area are almost full and therefore it is time to look at building additional space. He stated that all of his buildings have been on speculation and that has worked out well. He stated that he has looked at options for the lot in the past, but they have not been able to find a successful fit. He believed that this would be a good fit and would provide more rental space for tenants. He stated that this building would house up to five tenants with about 2,000 square feet each. He noted that tenants could grow to larger sizes and occupy more than one space if necessary.

Member Riley asked if this plan rendering would account for stormwater management on site.

Mr. Sharp replied that the civil engineer has submitted plans to the engineering department for review. He confirmed that they are attempting to infiltrate as much water as possible.

Member LeTourneau referenced the listing price and the range, asking where this offer falls within the City's range.

Economic Dev. Mgr./Assistant City Administrator Brama provided the listing price and noted that the City has an accepted deal range that identifies a high and low expected price. He stated that this offer price is within the higher end of the adopted deal range.

Chairperson Steffen stated that he remembers when the City took over this property in 2006 and believed that there was a blighted building on the site. He stated that in his opinion this would be a great opportunity to improve that parcel and get it back on the tax roll.

Member LeTourneau thanked Mr. Sharp for his ability to take remnant parcels and add development for small businesses. He stated that this is a great project and appreciated Mr. Sharp coming forward.

Member Riley agreed that this is a great project and thanked Mr. Sharp for continuing to provide great opportunities within Ramsey.

Motion by Member Riley, seconded by Member Hardin, to approve the purchase agreement between the City of Ramsey and Maple Investments LLC for 0.95 Acres of City-owned land.

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

4.03: Review Updated Draft Economic Development Chapter of Comprehensive Plan

Community Development Director Gladhill presented the staff report.

Chairperson Steffen referenced the Rum River Hills section and noted that perhaps that section was slimmed down a bit too far. He suggested including a map.

Community Development Director Gladhill agreed that a map identifying the residential and retail opportunities would be helpful.

Member Riley asked why only one specific node/project is highlighted on the Rum River Hills section and asked if there should be additional nodes highlighted.

Community Development Director Gladhill noted that this node/project was highlighted to show the work of the EDA. He noted that if additional retail nodes are desired to be highlighted, staff can attempt to add to that.

Member LeTourneau stated that if the plan is going to highlight nodes, perhaps the node at 167th and CR 47 should be identified and included.

Community Development Director Gladhill stated that was the attempt in identifying the Rum River Hills area rather than calling it the 167th and CR 47 node.

Chairperson Steffen stated that Rum River Hills is the name of the section while the retail node is mentioned. He agreed that perhaps the 167th and CR 47 node is not the most attractive name.

Member Riley stated that because this is a 20-year planning document, he would like to see staff identify additional retail nodes included so that it does not show that this node is the only focus for the next 20 years.

Chairperson Steffen noted that The COR and the industrial park are also highlighted but agreed that additional retail node opportunities could be included.

Community Development Director welcomed input from the Members on future retail nodes that should be included and noted that Members can send that information to City staff.

Member Riley noted that although schools are important, perhaps including that item on the Comprehensive Plan is not the right place as that item is more under the control of the School District rather than the City.

Community Development Director Gladhill noted that he can forward that comment to the Steering Committee, Planning Commission and City Council for consideration. He explained that education was a major theme that continued to come up in several community events and was identified as a key pillar for the community.

Member Kanaventi referenced the physical barriers identified and asked if there are plans to overcome those barriers.

Community Development Director Gladhill stated that the plan does identify the river as a physical barrier. He noted that although the river crossing is identified in the plan, it is not likely to occur in the life of this rendition of the plan. He noted that the City's focus at this time is Highway 10, while Dayton's key focus is the Brockton interchange at 94. He explained that once those elements are completed, the cities could then work together to gain the support that would be needed for the Mississippi River crossing.

Member Burandt asked why the old Diamonds site was not included in the plan as a large tract.

Community Development Director Gladhill noted that the large parcels could be identified for industrial use. He stated that they are planning to complete the same exercise for retail opportunities, which would include the old Diamonds property.

4.04: 2018 Business of the Year

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

Motion by Member Burandt, seconded by Chairperson Steffen, to select Zero Zone as the 2018 Ramsey EDA Business of the Year.

Further discussion: Member LeTourneau stated that Zero Zone is an excellent community partner that is doing great things. He stated that the business has been in Ramsey for many years and is committed to staying in Ramsey with a healthy employment base. He encouraged the group to continue to look at other local businesses to recognize in the future.

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

Chairperson Steffen noted that there is a list of 17 potential businesses on the long list and asked for direction on moving two businesses to the smaller list.

Member Hardin asked if the list of questions has been sent to all the businesses.

Economic Dev. Mgr./Assistant City Administrator Brama explained that the long list is developed based on recommendations from EDA Members. He stated that once businesses are selected for the short list, staff sends out the interview questions.

Member Hardin suggested Anderson Dahlen and Panther Precision.

Chairperson Steffen agreed that Panther Precision was also going to be his suggestion.

Member LeTourneau suggested Do All Printing.

Chairperson Steffen confirmed that those three businesses could be added to the short list for consideration the next year.

It was the consensus of the EDA to move Anderson Dahlen, Panther Precision and Do All Printing to the short list for consideration next year.

4.05: Select Dates for Remaining 2018 EDA Events

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

The EDA confirmed the dates as presented.

4.05: Appoint Chairperson and Vice Chairperson

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

Motion by Member Riley, seconded by Member Hardin, to appoint Jim Steffen as Chairperson and Brian Burandt as the Vice Chairperson of the Economic Development Authority through March 31, 2019.

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

5. MEMBER / STAFF UPDATE

5.01: Business Retention and Expansion

Economic Dev. Mgr./Assistant City Administrator Brama reviewed the staff report. He noted that the intent is to have this case remain on future agendas to provide monthly updates.

5.02: Staff Update

The EDA reviewed the Staff Update.

Economic Dev. Mgr./Assistant City Administrator Brama provided an update on recent development activity.

City Administrator Ulrich provided an update on the Day at the Capital sponsored by North Metro Mayors Association, which took place the previous day. He noted that he ensured that the representatives for Ramsey were aware of the items included on the City's legislative platform.

Chairperson Steffen stated that it is his understanding that Adrenaline Sports is open, or mostly open. He asked if there are plans for a grand opening.

Member Hardin stated that he peeked his head in the previous day and it looks very nice. He stated that on the next agenda he would like to see a case related to the land that the School District purchased and the zoning for the surrounding area.

City Administrator Ulrich stated that Adrenaline Sports has stated that members of the public are welcome to see the building and noted that there are open hours posted on the business's website.

6. ADJOURNMENT

Motion by Member Hardin, seconded by Member Burandt, to adjourn the meeting.

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

The regular meeting of the Economic Development Authority adjourned at 8:41 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.

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

The Ramsey Park and Recreation Commission conducted a regular meeting on March 8, 2018, at Ramsey City Council Chambers, 7550 Sunwood Drive NW.

Commission Members Present:	Vice Chair Brandon Sis Commissioner Andrew Andrusko Commissioner Russell Bayer Commissioner Jennifer Leistico Commissioner Charles Tchuinkwa
Commission Members Absent:	Chair Shane Bennett Commissioner Jon Trappen
Also Present:	Parks & Assistant Public Works Superintendent Mark Riverblood

1. CALL TO ORDER

Vice Chair Sis called the Park and Recreation Commission meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

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

1) Park and Recreation Commission Regular Meeting Minutes dated February 8, 2018.

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

5. COMMISSION BUSINESS

5.01: Recap – 2017 Photo Contest

Parks & Assistant Public Works Superintendent Riverblood reported that the 2017 photo contest winners were awarded on February 28th, and he highlighted the various categories in the photo contest. The Commission congratulated the participants for their talent and excellent contributions to the contest.

5.02: Consider New Recreational Amenity – Proposal by Girl Scout Troop #15293

Representatives of Girl Scouts Troop #15293 gave a brief presentation on their initiative to help build a gaga ball pit in North Commons Park. Pictures of gaga ball pit were presented to the Commission.

In response to questions from the Commission, the Girl Scouts representatives explained the diagram shows 8-foot-wide sections of wood walls, in the shape of an octagon. Additionally, gates would be added for entry and exit, which will make the pit ADA accessible. It was described as a game appropriate for multiple ages to play together, from young children to older teens.

Vice Chair Sis asked about the proposed timeline for the gaga ball pit.

The Girl Scouts representatives explained the materials will be gathered by June, and construction should take a couple of days.

Parks & Assistant Public Works Superintendent Riverblood added that maintenance staff will be able to use push mowers to maintain the grass. The octagon could also be relocated if the grass becomes damaged due to heavy usage. He commented that this will be a good companion piece to the playground for younger children.

Vice Chair Sis noted the City has been asked to contribute $500 from the City's Lawful Gambling Improvement Fund towards the gaga ball pit, with remaining funds to be raised by the Girl Scouts Troop.

Motion by Commissioner Andrusko, seconded by Commissioner Bayer, to recommend to the City Council that $500 from the City's Lawful Gambling Improvement Fund, be appropriated as a match to fund a Gaga Ball Pit, constructed by volunteers at North Commons Park.

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

Mr. Riverblood added that the Lawful Gambling Improvement Fund is established from a small fee off pull tabs in the City. Those funds can be used for primarily recreational or nonprofit uses. This program has been in existence for more than two decades and is intended to address small projects, especially those that have a match of labor or cash. The Girls Scouts project met the terms of the program ideally. It is a neat way to leverage interest in a unique recreation and have a funding source for it. This funding recommendation will go to the City Council this spring.

In response to a question by Vice Chair Sis, Mr. Riverblood explained that the program is intended to be capped at $5,000. Thus, $4,500 is still available for 2018.

5.03: Recommend 2018 Parks Capital Improvement Project(s)

Parks & Assistant Public Works Superintendent Riverblood introduced the Parks Capital Improvement program, which is a 10-year listing of projects in the City. The City Council adopts the capital improvement program in December or January, and then the year's projects (2018) come forward individually for project development or construction. Under consideration is a selection of park projects that are ready to move forward for further development. The Commission may choose to advance all of them now, one at a time, or one or two at a time, based upon the individual projects. Once a project is approved by the Park and Rec Commission, it advances to the City Council.

Mr. Riverblood provided an overview of five proposed projects:

- Replace fencing and dugouts (#5-7) at Central Park, at an estimated cost of $75,000
    - Dugouts, netting, replacing some fencing, and adding a concrete maintenance strip under the backstops and sideline fences
- Sunfish Lake Phase 2 Parking Lot at an estimated cost of less than $30,000
- Central Park – Football Field Enhancements at an estimated cost of $15,000
    - Drainage and grading modifications to the football field, between ballfields #3 & 4
- Amphitheater Lighting at an estimated cost of $40,000
    - Lighting enhancements and audio conduits at The Draw
- Aeration for Sunfish Lake and The Draw at an estimated cost of $40,000
    - Two separate aeration systems at The Draw and Sunfish Lake. Elements include contracted installation, electrical power supply, signing, permitting and public notification

Mr. Riverblood added that the funding comes from a fee charged to new developments in Ramsey. The aeration system may qualify for funding from the Lawful Gambling Improvement Fund, which has to be youth-oriented or non-profit. This may fall in that category, as it is used so heavily by youth.

Vice Chair Sis commented this is a worthy list of projects.

Commissioner Bayer asked about the depth of the ice on the pond at The Draw.

Mr. Riverblood stated the max water is 6 feet. The ice depth varies, but it can be between 12 and 18 inches.

Mr. Riverblood noted that the idea of collecting a couple of hundred dead fish is also a factor in this project. The aeration will also help with reducing the amount of algae in the summer.

Commissioner Andrusko asked about the Parks CIP, and whether these are projects in addition to those projects already programmed.

Mr. Riverblood clarified that the Parks CIP contains ten years of projects lined up. The next year (2018) are projects pretty certain to move forward this year. The five projects just covered are just a partial list. These are the ones ready for development. The Park trust fund currently has $2 million in it. Tonight, the Commission would be recommending that the projects move forward for development or construction.

Vice Chair Sis asked whether staff has had a discussion with ARAA regarding facilities that are co-utilized.

Mr. Riverblood responded affirmatively. Staff asked ARAA to prioritize the projects, and that was reaffirmed in March 1, 2018. Their top priority was improvements to ballfield 5 and 6 in the baseball field at Central Park. The second priority was to fill the swale in the football fields (#2). and another project was to solve for the drainage concerns at Elmcrest Park after big rain events that occur before tournaments. There is currently no solution for that one.

Commissioner Andrusko inquired whether additional projects will come in before the end of 2018.

Mr. Riverblood responded a few more of the 2018 projects will likely come forward. Some projects require development, and then they might be bid on in 2019. With the ballfields, they will happen this year. The aeration might get pushed out a little bit. The amphitheater might even be bifurcated where audio is provided and the lighting is resolved in 2019. These are sometimes placeholders, but they are authorizing staff to get the Council's approval.

Motion by Commissioner Bayer, seconded by Commissioner Tchuinkwa, to recommend to City Council that the five park projects proceed for development/construction, at a not-to-exceed amount and funding source specified within the Capital Improvement Plan worksheets.

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

5.04: Check in – Schematic Design Process for Municipal Plaza and the Water-Centric Park in The COR

Parks & Assistant Public Works Superintendent Riverblood reported that in 2016 the schematic design was agreed upon for Municipal Plaza ($3.5 million) and the Water-Centric Park ($6 million). Tonight, the purpose is to provide an update on concept-level park planning as it moves into schematic design to be sure the Park and Rec Commission concurs these are the best ideas.

Mr. Riverblood presented several slides showing aerial, overhead, and street level views of both the Municipal Plaza and the proposed Water-Centric Park. He commented that once The COR is built out, wayfinding will become not an obstacle, but rather an opportunity for people to describe where they will meet at the park. He pointed out the hardscape, the plaza, landscaping, the pedestrian way, parkland, parking, and more. He recalled previous discussions about "fire and ice" which would constitute little hearths with gas lights, alongside some ice skating. He also showed a proposed area for a "forest walk," as well as proposed picnic areas. He pointed out boulevards with trees. He pointed out that once the pond shape, depth and topography identified, staff will know the value of the fill sand, which may be worth tens of thousands of dollars. When the City goes in to dig, it will only have to be done once. Mobilization to move soil around is a big cost. That can be $5,000 to $50,000, so the City only wants to do it once. There will also be a loop trail around the lake. He noted municipal pools are expensive, but wading pools are a different experience. There will also be a pavilion space, restrooms, and concession stand. There will also be cabanas with umbrellas, able to be reserved.

In response to a question by Commissioner Andrusko, Mr. Riverblood emphasized this will be a great place to host parties of all size, possibly even weddings, which would help with the revenue stream.

Mr. Riverblood discussed the water elements, the boardwalk, and the plaza overlooking the pond.

Vice Chair Sis and the Commissioners expressed support and excitement for the ideas and vision presented.

Commission Andrusko noted the plan reminds him of the Macnamara Alumni Center at the University of Minnesota campus.

Vice Chair Sis noted the plan lines up with the desire to be very nature-centric in Ramsey.

Mr. Riverblood recalled the staff report reflects the years of public engagement. People want a lot of feel of natural resources, even in the downtown area. Staff appreciates the opportunity to do some interpretation in the park.

Mr. Riverblood invited further feedback from the public about the plans.

Commissioner Tchuinkwa asked about the previous public input.

Mr. Riverblood listed the various outreach efforts by the City over the past couple of years. He noted that one overwhelming point of feedback is a desire for a splash pad.

Vice Chair Sis asked about the timeframe going forward.

Mr. Riverblood responded the schematic design has to be completed. At the same time as the City is completing the Parks system plan, priorities will be identified and various financing options will be sought.

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Superintendent Riverblood provided an update on the Comp Plan, a copy of which he handed out to the Commissioners. He is looking for input from the Commission in April at the regularly scheduled meeting. April 9th will be the last piece of formal community engagement, after which it will go to the Park and Rec Commission and then the Council for review.

Mr. Riverblood provided a brief update on the realignment of the Central Anoka County Regional Trail, noting the Council recommended approval of the realignment. It will now go before the Parks Committee of the Anoka County Board and the larger County Board in April and then on to the Met Council offices for consideration.

Mr. Riverblood also wrapped up with a final tally on the skating seasons. Up until the last couple weeks, attendance figures were looking dismal, but the final figures were on par with the last three-year average: 3,817 persons. However, the overall trend is significantly down, as the season totals used to be 5,000 to 7,000 persons.

7. ADJOURNMENT

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

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

The Park and Recreation Commission meeting adjourned at 7:52 p.m.

Respectfully submitted,

_____

Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Allison Burr
TimeSaver off Site Secretarial, Inc.

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, March 19, 2018, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Chairperson Thomas Stodola
Board Member Colleen Anderson
Board Member Reid Bernard
Board Member Michael Hiatt
Board Member Lucas Trossen
Board Member Michael Valentine

Members Absent: Board Member Jane Covart

Also Present: City Planner Chris Anderson

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated February 26, 2018

Motion by Board Member Valentine and seconded by Board Member Trossen to approve the regular meeting minutes dated February 26, 2018.

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

5. POLICY BOARD BUSINESS

5.01: Review Updated Draft Natural Resources Chapter of the Comprehensive Plan

City Planner Anderson presented the staff report. He stated that the purpose of the case is to check in with the EPB on the draft Natural Resources Chapter of the Comprehensive Plan. He stated that as staff continues to work on the chapter, they wanted to provide the Board another opportunity to review and provide input/feedback. He noted that this will be the last review by the Board prior to the third and final public open house on the overall Comprehensive Plan Update, which is scheduled for April 9th at 5:30 p.m. He stated that this will not be the last time the Board reviews this chapter in the overall process.

Board Member Hiatt asked if it would be appropriate to mandate gathering specific data on a regular basis, such as the natural resources inventory. He explained that the information is only helpful and relevant if the data is current.

City Planner Anderson stated that although he agrees that language could be added stating that the City needs to be cognizant that the document cannot be static and does need to be updated, he would be hesitant to specify specific intervals for updating. He used the example of the recession in which development stood still and there were no impacts to the natural areas for a long period of time.

Board Member Hiatt stated that perhaps a large window be specified, such as 10 years. He stated that if it is not mandated that the information needs to be updated, it is easier for the document to go by the wayside.

City Planner Anderson stated that if there is consensus among the Board, he would be happy to incorporate the language.

Board Member Valentine agreed with the language suggested by Board Member Hiatt. He stated that there is probably a way that the language could be drafted to provide flexibility. He noted that he also is a member of the Steering Committee and noted that group is impressed with this report.

Chairperson Stodola asked if the document reflects the tweaks or whether there are still amendments to be done.

City Planner Anderson confirmed that there have been amendments made to the document since the last review by the Steering Committee.

Chairperson Stodola asked for input on the proposed language and how that language could both include guidelines and flexibility.

City Planner Anderson stated that he can work with staff to develop appropriately worded language and summarized the consensus of the Board that the document should not be static and should be updated within a window of 10 years, but the window should also provide flexibility should the document need to be updated sooner or later than 10 years.

Chairperson Stodola stated that this is an impressive document and commended staff and the Steering Committee for their work thus far.

City Planner Anderson asked if there are any items that the Board feels have been left out of the planning cycle for the next 10 years.

Board Member Valentine noted the changing retail market and stated that will continue to be a changing market that will have a huge effect on commercial development because of the continuing trend for buyers to purchase goods online. He noted that although it is hard to predict what will happen in that market, that has been a part of the discussions in updating the Comprehensive Plan.

5.02: Review Draft Mississippi River Critical Corridor Area Chapter of Comprehensive Plan

City Planner Anderson presented the staff report. He stated that the purpose of this case is to review a draft of the Mississippi River Corridor Critical Area Chapter of the Comprehensive Plan. He advised that staff will continue to refine the chapter but wanted to provide the Board with an opportunity to review and comment prior to the public open house on April 9th.

Chairperson Stodola asked if this section would fall under the same recommendation as the previous chapter, regarding the possibility of adding language to require updating documents.

City Planner Anderson commented that the natural resources inventory would include all parts of the City, including the corridor, and therefore he did not feel that the language would be necessary in this chapter. He stated that if it is the preference of the Board, the language could be added to this chapter.

Chairperson Stodola agreed that the language to be included in the last chapter would be sufficient to address all applicable areas.

Board Member Valentine stated that it could be helpful to have a brief statement to the same nature for this chapter.

Board Member Hiatt commented that it could be helpful to have updated information for specific items that would apply to this area, such as soil erosion. He noted that there may be possibilities for adding funding partners for this area because of the shared resource. He explained that if the City can stress that they would like to have updated data, to the extent possible, it could help to possibly gain assistance from the other partners that have an interest in this corridor.

City Planner Anderson agreed that perhaps that would open a door for potential grant funds to accomplish that data collection work in this specific corridor and perhaps adding that statement to this section would make more sense than he originally thought.

Board Member Anderson referenced the statement regarding a positive learning environment and asked if there are methods that will be used to attempt to communicate this information and get people interested.

City Planner Anderson replied that through the Resilient Communities Partnership, staff is working with an adult education course on organics recycling. He stated that group is helping to develop an outline on how best to communicate and educate the community on that topic. He

explained that the City could possibly use that framework with any topic of interest to communicate and educate. He stated that the information regarding the corridor is not only important for the homeowners along the river, but throughout the community and beyond.

5.03: Review Landscape and Tree Preservation Plans for Basalt Industrial (Project No. 18-105)

City Planner Anderson presented the staff report. He stated that the purpose of the case is to review the Landscape and Tree Preservation Plans associated with a Site Plan for a new industrial building project. He noted that the project is located at the northeast corner of Basalt Street and 141st Avenue NW and is currently owned by the City. He noted that there is an active purchase agreement in place with the developer, Sharp and Associates. He provided additional details on the Landscape and Tree Preservations plans for this Site Plan.

Chairperson Stodola stated that this seems pretty straightforward and confirmed the consensus of the Board that there is nothing that needs to be added.

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

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

6. BOARD / STAFF INPUT

- **Volunteer Opportunity**

City Planner Anderson asked for members of the Board and community at large that would be interested in volunteering. He explained that one of the student groups involved in the Resilient Communities Project program is working on conducting a public tree survey and needs assistance from the residents. He noted that there would be two training sessions, one night in a classroom session and a one day field session to learn how to collect data accurately. He stated that the survey will be immensely helpful to better prepare the City for the future in dealing with whatever comes along (Emerald Ash Borer, etc.). He stated that this is a great opportunity for people that like to be outside and would like to participate or give back to the community. He stated he welcomes phone calls or emails from those in the community that would be interested in participating.

Board Member Anderson asked if the dates for the training and data collection are known.

City Planner Anderson replied that the original dates for training were slated for April 13th and 14th but noted that the student group determined that it would perhaps make sense to determine the number of volunteers that will be available and then work to find a date that would work best for those involved. He believed that the training would occur before the end of April. He stated that the survey work would continue throughout the summer during leaf-on conditions, in shorter segments of a few hours per session, with two or three people per team, which helps to alleviate questions and safety concerns. He noted that the data will then be compiled at the University of Minnesota. He stated that the training will help to provide volunteers with a good base of

information to use. He noted that with any survey that is done, there is a margin of error built in to allow for mistakes that may occur but advised that the study results should be at least 85 percent accurate and will provide the City will a lot of knowledge.

- **Farewell to Board Member Trossen**

City Planner Anderson reported that this is Board Member Trossen's last meeting with the EPB. He thanked him for his service to the Board over the past four years.

The members of the Board echoed their thanks to Board Member Trossen.

Board Member Trossen stated that he plans to finish his masters degree.

7. ADJOURNMENT

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

The meeting adjourned at 8:15 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: 05/08/2018

By: Jo Thieling, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Canvassing Board dated 4/18/2018
2. City Council Work Session dated 4/24/2018
3. City Council Regular dated 4/24/2018

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 Canvassing Board dated 4/18/2018
2. City Council Work Session dated 4/24/2018
3. City Council Regular dated 4/24/2018

Attachments

Canvassing Minutes

CCWS Minutes

CC Mts

Form Review

Form Started By: Jo Thieling Started On: 05/01/2018 04:39 PM

Final Approval Date: 05/01/2018

CITY COUNCIL SPECIAL MEETING (CANVASSING)
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a Canvassing Board Meeting to canvass the results of the Special General Election, on Wednesday, April 18, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Councilmember Chris Riley Councilmember Jill Johns Councilmember Mark Kuzma Councilmember Melody Shryock
Members Absent:	Mayor Strommen Councilmember John LeTourneau
Also Present:	City Administrator Kurtis Ulrich

1. CALL TO ORDER

Mayor Strommen and Mayor Pro-tem LeTourneau were both unavailable for the Canvassing Board. The Canvassing Board meeting was called to order prior to the Public Works Committee by PW Committee Chair Councilmember Chris Riley at 5:50 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

Motion carried. Voting Yes: All present voted in favor. Absent: Mayor Strommen and Councilmember LeTourneau.

4. COMMISSION BUSINESS

4.01: Declare the Results of the April 10, 2018 Special General Election

City Administrator Ulrich explained the purpose of tonight's Canvassing Board meeting is to accept and declare the results of the City's Special General Election for Councilmember At-Large. He noted the results as follows: 15,492 registered voters as of Election Day and 1 new

person registered on Election Day. The City accepted 59 absentee ballots. City Administrator Ulrich reported that 230 residents voted.

The City Council proceeded to canvass the City election returns from all City precincts, reporting ballots cast as follows:

Office of Councilmember At Large	**Ballot Count**
Chris Riley	167
Ida Theis	63

Chris Riley won the seat to fill the partial term of Councilmember At-Large, ending January 7, 2019.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to accept the results of the 2018 Special General Election as indicated above.

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

5. MAYOR/COUNCIL STAFF INPUT

Mr. Ulrich reported there would be a reception to honor Mayor Strommen from 6:00 p.m. to 7:00 p.m., Tuesday, April 24, in the lobby of the Municipal Center.

6. ADJOURNMENT

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

Motion carried. All present in favor.

The Canvassing Board adjourned at 5:58 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Minutes Drafted by Kurt Ulrich, City Administrator

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, April 24, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
Asst. City Administrator/Economic Development Manager Patrick Brama

1. CALL TO ORDER

Mayor Strommen called the City Council Work Session to order at 5:31 p.m.

2. TOPICS FOR DISCUSSION

2.01: Debt Review Continued

Finance Director Lund reviewed the staff report.

Councilmember Kuzma referenced residents that paid their assessment in full in the past few years and asked how that would be handled.

Finance Director Lund explained how the franchise fees would be rebated for those that have assessments outstanding or that have been paid in full prior to the implementation of franchise fees.

Councilmember Riley referenced the assessments that had been paid in full already. He stated that may be difficult for those that had paid $6,600 in assessments to have approximately $800 refunded. He believed that there should be more fairness.

Mayor Strommen acknowledged the comments but noted that there will always be a situation in which someone paid in and did not get the benefit or did not pay and did receive the benefit. She stated that you will get stuck attempting to make everyone full.

Councilmember Johns referenced a property that was paid in full and asked if that credit would remain with the property if the property owner were to move.

City Administrator Ulrich stated that staff can further explore options that would be considered more equal but also financially feasible.

Councilmember Riley stated that under the franchise fee scenario, the City would still come up short on funding.

Finance Director Lund stated that the franchise fee will increase. She stated that the estimates are based on the $4 and $5 fees. She noted that the City would do projects that would be funded to the extent of the funds available.

Mayor Strommen stated that franchise fees are collected equally on an annual basis while the road needs are not equal on an annual basis. She stated that eventually there will be a bubble. She noted that the sooner this comes on line, the less of a gap that will be created. She stated that the more roads that can be repaired before the bubble gets bigger, the better.

Councilmember Riley stated that it would be important to show residents that there would be a tax cut with this method and these huge increases would be removed from the budget. He stated that the chart in the memorandum could be made more public friendly.

Finance Director Lund provided additional details on the intent of the chart.

Councilmember Riley stated that if the City continues to travel on the current path, there are increases coming and perhaps showing that this method would remove those large increases would be helpful knowledge for residents to have. He stated that he was hesitant about the deductibility of real estate taxes, noting that franchise fees are not deductible.

Councilmember Kuzma stated that when the City attempted to discuss franchise fees in the past, staff did not do a great job with outreach. He stressed the importance of public outreach and to show residents the bubble that is coming with these road costs.

Mayor Strommen agreed that a public meeting would be really important. She acknowledged that this is a complicated issue.

Finance Director Lund asked if the Council is comfortable with the $4 and $5 fee rates for sharing with the public.

Councilmember Riley stated that it would have to be a large enough number to solve the problem. He thought that there has been a study in the past to determine the number that would be needed to solve the problem.

Mayor Strommen stated that for the purpose of public discussion, there could be different scenarios shown, using $4 and $5 and identifying the gap that would be left as well as using $7 and $8 and the gap that would fill.

Councilmember LeTourneau asked the possibility of extending it out past 2028 to 2032 or 2035 and whether that would make a difference.

Finance Director Lund replied that it would just become greater.

Councilmember Riley stated that there were parameters put around this in the past such as a sunset provision and exclusive use provision. He stated that those clauses would perhaps make himself and others more comfortable. He stated that this would offset another tax increase and, therefore, it would be helpful to show that information.

Councilmember Kuzma stated that everyone uses the roads and, therefore, this fee would be fair and charge all users of the roads, rather than only those paying property taxes.

Finance Director Lund stated that in one instance a Council enacted a clause that would not allow the fee amount to be changed during the first five years, to give the residents more security.

Councilmember LeTourneau suggested that the Council have a more structured discussion before this information is shared with the public, including real scenarios.

Councilmember Kuzma asked the timeline for implementation.

Finance Director Lund reviewed the elements included in the timeline, which is nine months to one year.

City Administrator Ulrich noted that the next steps for staff would be to outline the steps in the process, review the policy issues in more detail for the existing assessments, and further structured discussion.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:01 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, April 24, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
City Clerk Jo Ann Thieling
City Planner Chris Anderson
Asst. City Administrator/Economic Development Manager Patrick Brama
Jason Aarsvold, Ehlers and Associates

1. CALL TO ORDER

Mayor Strommen called the regular meeting of the Ramsey City Council to order at 7:03 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

Mayor Strommen noted that this will be her last meeting presiding over the Ramsey City Council and appreciates everyone that attended the reception prior to tonight's meeting.

2. PRESENTATION

2.01: Board and Commission Member Oath of Office

Mayor Strommen noted a change in seating due to the recent election of Councilmember Riley to the at-large position on the Council. She administered the oath of office to Councilmember Riley, who was recently elected to the at-large Council seat.

Mayor Strommen stated that she is pleased to welcome additional Board and Commission members. She administered the oath of office to Ms. Melissa Fetterley, who will join the Environmental Policy Board and Mr. Daniel Onyanbu, who will join the Planning Commission.

3. CITIZEN INPUT

Senator Jim Abeler congratulated the new Commissioners and Councilmember. He stated that it is his pleasure to represent Ramsey. He presented Mayor Strommen with a resolution recognizing the excellent work that she has done in Ramsey. He stated that he has little doubt that those who remain on the Council will continue to do an excellent job. He noted that people are quite content with the city government in Ramsey, which is attributed to the Mayor, Council, and staff. He presented the resolution to Mayor Strommen and wished her good luck in the future.

Mayor Strommen stated that this is quite overwhelming and thanked Senators Abeler and Hoffman for being present tonight. She stated that Ramsey is lucky to have this powerhouse of representation that has a great working relationship with the representatives.

Councilmember LeTourneau presented Mayor Strommen with a bouquet of roses for her service over the years. He stated that she has done excellent work to set the community up for success.

City Administrator Ulrich presented Mayor Strommen with a collection of photographs documenting her time in Ramsey. He also presented Mayor Strommen with a plaque of appreciation for her service to the community as Mayor from 2013 through 2018, and prior to that as a Councilmember and member of the Environmental Task Force. He stated that she has left the city a better place for her service.

Mayor Strommen stated that serving the City of Ramsey has been the great honor of her life and she really has appreciated getting to know each and every one of her colleagues and residents. She stated that it was wonderful to see so many friends that have supported her and the City with their time and energy. She stated that it warms her heart to know that people are listening and paying attention and are appreciative of the leadership that is in place in Ramsey. She stated that the City is in such good hands with this Council, staff, Board and Commissions, and residents and will only continue to move forward. She thanked her family because this position is a family commitment. She stated they are excited for new adventures but will miss Ramsey tremendously. She stated that while she cannot take the position of Mayor with her, she can take her memories and friendships.

4. CONSENT AGENDA

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

4.01: Receive March 2018 Financial Reports – General Fund and Enterprise Funds
4.02: Approve the following Meeting Minutes:
1) City Council Work Session dated March 27, 2018
2) City Council Regular dated March 27, 2018
3) City Council Work Session dated April 9, 2018
4) City Council Regular dated April 9, 2018
4.03: Approve Request to Declare Surplus Property

4.04: Approve AEON Purchase Agreement, Phase II, Amendment I
4.05: Approve Centra Homes Purchase Agreement: Multiple Actions

- Approve the Amended Purchase Agreement
- Approve Right of Entry Agreement
- Adopt Resolution #18-051; Authorizing the Sale of City Owned Land to Centra Homes, LLC

4.06: Authorize the Updated Joint Cooperative Agreement for the Formation and Administration of the Anoka-Hennepin Narcotics and Violent Crimes Task Force
4.07: Authorize Staff to Complete Three Shovel Ready Certifications
4.08: Adopt Resolution #18-084 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 5, 2018 through April 18, 2018
4.09: Adopt Resolution #18-062 Declaring the City of Ramsey's Participation in the State Council on Local Results and Innovation – Performance Measurement Program
4.10: Adopt Resolution #18-078 Proclaiming April 27, 2018 as Arbor Day and the Month of May as Arbor Month
4.11: Adopt Resolution #18-082 Accepting a Drainage and Utility Easement over a Portion of Lot 4, Block 3, Woodlands 4th Addition (Project No. 16-102): Case of U.S. Home Corporation (dba Lennar)
4.12: Adopt Resolution #18-083 Authorizing Final Payment to New Look Contracting Inc for Business Park 95 Regional Stormwater Pond Outlet Improvements, Improvement Project #16-36
4.13: Adopt Resolution #18-087 to Enter into a Residential Recycling Program Agreement with Anoka County to Receive SCORE Funds for 2018
4.14: Adopt Resolution #18-088 Approving Development Agreement for Anoka Hennepin 2nd Addition

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Consider Adopting Resolution #18-085 Granting Final Plat Approval to Rum River Prairie (Project #17-149); Case of Eric Thomsen

City Planner Anderson reviewed the staff report and recommendation to adopt Resolution #18-085 approving the final plat of Rum River Prairie. He noted that the final plat is consistent with the previously approved final plat and staff believes that the proposed development is reasonable and compatible with the character of the surrounding development.

Motion by Councilmember Riley, seconded by Councilmember Shryock, to Adopt Resolution #18-085 Granting Final Plat Approval of Rum River Prairie.

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

7.02: Consider Adoption of Resolution #18-086 Granting Final Plat and Site Plan Approval and Introducing Ordinance #18-10 Vacating Underlying Roadway Easements Related to Affinity at Ramsey (Project No. 17-142); Case of Inland Group

City Planner Anderson reviewed the staff report and recommendation to adopt Resolution #18-086 granting final plat and site plan approval for Affinity at Ramsey, as well as the introduction of Ordinance #18-10 vacating underlying roadway easements on the subject property.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #18-086 Granting Final Plat and Site Plan Approval for Affinity at Ramsey and introduce Ordinance #18-10 vacating underlying roadway easements on the subject property.

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

7.03: Affinity Apartment Project: Multiple Actions

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and noted that staff feels that this case is administrative and takes care of minor housekeeping items. He stated that this case is generally consistent with past actions and existing agreements. He stated that staff would normally place this item on the Consent Agenda, however because this meeting agenda has several cases related to this project on the regular agenda, staff felt it made sense to cluster these cases. He stated that the EDA reviewed this case on April 12th and recommended unanimously for the City Council to approve.

Councilmember Riley stated that the EDA is excited about this project.

Motion by Councilmember Riley, seconded by Councilmember LeTourneau, to approve Amendment #1 to the Purchase Agreement between the City of Ramsey and CAP Acquisitions

LLC, subject to final review and amendments by the City Attorney; approve the Right-of-Re-Entry Agreement between the City of Ramsey and CAP Acquisitions LLC for a 174 unit senior living apartment complex, subject to the final review and amendments by the City Attorney; and Adopt Resolution #18-060 Authorizing the City of Ramsey to Sell 3.36 Acres of Real Property.

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

7.04: Affinity Apartment Project: Resolution #18-061 Approving a TIF Agreement

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and noted that the proposed action is generally consistent with the previously approved MOU and PA. He stated that the TIF Agreement has been reviewed by the City's Real Estate Attorney Briggs and Morgan and Ehlers. He stated that the EDA reviewed the case on April 12th and recommended unanimously that the City Council approve.

Councilmember Riley stated that in this case, TIF will put infrastructure into the ground that will facilitate additional development and, therefore, will be a good use of TIF.

Councilmember Kuzma asked the developer to come forward.

Keith James, developer, stated that they are on track to close on the land in mid-June and then start construction soon thereafter on the project. He stated that from an outsider's perspective, his first contact with staff was June 2017, and so to say that they can begin construction within 12 months is a great accomplishment. He expressed thanks to the staff and City Council.

Mayor Strommen acknowledged that it takes two parties to make a process go smoothly and thanked the developer for his participation as well.

Councilmember Kuzma stated that this will be a great project that he is looking forward to.

Jason Aarsvold, Ehlers, summarized his memorandum which memorializes the statements that staff just reviewed. He stated that this contemplates the developer's willingness to install all the infrastructure and receive payment back for the City's portion of the cost-share over time through TIF.

Councilmember LeTourneau thanked Mr. Aarsvold for the explanation, noting that this is the best of the available choices. He expressed appreciation for this project coming forward and moving at a rapid pace. He stated that this project addresses the need for 55+ housing and more diversity in the available housing stock.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to Adopt Resolution #18-061 Authorizing Execution of a Tax Increment Financing Agreement.

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

7.05: Consider Approving Resolution #18-063 Authorizing Services for Updating the Alternative Urban Areawide Review (AUAR) for The COR (Project No. 18-112)

City Planner Anderson reviewed the staff report and recommendation to approve Resolution #18-063 to engage the services of WSB to complete an update of the AUAR for The COR.

Councilmember Kuzma asked for additional background from the WSB consultant.

Allison Hardwood, WSB, provided details on what is involved in the AUAR update which would include mitigation requirements and additional scenarios that would want to be reviewed. She stated that it would compare development that has occurred since the last rendition and development pending. She stated that the process takes approximately four months to complete and therefore they would begin immediately to ensure the process is completed prior to the current AUAR expiration in July. She confirmed that this would cover the entire COR.

Mayor Strommen noted that there were a few examples given by staff that would have triggered reviews and therefore the document has served proactively.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #18-063 Authorizing WSB and Associates to Complete an Update to The COR AUAR.

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

7.06: Consider Authorization of 2018 Parks Capital Improvement Project (s)

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation of the Park and Recreation Commission to move forward on the 2018 Parks Capital Improvement projects.

Councilmember Kuzma asked if this would be funded through the Park Trust Fund and asked the balance.

Parks and Assistant Public Works Superintendent Riverblood confirmed that funding source. He reported a current balance of $2,300,000, but noted that current development projects, such as Affinity have not yet paid their park dedication funds.

Councilmember Riley asked if the aeration will improve the summer conditions of the pond at The Draw as well.

Parks and Assistant Public Works Superintendent Riverblood confirmed that aeration will have a significant benefit on the algae at The Draw. He noted that removal of the algae will also assist those attempting to fish.

Councilmember LeTourneau asked for details on the opinion of the Park and Recreation Commission regarding a cost-share with the athletic association.

Parks and Assistant Public Works Superintendent Riverblood stated that the Commission did not have that discussion but noted that staff is confident that the athletic association will be able to participate based on the success of their fundraising. He noted that the ballfield improvements would be timed towards the end of summer when the practice and activity has died down.

Councilmember LeTourneau stated that he would have a tendency to hope that the City would not push this issue and instead allow the association to meet objectives of a higher priority, noting that this project would tend to fall under maintenance activity.

Parks and Assistant Public Works Superintendent Riverblood stated that the fundraising activity of the association has been very successful, and they have volunteered, noting that staff has not pushed.

Mayor Strommen stated that she can vouch for the fish in Sunfish Lake and The Draw.

Motion by Councilmember Johns, seconded by Councilmember Shryock, to approve the four park projects the case discusses, for development construction, at a not to exceed amount and funding source specified within the Capital Improvement Plan worksheets; and authorize staff to proceed with the project development for the aeration project(s) for Sunfish Lake and The Draw.

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

7.07: Update on Park Plans within The COR and Authorize Civil Engineering Services

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation to approve of Bolton and Menk's proposal to perform civil engineering services, that will result in the preliminary grading and drainage plan for the two remaining park spaces in The COR, at a not to exceed amount of $30,080.

Councilmember LeTourneau asked for thoughts on the timeline for the full project to be completed.

Parks and Assistant Public Works Superintendent Riverblood stated that the civil engineering will help to determine more accurate costs for the program elements, which will be important moving forward. He stated that the Parks System Plan will allow the different features to be prioritized. He stated that the Parks Capital Improvement Plan will be revamped to include the elements. He stated that perhaps developers will want to assist in some features near their properties. He stated that residents continue to comment on their desire for a splashpad and perhaps certain features can move forward faster than others.

Councilmember Riley agreed that he hears comments for splashpads. He stated that there also needs to be a balance on the other parks in the City and not focus all the funds on The COR.

Parks and Assistant Public Works Superintendent Riverblood stated that the Parks System Plan is intended to measure all those priorities with an eye towards equity. He stated that as the greenway corridor becomes a larger feature, trails also remain a focus. He stated that the Parks Capital Improvements approved tonight included diversity in funding for improvements in Central Park and expanded use of the fishing and kayaking at Sunfish Lake Park.

Motion by Councilmember Shryock, seconded by Councilmember Johns, to Approve Bolton & Menk's proposal to perform a preliminary grading and drainage plan for the two remaining park spaces in The COR, at a not to exceed amount of $30,080.

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

7.08: Status Update on the Mississippi Skyway; and Authorization to Prepare a Grant Application to Metropolitan Council for the Mississippi Skyway

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation to authorize preparation of a grant application concurrently with pursuing an Agreement with Anoka County to apply for the grant and identifying options for the required 20% of local share.

Councilmember Kuzma stated that while this would be nice, he asked for information on funding.

Parks and Assistant Public Works Superintendent Riverblood noted that Federal projects typically require a local match of 20 percent. He noted that one element is to ask Anoka County to partner on the project and identify the full pallet of options for the local cost-share. He stated that the final authorization to apply for the grant would come back to the Council later this summer with the full array of local cost-share options. He noted that the project cost has been reduced from the original estimate.

Councilmember Kuzma stated that his concern is that there is the park plan, skyway, public works campus, and roads that need financing. He was unsure how all of that can be done in the next few years and has reservations taking all of this on at the same time.

Parks and Assistant Public Works Superintendent Riverblood noted that the increased development brings additional park dedication funding, which can only be used for park and trail improvements. He stated that this connection would provide a lot of value. He noted a recent survey which asked users if they would take a skyway connection over the highway to reach the regional park/trail system. He noted that 60 percent of users stated that they would use that connection while another portion of users were not even aware of a regional park/trail system on that side of the City.

Mayor Strommen stated that no one is questioning the value to the public but as to how far the City can extend on this. She stated that it would be worth it to take this next step to determine

more details and understand what will be necessary to make an informed decision. She stated that this is a relatively small investment to better understand the question.

City Administrator Ulrich noted that this element has been in the City's plan for some time and there is no way that the City could fund this project on its own. He stated that if the City's share could be reduced to 10 percent, that would be a good investment to the parks system and providing a connection to the businesses in The COR.

Councilmember Riley stated that he does not believe that this is where the priorities should lie and based on the last prioritization, the park funds have been spent multiple times on that project.

Councilmember Johns stated that she sees the importance of connectivity in the community. She noted that the issue comes up frequently. She stated that the Mississippi River trail will have an economic impact and to be able to get across Highway 10 is critically important. She acknowledged that it is an expensive project but believes that this next step would give the City needed information.

Councilmember Shryock stated that given the resources and the significance of the Mississippi, this is a great resource to bring people to Ramsey. She stated that this would provide connectivity to the river and The COR but would also connect those residents that live on the west side of Highway 10. She stated that this is an opportunity to bridge that gap. She noted that there are funds out there that speak to these types of projects, noting that the parks staff is great at exploring the possible funding sources. She stated that the City has made infrastructure investments to bring things to the City and noted that things like this will bring people and visitors to the community which will also encourage economic development.

Councilmember Kuzma stated that he could support the investment to see where this goes but noted that does not mean he will support this project in the long run because there are other projects that need to be addressed.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to authorize up to $5,000 in Park Trust Funds for consulting services, to prepare an application for up to $4,000,000 in Federal funding through Metropolitan Council's Regional Solicitation grant program, for the Mississippi Skyway, while pursuing a partnership for both the application for the grant funding, and potentially for an agreement to identify the local match.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events. He read aloud the Athenian Oath as he believed that it applied to the Mayor's time serving the City. He stated that it has been an honor to serve under Mayor Strommen and wished her luck.

Mayor Strommen thanked all the members of the Council who have been an amazing team to work with. She stated that she leaves knowing that the City is in good hands. She stated that City Administrator Ulrich is a fabulous leader for the staff and has been a great teammate to work with. She stated that she will miss working with him tremendously.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 9:02 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **4. 4.**

Meeting Date: 05/08/2018

Submitted For: Jo Thieling, Administrative Services

By: Jo Thieling, Administrative Services

Information

Title

Approve Licenses

Purpose/Background:

Purpose: The purpose of this case is to approve license requests for 2018.

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	05/03/2018 03:19 PM
Form Started By: Jo Thieling		Started On: 05/01/2018 04:16 PM
Final Approval Date: 05/03/2018		

License Applications

*Temporary Liquor License	Ramsey Lions	P.O. Box 771	Ramsey, MN	763-422-9690

***Application Fee waived for non profit – license for all summer concerts and Happy Days**

CC Regular Session **4. 5.**

Meeting Date: 05/08/2018

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 2018.

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 Licenses

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/03/2018 03:56 PM
Form Started By: JoAnn Shaw		Started On: 04/30/2018 09:50 AM
Final Approval Date: 05/03/2018		

Report Name: Rental License - License Types
Council Dates: 5/8/2018 to 5/8/2018
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					
Charles Richardson	7030 147th La NW		5/8/2021	5/8/2018	A
Paul Justen	7150 148th La NW		5/8/2021	5/8/2018	A
Brian Olson	16450 Alpaca St NW		5/8/2018	5/8/2018	A
Anoka County HRA	14351 Dysprosium St NW	Savannah Oaks	5/8/2021	5/8/2018	A

Rental License Count: 4

Total Licenses: 4

CC Regular Session **4. 6.**

Meeting Date: 05/08/2018

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution #18-094 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 19, 2018 and May 2, 2018

Action:

Motion to Adopt Resolution #18-094 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 19, 2018 and May 2, 2018.

Attachments

Bills List 05/08/2018

Resolution 05/08/2018

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	05/02/2018 03:22 PM
Kurt Ulrich	Kurt Ulrich	05/03/2018 03:19 PM
Form Started By: Jackie Lipski		Started On: 05/02/2018 01:59 PM
Final Approval Date: 05/03/2018		

CITY OF RAMSEY - FINANCE OFFICE Printed 5/2/2018

RAMSEY CITY COUNCIL MEETING

5/8/2018

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 4/19/18-5/2/18	187,701.11
Accounts Payable 4/19/18-5/2/18	384,514.06
Payroll 4/20/18	174,295.98

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 746,511.15**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2018 Y.T.D.
NET PAYROLL TOTAL	$ 147,083.33	$ 1,255,424.64
- CORRECTION TO PAYROLL		
PREPAIDS	183,970.02	2,039,122.81
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE		541,908.75
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	320,401.02	2,212,870.76
ADD (DELETE) BILLS LIST SUBMITTED		
PAY ESTIMATE(S)	7,045.10	517,887.25
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 658,499.47**	**$ 6,567,214.21**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
105539	4/19/2018		116114 AVESIS THIRD PARTY ADMINISTRATORS						
		141.99	MAY 18 VISION INS		91208	1967378	9101.2170		DENTAL/DISABILITY/LIFE
		141.99							
105540	4/19/2018		100112 COMMISSIONER OF TRANSPORTATION						
		180.00	PERMITS 16114 AND 16115		91209	105004	9230.6249		MISCELLANEOUS OPERA
		180.00							
105541	4/19/2018		116265 CORNERSTONE CUSTOM CONSTRUCTION INC						
		155.00	KEY/DAMAGE DEP REFUND		91217	041218	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
105542	4/19/2018		100654 FRANKFURTH, TIMOTHY						
		31.29	REIMBURSE- LUNCHES TRAIN 3		91210	041618	0211.6331		TRAVEL & LODGING
		31.29							
105543	4/19/2018		115574 HEALTHPARTNERS						
		43,784.50	MAY 18 HEALTH INS		91211	80497167	9101.2176		LIFE/HEALTH-EMPLOYEE
		43,784.50							
105544	4/19/2018		116268 HOFFMAN, KIMBERLY						
		100.00	DAMAGE DEP BIKE LOCKER		91212	041218	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
105545	4/19/2018		100391 POSTMASTER						
		1,644.40	MAY/JUNE 18 RAM RES POSTAGE		91218	041918	0195.6322		POSTAGE
		1,644.40							
105546	4/19/2018		115972 ROBINSON, SCOTT						
		1,840.50	MAY/JUNE 18 RAM RES ADS		91214	041318	9101.4609		OTHER MISCELLANEOUS
		1,840.50							
105547	4/19/2018		114151 TASC (FEES)						
		379.25	MAR 18 REBA/VEBA FEES		91215	IN1245510	0130.6315		MISCELLANEOUS PROFE
		379.25							
105548	4/19/2018		100510 VERIZON WIRELESS						
		103.00	MAR/APR 2018 SERVICE PD		91216	040118	0280.6415		OTHER EQUIPMENT REN
		450.48	MAR/APR 2018 SERVICE PD		91216	040118	0211.6206		FILM, MICROFILM, TAPES
		246.00	MAR/APR 2018 SERVICE PD		91216	040118	0211.6323		CELLULAR PHONES
		455.13	MAR/APR 2018 SERVICE PD		91216	040118	0211.6415		OTHER EQUIPMENT REN
		1,254.61							
105549	4/24/2018		100257 LAW ENFORCEMENT LABOR SRV INC						
		563.50			90966	0404181520452	9101.2177		UNION DUES
		563.50			91200	0418181120552	9101.2177		UNION DUES
		1,127.00							
105550	4/24/2018		100298 MN AFSCME COUNCIL 5						
		760.89			90967	0404181520453	9101.2177		UNION DUES
		828.11			91201	0418181120553	9101.2177		UNION DUES
		1,589.00							
105646	4/25/2018		100391 POSTMASTER						
		1,739.27	RECYCLE POSTCARD POSTAGE		91253	042418	9604.6249		MISCELLANEOUS OPERA
		1,739.27							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
									Continued.
105646	**4/25/2018**		**100391 POSTMASTER**						
105647	**4/26/2018**		**111377 ANOKA MUNICIPAL UTILITY**						
		111.63	CTY RD 116/HWY 47		91254	22-613120-01 APR 18	0260.6371		ELECTRIC UTILITIES
		35.23	BUNKER LK BLVD/DYSPROSIUM		91255	22-612000-01 APR 18	0260.6371		ELECTRIC UTILITIES
		47.00	14034 DYSPROSIUM ST NW		91256	22-610280-00 APR 18	9603.6371		ELECTRIC UTILITIES
		56.80	RAMSEY STREET LIGHTS		91257	22-990005-01 APR 18	9603.6371		ELECTRIC UTILITIES
		250.66							
105648	**4/26/2018**		**106583 DELTA DENTAL PLAN OF MINNESOTA**						
		3,274.50	DENTAL INS MAY 2018		91258	7260192	9101.2170		DENTAL/DISABILITY/LIFE
		3,274.50							
105649	**4/26/2018**		**116273 ERICKSON, AMY**						
		155.00	REFUND DAMAGE/KEY DEPOSIT		91259	042418	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
105650	**4/26/2018**		**116271 FITZGERALD, DONNA**						
		125.00	REFUND RENTAL/KEY/DAMAGE DEP		91260	042018	9101.4305		RENTAL FEES
		155.00	REFUND RENTAL/KEY/DAMAGE DEP		91260	042018	9804.1160		KEY & DAMAGE DEPOSIT
		280.00							
105651	**4/26/2018**		**116272 GRADY, JAMIE**						
		155.00	REFUND DAMAGE/KEY DEPOSIT		91261	042018A	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
105652	**4/26/2018**		**100256 LANO EQUIPMENT INC**						
		39.00	GLOVE BOX KIT COVER		91262	02-552326	0311.6257		OTHER VEHICLE PARTS
		39.00	GLOVE BOX KIT COVER		91262	02-552326	0452.6257		OTHER VEHICLE PARTS
		78.00							
105653	**4/26/2018**		**100266 LOGIS**						
		810.00	NETWORK MARCH 2018		91263	45201	0192.6405		OFFICE & DATA PROCES:
		810.00							
105654	**4/26/2018**		**114042 METRO GENERAL SERVICES INC**						
		500.00	RE: 5332 152ND LN NW		91264	21673	9601.6315		MISCELLANEOUS PROFE
		500.00							
105655	**4/26/2018**		**113719 NEOFUNDS BY NEOPOST**						
		222.00	INK CARTRIDGE/MAILING STRIPS		91265	042414	0130.6208		MISCELLANEOUS OFFICI
		222.00							
105656	**4/26/2018**		**116283 REGION 4A**						
		1,110.00	REFUND-TOURNEY CANCELLED		91266	042418	9101.4305		RENTAL FEES
		1,110.00							
105657	**4/26/2018**		**101103 SPRINT**						
		54.86	MARCH/APRIL 2018 SERVICE		91267	570683319-197	0130.6323		CELLULAR PHONES
		164.58	MARCH/APRIL 2018 SERVICE		91267	570683319-197	0191.6323		CELLULAR PHONES
		54.86	MARCH/APRIL 2018 SERVICE		91267	570683319-197	0240.6323		CELLULAR PHONES
		564.14	MARCH/APRIL 2018 SERVICE		91267	570683319-197	0211.6323		CELLULAR PHONES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
									Continued.
105657	4/26/2018		101103 SPRINT						
		121.94	MARCH/APRIL 2018 SERVICE		91267	570683319-197	0194.6323		CELLULAR PHONES
		266.24	MARCH/APRIL 2018 SERVICE		91267	570683319-197	0311.6323		CELLULAR PHONES
		382.93	MARCH/APRIL 2018 SERVICE		91267	570683319-197	0452.6323		CELLULAR PHONES
		190.81	MARCH/APRIL 2018 SERVICE		91267	570683319-197	0301.6323		CELLULAR PHONES
		150.84	MARCH/APRIL 2018 SERVICE		91267	570683319-197	0220.6323		CELLULAR PHONES
		109.72	MARCH/APRIL 2018 SERVICE		91267	570683319-197	0192.6321		TELEPHONE
		226.91	MARCH/APRIL 2018 SERVICE		91267	570683319-197	9601.6323		CELLULAR PHONES
		2,287.83							
105658	4/26/2018		100510 VERIZON WIRELESS						
		308.11	MAR-APR 2018 SERVICE		91268	9805135135	0220.6323		CELLULAR PHONES
		56.18	MARCH-APRIL 2018 SERVICE		91269	9805039161	0301.6323		CELLULAR PHONES
		364.29							
90460516	4/20/2018		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		50.00			91143	0417181015531	9101.2174		PERA-EMPLOYEE
		50.00			91144	0417181015532	9101.2183		PERA-EMPLOYER
		18,709.59			91202	0418181120554	9101.2174		PERA-EMPLOYEE
		24,874.80			91203	0418181120555	9101.2183		PERA-EMPLOYER
		43,684.39							
92042272	4/20/2018		101306 IRS						
		145.85			91095	041618948562	9101.2171		FEDERAL WITHHOLDING
		1,064.17			91096	041618948563	9101.2173		FICA & MEDICARE-EMPL(
		1,064.17			91097	041618948564	9101.2182		FICA & MEDICARE-EMPL(
		366.04			91146	0417181015534	9101.2171		FEDERAL WITHHOLDING
		263.72			91147	0417181015535	9101.2173		FICA & MEDICARE-EMPL(
		263.72			91148	0417181015536	9101.2182		FICA & MEDICARE-EMPL(
		21,621.07			91205	0418181120557	9101.2171		FEDERAL WITHHOLDING
		12,196.63			91206	0418181120558	9101.2173		FICA & MEDICARE-EMPL(
		12,196.63			91207	0418181120559	9101.2182		FICA & MEDICARE-EMPL(
		49,182.00							
97098176	4/20/2018		100601 MN DEPT OF REV WH						
		257.51			91094	041618948561	9101.2172		STATE WITHHOLDING
		82.54			91145	0417181015533	9101.2172		STATE WITHHOLDING
		10,537.40			91204	0418181120556	9101.2172		STATE WITHHOLDING
		10,877.45							
98042018	4/20/2018		115568 ALERUS FINANCIAL NA						
		1,771.68			91199	04181811205514	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,771.68							
99042018	4/20/2018		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		2,697.20			91195	04181811205510	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,697.20							
99468203	4/20/2018		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		8,969.00			91197	04181811205512	9101.2175		DEFERRED COMPENSAT
		8,969.00							
99470368	4/20/2018		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		2,356.89			91198	04181811205513	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,356.89							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
									Continued.
99602654	**4/20/2018**		**100223 ICMA RETIREMENT TRUST 457**						
		2,166.58			91194	0418181120551	9101.2175		DEFERRED COMPENSAT
		2,166.58							
99724418	**4/20/2018**		**114486 SUN LIFE ASSURANCE COMPANY OF CANADA**						
		763.51			90962	04041815204511	9101.2176		LIFE/HEALTH-EMPLOYEE
		763.51			91196	04181811205511	9101.2176		LIFE/HEALTH-EMPLOYEE
		1.00	Hesse Life Insurance		91196	04181811205511	9101.2176		LIFE/HEALTH-EMPLOYEE
		99.00	COBRA Life - Lueck and Hollom		91196	04181811205511	9101.2176		LIFE/HEALTH-EMPLOYEE
		914.81	LTD		91196	04181811205511	9101.2170		DENTAL/DISABILITY/LIFE
		2,541.83							
		187,701.11	Grand Total						

Payment Instrument Totals

Checks	63,454.09
EFT Payments	124,247.02
Total Payments	187,701.11

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CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224 CASH IN BANK
Version	LOGIS004V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2018

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100012	ACE SOLID WASTE INC	CITY RECYCLE MAY 2018	PV	91331	001	09604	5/1/2018	3786571	26,166.50
	ACE SOLID WASTE INC				Summary Total				26,166.50
	6601 MCKINLEY STREET NW	PW MISC ACCTS MAY 2018	PV	91333	001	09101	5/1/2018	3786583	197.37
	RAMSEY MN 55303	PW MISC ACCTS MAY 2018	PV	91333	002	09101	5/1/2018	3786583	143.30
		PW MISC ACCTS MAY 2018	PV	91333	003	09101	5/1/2018	3786583	47.77
		PW MISC ACCTS MAY 2018	PV	91333	004	09101	5/1/2018	3786583	47.77
		PW MISC ACCTS MAY 2018	PV	91333	005	09101	5/1/2018	3786583	47.75
		PW MISC ACCTS MAY 2018	PV	91333	006	09101	5/1/2018	3786583	266.95
		PW MISC ACCTS MAY 2018	PV	91333	007	09101	5/1/2018	3786583	126.75
					Summary Total				877.66
					Payment Amount				27,044.16
100031	ANOKA COUNTY	REAL 28-32-25-23-0012	PV	91219	001	09214	4/23/2018	042318	12,053.23
	ANOKA COUNTY				Summary Total				12,053.23
	2100 - 3RD AVENUE	REAL 34-32-25-14-0027	PV	91220	001	09410	4/23/2018	042318A	172.86
	ANOKA MN 55303				Summary Total				172.86
		PERS 00066-2003	PV	91221	001	09410	4/23/2018	042318B	1,311.96
					Summary Total				1,311.96
		STRUC 00066-2001	PV	91222	001	09410	4/23/2018	042318C	6,989.38
					Summary Total				6,989.38
		REAL 14-32-25-21-0003	PV	91223	001	09101	4/23/2018	042318D	172.86
					Summary Total				172.86
		REAL 16-32-25-23-0001	PV	91224	001	09101	4/23/2018	042318E	69.14
					Summary Total				69.14
		REAL 20-32-25-44-0002	PV	91225	001	09101	4/23/2018	042318F	155.53
					Summary Total				155.53
		REAL 25-32-25-44-0012	PV	91226	001	09101	4/23/2018	042318G	21.29

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CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Summary Total					21.29
		REAL 27-32-25-33-0008	PV	91227	001	09101	4/23/2018	042318H	69.14
				Summary Total					69.14
		REAL 27-32-25-33-0012	PV	91228	001	09101	4/23/2018	042318I	21.29
				Summary Total					21.29
		REAL 28-32-25-31-0005	PV	91229	001	09101	4/23/2018	042318J	27.92
				Summary Total					27.92
		REAL 28-32-25-31-0017	PV	91230	001	09101	4/23/2018	042318K	545.16
				Summary Total					545.16
		REAL 28-32-25-42-0024	PV	91231	001	09101	4/23/2018	042318L	545.16
				Summary Total					545.16
		REAL 34-32-25-12-0009	PV	91232	001	09410	4/23/2018	042318M	155.53
				Summary Total					155.53
		REAL 34-32-25-24-0043	PV	91233	001	09101	4/23/2018	042318N	53.23
				Summary Total					53.23
		REAL 28-32-25-31-0007	PV	91234	001	09410	4/23/2018	042318O	4,415.93
				Summary Total					4,415.93
		REAL 28-32-25-31-0020	PV	91235	001	09410	4/23/2018	042318P	3,788.83
				Summary Total					3,788.83
		REAL 34-32-25-12-0008	PV	91236	001	09410	4/23/2018	042318Q	16,519.60
				Summary Total					16,519.60
				Payment Amount					47,088.04
107587	ANOKA COUNTY TREASURY DEPARTMENT	VOTING EQUIP. JPA	PV	91237	001	09101	4/16/2018	ELEC04161819	5,537.16
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303								
				Summary Total					5,537.16
				Payment Amount					5,537.16

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
113871	APPLIED MAINTENANCE SUPPLIES AND SOL.	ATH FIELD WHITE MARKER	PV	91334	001	09101	4/23/2018	042318	862.56
						Summary Total			862.56
	APPLIED MAINTENANCE SUPPLIES AND SOL. P O BOX 74186 CLEVELAND OH 44194					Payment Amount			862.56
100063	ASPEN MILLS	B. SIEBEN- RES NAME TAG	PV	91270	001	09101	4/20/2018	215265	17.70
						Summary Total			17.70
	ASPEN MILLS 8201 C CENTRAL AVE NE	MISC- K. BROTOWSKI	PV	91271	001	09101	4/20/2018	215266	323.65
	SPRING LAKE PARK MN 55432					Summary Total			323.65
		MISC. RES- M. SELLMAN	PV	91272	001	09101	4/19/2018	215183	51.95
						Summary Total			51.95
		MISC C. SCHIFERLI	PV	91301	001	09101	4/19/2018	215181	121.05
						Summary Total			121.05
		MISC M. HAGER	PV	91302	001	09101	4/19/2018	215182	68.35
						Summary Total			68.35
						Payment Amount			582.70
100647	BOLTON AND MENK INC	COR ANALYSIS CENTER ST AREA	PV	91273	001	09214	4/20/2018	0216454	3,294.50
						Summary Total			3,294.50
	BOLTON AND MENK INC 1960 PREMIER DRIVE	MISS RIVER TRAIL PH 3	PV	91274	001	09805	4/20/2018	0216465	1,325.00
	MANKATO MN 56001-5900					Summary Total			1,325.00
		MISS RIVER TRAIL 14/27 FINAL	PV	91275	001	09805	4/20/2018	0216463	175.00
						Summary Total			175.00
		BUNKER LK/PUMA	PV	91303	001	09437	4/20/2018	0216456	20,078.50
						Summary Total			20,078.50
		2040 SEWER/WATER COMP PLAN	PV	91304	001	09101	4/20/2018	0216464	1,104.00
						Summary Total			1,104.00
						Payment Amount			25,977.00
100095	BRIGGS AND MORGAN PA INC	COR- GENERAL MATTERS	PV	91276	001	09214	4/19/2018	615814	867.40

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	BRIGGS AND MORGAN P O BOX 64591 ST PAUL MN 55164-0591				Summary Total				867.40
					Payment Amount				867.40
114529	BRUCE JACOBSON LANDSCAPE ARCHITECT	LAKE RAM/MUNI PLAZA DESIGN	PV	91278	001	09101	4/15/2018	16-0121-3	10,525.25
	BRUCE JACOBSON LANDSCAPE ARCHITECT 4204 PILLSBURY AVENUE S MINNEAPOLIS MN 55409				Summary Total				10,525.25
					Payment Amount				10,525.25
100297	CENTERPOINT ENERGY	MISC PW ACCTS MAR 18	PV	91335	001	09101	4/17/2018	8000014064-2 MAR 2018	659.06
	CENTERPOINT ENERGY	MISC PW ACCTS MAR 18	PV	91335	002	09101	4/17/2018	8000014064-2 MAR 2018	219.69
	P O BOX 4671	MISC PW ACCTS MAR 18	PV	91335	003	09101	4/17/2018	8000014064-2 MAR 2018	219.69
	HOUSTON TX 77210-4671	MISC PW ACCTS MAR 18	PV	91335	004	09101	4/17/2018	8000014064-2 MAR 2018	219.67
		MISC PW ACCTS MAR 18	PV	91335	005	09101	4/17/2018	8000014064-2 MAR 2018	469.94
					Summary Total				1,788.05
					Payment Amount				1,788.05
106670	CENTRAL POWER DISTRIBUTORS INC	CHAIN SAW SUPPLIES	PV	91238	001	09101	4/18/2018	18-322736	27.86
	CENTRAL POWER DISTRIBUTORS INC	CHAIN SAW SUPPLIES	PV	91238	002	09101	4/18/2018	18-322736	27.85
	3801 THURSTON AVENUE				Summary Total				55.71
	ANOKA MN 55303	CHAIN SAW SUPPLIES	PV	91239	001	09101	4/18/2018	18-322793	12.99
		CHAIN SAW SUPPLIES	PV	91239	002	09101	4/18/2018	18-322793	12.99
					Summary Total				25.98
		OIL FILTER	PV	91305	001	09101	4/25/2018	18-334379	4.19
					Summary Total				4.19
					Payment Amount				85.88
116197	CINTAS CORPORATION	UNIFORM CLEANING	PV	91240	001	09101	4/18/2018	4005253994	23.00
	CINTAS CORPORATION	UNIFORM CLEANING	PV	91240	002	09101	4/18/2018	4005253994	4.00
	CINTAS LOC #4K	UNIFORM CLEANING	PV	91240	003	09101	4/18/2018	4005253994	26.43
	P O BOX 650838	UNIFORM CLEANING	PV	91240	004	09101	4/18/2018	4005253994	26.43

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CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	DALLAS TX 75265-0838			Summary Total					79.86
		MATS	PV	91306	001	09101	4/18/2018	4005254011	13.20
				Summary Total					13.20
		UNIFORM CLEANING	PV	91336	001	09101	4/25/2018	4005403303	23.00
		UNIFORM CLEANING	PV	91336	002	09101	4/25/2018	4005403303	4.00
		UNIFORM CLEANING	PV	91336	003	09101	4/25/2018	4005403303	30.60
		UNIFORM CLEANING	PV	91336	004	09101	4/25/2018	4005403303	30.60
				Summary Total					88.20
				Payment Amount					181.26
114802	CITIES DIGITAL INC	LASERFICHE SUPPORT/UPDATES 18	PV	91241	001	09101	4/17/2018	42779	6,423.00
	CITIES DIGITAL INC 2000 O NEIL ROAD SUITE 150 HUDSON WI 54016			Summary Total					6,423.00
				Payment Amount					6,423.00
110734	CITY OF RAMSEY	6701 HWY 10	PV	91307	001	09410	4/25/2018	719019 1ST QTR 2018	126.69
	CITY OF RAMSEY P O BOX 251100			Summary Total					126.69
		7550 SUNWOOD DR	PV	91337	001	09101	4/25/2018	444931294 1ST QTR 18	226.93
	ST PAUL MN 55125-6100			Summary Total					226.93
		7650 SUNWOOD DR	PV	91338	001	09240	4/25/2018	444931372 1ST QTR 18	113.14
				Summary Total					113.14
				Payment Amount					466.76
100116	CONNEXUS ENERGY	STREET LIGHTS	PV	91279	001	09603	4/20/2018	759126-303101 APR 18	9,593.89
	CONNEXUS ENERGY PO BOX 1808			Summary Total					9,593.89
		MISC CITY ACCTS	PV	91280	001	09230	4/20/2018	759126-303107 APR18	72.00
	MINNEAPOLIS MN 55480-1808	MISC CITY ACCTS	PV	91280	002	09230	4/20/2018	759126-303107 APR18	1,481.21
		MISC CITY ACCTS	PV	91280	003	09230	4/20/2018	759126-303107 APR18	30.88
		MISC CITY ACCTS	PV	91280	004	09230	4/20/2018	759126-303107 APR18	950.00
		MISC CITY ACCTS	PV	91280	005	09230	4/20/2018	759126-303107 APR18	5,449.92

Bank Account	00002224 CASH IN BANK
Version	LOGIS004V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2018

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
		MISC CITY ACCTS	PV	91280	006	09230	4/20/2018	759126-303107 APR18	3,948.08
		MISC CITY ACCTS	PV	91280	007	09230	4/20/2018	759126-303107 APR18	227.81
					Summary Total				12,159.90
		LIFT STATION 8	PV	91308	001	09602	4/17/2018	444931-311447 APR 18	28.00
					Summary Total				28.00
		WELLS/LIFT STATS/WTR TRW	PV	91309	001	09601	4/20/2018	759126-303102 APR 18	7,505.86
		WELLS/LIFT STATS/WTR TRW	PV	91309	002	09601	4/20/2018	759126-303102 APR 18	731.65
					Summary Total				8,237.51
		SIRENS	PV	91310	001	09101	4/20/2018	759126-303095 APR 18	85.00
					Summary Total				85.00
		SUNFISH STATION SITE	PV	91339	001	09603	4/17/2018	444931-270863 APR 18	12.26
					Summary Total				12.26
		MISC PW ACCTS	PV	91340	001	09101	4/20/2018	759126-303106 APR 18	560.14
		MISC PW ACCTS	PV	91340	002	09101	4/20/2018	759126-303106 APR 18	186.71
		MISC PW ACCTS	PV	91340	003	09101	4/20/2018	759126-303106 APR 18	186.71
		MISC PW ACCTS	PV	91340	004	09101	4/20/2018	759126-303106 APR 18	186.72
		MISC PW ACCTS	PV	91340	005	09101	4/20/2018	759126-303106 APR 18	682.07
					Summary Total				1,802.35
		TRAFFIC SIGNALS	PV	91341	001	09101	4/20/2018	759126-303100 APR 18	842.37
					Summary Total				842.37
					Payment Amount				32,761.28
100120	CONTINENTAL RESEARCH CORP	MISC SUPPLIES	PV	91281	001	09101	4/19/2018	463577-CRC-1	406.00
					Summary Total				406.00
					Payment Amount				406.00

CONTINENTAL RESEARCH CORP
PO BOX 15204
ST LOUIS MO 63110

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100125	COUNTRYSIDE PRINTING INC	SERVICE AWARD CARDS	PV	91242	001	09101	4/12/2018	35196	22.25
	COUNTRYSIDE PRINTING 6250 BUNKER LAKE BLVD NW SUITE 113 RAMSEY MN 55303			Summary Total					22.25
				Payment Amount					22.25
100129	CRYSTEEL TRUCK EQUIPMENT	PLOW PARTS	PV	91243	001	09101	4/17/2018	FP168277	580.66
	CRYSTEEL MANUFACTURING			Summary Total					580.66
	1130 73RD AVENUE NE	PLOW PARTS	PV	91244	001	09101	4/17/2018	FP168278	619.02
	FRIDLEY MN 55432			Summary Total					619.02
				Payment Amount					1,199.68
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC	CONTRACT APR/MAY 2018	PV	91282	001	09101	4/22/2018	INV162879	720.43
	DEFINITIVE TECHNOLOGY SOLUTIONS INC 9401 JAMES AVENUE SOUTH SUITE 120 BLOOMINGTON MN 55431			Summary Total					720.43
				Payment Amount					720.43
100144	DEHN OIL COMPANY	DIESEL FUEL	PV	91245	001	09101	4/16/2018	56839	2,522.25
	DEHN OIL COMPANY			Summary Total					2,522.25
	6735 141ST AVENUE NW	DIESEL FUEL	PV	91246	001	09101	4/16/2018	56838	1,185.00
	RAMSEY MN 55303			Summary Total					1,185.00
				Payment Amount					3,707.25
100624	DLT SOLUTIONS INC	SUB CONTRACT 2018	PV	91247	001	09101	4/19/2018	4668164A	3,095.85
	DLT SOLUTIONS INC 2411 DULLES CORNER PARK SUITE 800 HERNDON VA 20171			Summary Total					3,095.85
				Payment Amount					3,095.85
116175	ECKBERG LAMMERS ATTORNEYS AT LAW	APR 18 PROSECUTION	PV	91342	001	09101	4/30/2018	04 2018	5,670.07
	ECKBERG LAMMERS ATTORNEYS AT LAW 1809 NORTHWESTERN AVENUE			Summary Total					5,670.07

Bank Account 00002224 CASH IN BANK
Version LOGIS004V
Originator JLIPSKI
Payment Instrument Check Payment
Pay Through Date 12/31/2018

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	STILLWATER MN 55082								
				Payment Amount					5,670.07
100158	ECM PUBLISHERS INC	AMEND CHAPTER 117	PV	91311	001	09101	4/20/2018	591739	59.13
	ECM PUBLISHERS INC			Summary Total					59.13
	4095 COON RAPIDS BLVD	LAVERN PH	PV	91312	001	09804	4/20/2018	591740	75.25
	COON RAPIDS MN 55433			Summary Total					75.25
		BAKER WHITE INC-HEARING	PV	91313	001	09804	4/20/2018	591741	64.50
				Summary Total					64.50
		COMPL PLAN PH	PV	91314	001	09101	4/20/2018	591738	59.13
				Summary Total					59.13
				Payment Amount					258.01
104267	ELITE SANITATION	TOILET RENTAL APRIL 2018	PV	91315	001	09101	4/23/2018	24716	108.00
	ELITE SANITATION			Summary Total					108.00
	PO BOX 526								
	ELK RIVER MN 55330								
				Payment Amount					108.00
103621	ELK RIVER, CITY OF	RE: JARVIS STREET	PV	91316	001	09400	4/24/2018	201804245968	167,091.40
	CITY OF ELK RIVER			Summary Total					167,091.40
	13065 ORONO PARKWAY								
	ELK RIVER MN 55330								
				Payment Amount					167,091.40
100993	EMBEDDED SYSTEMS, INC	REPAIR SIREN 15	PV	91332	001	09101	4/19/2018	343674	270.00
	EMBEDDED SYSTEMS, INC			Summary Total					270.00
	11931 HWY #65 NE								
	BLAINE MN 55434								
				Payment Amount					270.00
100169	EMERGENCY APPARATUS MAINTENANCE INC	REPAIR ON 567	PV	91318	001	09101	4/19/2018	98373	501.16
	EMERGENCY APPARATUS MAINTENANCE INC			Summary Total					501.16
	7512 4TH AVENUE	WORK ON 560	PV	91319	001	09101	4/19/2018	98372	529.24
	LINO LAKES MN 55014			Summary Total					529.24

CITY OF RAMSEY
Create Payment Control Groups

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
		WORK ON 556	PV	91320	001	09101	4/19/2018	98370	529.24
						Summary Total			529.24
						Payment Amount			1,559.64
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	WORK ON 384	PV	91283	001	09101	4/19/2018	AW041318-3A	816.83
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC					Summary Total			816.83
	2755 GENEVA AVE N	WORK ON 383	PV	91284	001	09101	4/19/2018	AW041318-2A	816.83
	OAKDALE MN 55128					Summary Total			816.83
						Payment Amount			1,633.66
113321	FACTORY MOTOR PARTS CO	AIR FILTER 380	PV	91285	001	09101	4/23/2018	6-1502678	7.49
	FACTORY MOTOR PARTS CO BIN 139107 P O BOX 9107 MINNEAPOLIS MN 55480-9107					Summary Total			7.49
						Payment Amount			7.49
107099	FASTENAL	MISC SUPPLIES	PV	91343	001	09101	4/24/2018	MNTC8163930	41.69
	FASTENAL COMPANY P O BOX 1286 WINONA MN 55987					Summary Total			41.69
						Payment Amount			41.69
100650	GRAINGER	EAR PLUGS/EAR MUFFS/BANDS	PV	91344	001	09101	4/19/2018	9763295541	220.64
	GRAINGER INC DEPT. 806511127 PALATINE IL 60038-0001					Summary Total			220.64
						Payment Amount			220.64
100209	HAKANSON ANDERSON ASSOC INC	SUNFISH LK GAS STAT-DEMO	PV	91321	001	09410	4/17/2018	39846	2,845.23
	HAKANSON ANDERSON ASSOC INC 3601 THURSTON AVENUE ANOKA MN 55303-1063					Summary Total			2,845.23
						Payment Amount			2,845.23

CITY OF RAMSEY
Create Payment Control Groups

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
112475	INNOVATIVE OFFICE SOLUTIONS	MISC OFFICE SUPPLIES	PV	91248	001	09101	4/13/2018	IN2006191	99.89
	INNOVATIVE OFFICE SOLUTIONS				Summary Total				99.89
	AB # 1004	MISC OFFICE SUPPLIES	PV	91249	001	09101	4/16/2018	IN2008662	52.73
	P O BOX 249004				Summary Total				52.73
	APPLE VALLEY MN 55124-9017	MISC OFFICE SUPPLIES	PV	91250	001	09101	4/13/2018	IN2006279	115.24
					Summary Total				115.24
		ACRYLIC FRAME	PV	91286	001	09101	4/24/2018	IN2019434	8.35
					Summary Total				8.35
		MISC OFFICE SUPPLIES	PV	91287	001	09101	4/24/2018	IN2019088	98.17
					Summary Total				98.17
					Payment Amount				374.38
100258	LEAGUE OF MINNESOTA CITIES	SAFETY/LOSS CONTROL	PV	91251	001	09101	4/12/2018	271139	20.00
	LEAGUE OF MN CITIES	SAFETY/LOSS CONTROL	PV	91251	002	09101	4/12/2018	271139	20.00
	FINANCE DEPT 145 UNIVERSITY AVE WEST ST PAUL MN 55103-2044				Summary Total				40.00
					Payment Amount				40.00
100268	LRRWMO CITY OF ANOKA	ANNUAL DUES- 2018	PV	91288	001	09605	4/20/2018	401	19,960.00
	LRRWMO CITY OF ANOKA 2015 - 1ST AVENUE NORTH ANOKA MN 55303				Summary Total				19,960.00
					Payment Amount				19,960.00
105991	M K GRAPHICS	AP CHECKS 2,500	PV	91322	001	09101	4/25/2018	6573	314.96
	M K GRAPHICS 8224 FLORIDA COURT BROOKLYN PARK MN 55445				Summary Total				314.96
					Payment Amount				314.96
100284	MENARDS ELK RIVER	MISC SUPPLIES	PV	91323	001	09101	4/14/2018	56548	94.85
	MENARDS ELK RIVER				Summary Total				94.85
	19521 EVANS STREET NW	MISC SUPPLIES	PV	91324	001	09601	4/17/2018	56759	64.97
	ELK RIVER MN 55330-1077				Summary Total				64.97

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Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					159.82
106754	MID AMERICA METER INC	MISC SUPPLIES	PV	91325	001	09601	4/25/2018	018-1312	461.25
	MID AMERICA METER INC P O BOX 860427 SHAWNEE KS 66286-0427			Summary Total					461.25
				Payment Amount					461.25
106555	MINNEAPOLIS, CITY OF	MARCH 2018	PV	91289	001	09101	4/17/2018	400451001959	99.00
	MINNEAPOLIS FINANCE DEPT P O BOX 77038 MINNEAPOLIS MN 55480-7738			Summary Total					99.00
				Payment Amount					99.00
113931	MN DEPT EMPLOYMENT ECONOMIC DEVEL	2 SHOVEL READY SITES	PV	91327	001	09230	4/24/2018	R042418	4,202.00
	MN DEPT EMPLOYMENT ECONOMIC DEVEL. 1ST NATIONAL BANK BUILDING SUITE E200 332 MINNESOTA STREET ST PAUL MN 55101			Summary Total					4,202.00
				Payment Amount					4,202.00
100328	MN DEPT OF HEALTH WATER	RENEWAL J. DUBE	PV	91326	001	09601	4/27/2018	042718	23.00
	MN DEPT OF HEALTH DRINKING WATER PROTECTION SECTION P O BOX 64494 ST PAUL MN 55164-0494			Summary Total					23.00
				Payment Amount					23.00
100341	MTI DISTRIBUTING INC	CABLE	PV	91345	001	09101	4/25/2018	1160755-00	70.60
	MTI DISTRIBUTING INC			Summary Total					70.60
	SDS 12-1900	MISC CABLES	PV	91346	001	09101	4/25/2018	1160540-00	178.87
	P O BOX 86 MINNEAPOLIS MN 55486-1900			Summary Total					178.87
				Payment Amount					249.47
100345	NAPA AUTO PARTS ELK	FILTERS- 655	PV	91290	001	09101	4/23/2018	957474	98.77

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Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	RIVER								
	NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW P O BOX 1041 ELK RIVER MN 55330			Summary Total					98.77
				Payment Amount					98.77
115167	NET TRANSCRIPTS INC	TRANSCRIPTION	PV	91291	001	09101	3/31/2018	0018108	21.89
	NET TRANSCRIPTS INC 3707 N. 7TH STREET SUITE 320 PHOENIX AZ 85014			Summary Total					21.89
				Payment Amount					21.89
114239	NORTH AMERICAN SAFETY	MISC VESTS	PV	91328	001	09101	4/13/2018	34191	23.00
	NORTH AMERICAN SAFETY 326 S. ASH STREET BELLE PLAINE MN 56011			Summary Total					23.00
				Payment Amount					23.00
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	91292	001	09101	4/16/2018	190639	68.93
	NORTHERN SANITARY SUPPLY CO			Summary Total					68.93
	341 COON RAPIDS BLVD	MISC SUPPLIES	PV	91347	001	09101	4/25/2018	190766	245.30
	MINNEAPOLIS MN 55433			Summary Total					245.30
				Payment Amount					314.23
115071	NORTHLAND OCCUPATIONAL HEALTH	PRE EMPLOY-MCINTIRE/MARKS	PV	91293	001	09101	4/25/2018	1791	100.00
	NORTHLAND OCCUPATIONAL HEALTH			Summary Total					100.00
	7533 SUNWOOD DRIVE NW SUITE 212	PRE EMPLOY B. FRANKFURTH	PV	91295	001	09101	4/23/2018	1787	50.00
	RAMSEY MN 55303			Summary Total					50.00
				Payment Amount					150.00
110547	NORTHWEST LIGHTING SYSTEMS CO.	MISC RAMP SUPPLIES	PV	91294	001	09240	4/23/2018	106989	413.63
	NORTHWEST LIGHTING SYSTEMS CO. 746 CRAIG AVENUE			Summary Total					413.63

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Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	TRACY MN 56175								
				Payment Amount					413.63
113444	PRECISE	MAR 18 SERVICE	PV	91348	001	09101	4/30/2018	IN200-1016761	802.90
	PRECISE 501 EAST CLIFF ROAD SIUTE 100 BURNSVILLE MN 55337								
				Summary Total					802.90
				Payment Amount					802.90
107978	PREMIER COMMERCIAL PROPERTIES INC	INDEP AUTO LEASE AGREEMENT	PV	91329	001	09410	4/26/2018	5827	4,847.40
	PREMIER COMMERCIAL PROPERTIES INC 299 COON RAPIDS BLVD NW #200 COON RAPIDS MN 55433								
				Summary Total					4,847.40
				Payment Amount					4,847.40
100421	REGAL AWARDS AND TROPHIES	FRAME	PV	91296	001	09101	4/23/2018	18773	60.00
	REGAL AWARDS AND TROPHIES 530 WEST MAIN STREET ANOKA MN 55303								
				Summary Total					60.00
				Payment Amount					60.00
107711	SCHINDLER ELEVATOR	MAY-JULY 18	PV	91349	001	09101	5/1/2018	8104786219	631.56
	SCHINDLER ELEVATOR P O BOX 93050 CHICAGO IL 60673-3050								
				Summary Total					631.56
				Payment Amount					631.56
114269	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC	MONTHLY TURF CARE APR 18	PV	91330	001	09101	4/24/2018	5290	460.64
	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC 18523 OLSON STREET NW ELK RIVER MN 55330								
				Summary Total					460.64
				Payment Amount					460.64
105628	WELLS CATERING SERVICE	CC MEAL 4-24-18	PV	91298	001	09101	4/24/2018	44028	81.23
	WELLS CATERING SERVICE								
				Summary Total					81.23

CITY OF RAMSEY
Create Payment Control Groups

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	7533 SUNWOOD DRIVE SUITE 108 RAMSEY MN 55303								
				Payment Amount					81.23
100529	WENDELL'S INC	SIGN-LETOURNEAU/RILEY	PV	91299	001	09101	4/17/2018	2284493	12.90
	WENDELL'S INC 6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458								
				Summary Total					12.90
				Payment Amount					12.90
100539	WRIGHT TIRE SERVICE INC	SKID STEER TIRES	PV	91252	001	09101	4/20/2018	58106	300.48
	WRIGHT TIRE SERVICE INC 710 WEST MAIN STREET ANOKA MN 55303								
				Summary Total					300.48
				Payment Amount					300.48
112515	WSB AND ASSOCIATES INC	2018 ECON DEV MARCH 2018	PV	91297	001	09201	4/12/2018	2 APRIL 18	428.00
	WSB AND ASSOCIATES INC 701 XENIA AVENUE SOUTH SUITE 300 MINNEAPOLIS MN 55416								
				Summary Total					428.00
				Payment Amount					428.00
100543	ZIEGLER INC	CUTTING EDGES	PV	91350	001	09101	4/20/2018	PC080523373	935.76
	ZIEGLER INC SDS 12-0436 PO BOX 86 MINNEAPOLIS MN 55486-0436								
				Summary Total					935.76
				Payment Amount					935.76
				Total Amount to be Processed					384,514.06
				Total Number of Payments to be Processed					57

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-094

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF APRIL 19, 2018 THROUGH MAY 2, 2018.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of April 19, 2018, through May 2, 2018, in the amount of $746,511.15 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 April 19, 2018, through May 2, 2018, in the amount of $ 746,511.15.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 8th day of May 2018.

_____
Mayor

ATTEST:

_____
City Clerk

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

CC Regular Session **4. 7.**

Meeting Date: 05/08/2018

Submitted For: Jo Thieling, Administrative Services

By: Jo Thieling, Administrative Services

Information

Title:

Adopt Resolution #18-095 Accepting Resignation of Mayor, Declaring a Vacancy in the Office of Mayor and Calling for a Special Election to Fill the Vacancy AND Adopt Resolution #18-096 Declaring a Vacancy in the Office of Councilmember Ward 4, Due to Special Election of April 24, 2018, and Calling for a Special Election to Fill the Vacancy

Purpose/Background:

Purpose: To accept the resignation of Mayor Strommen, declare a vacancy in her Mayoral seat, and call for a special election AND to declare a vacancy in the Councilmember Ward 4 seat, due to the election of Chris Riley for the At-Large seat in the Special Election of April 10, and call for a special election.

Background: As Council is aware, Councilmember Chris Riley, Ward 4, filed an affidavit of candidacy for the At-Large Council seat vacated by Kristine Williams, and in a special election held on April 10, 2018, won such seat. Therefore, the Councilmember Ward 4 seat is currently vacant. Mayor Strommen submitted her written resignation, effective May 1, 2018, due to relocation. Therefore a vacancy currently exists in the seat of Mayor as well. Councilmember At-Large LeTourneau will serve as Acting Mayor until an election can be held to fill the seat. The City's Charter, Section 2.5, provides that upon a vacancy, the Council shall publicly declare the vacancy to exist. Adopting the attached resolutions will affirm that action.

Section 4.5 of the Charter directs how vacancies on the City Council are filled. If there are 365 days, or more, remaining in the term of the vacated office, a special election is required to fill that vacancy. Due to newly adopted uniform special election dates, a special election must be held on one of the following dates:

- The second Tuesday in February
- The second Tuesday in April
- The second Tuesday in May
- The second Tuesday in August
- The first Tuesday after the first Monday in November
- On another date if the special election is held in response to an emergency or disaster.

Due to the uniform timeline for elections, this special election, for both offices, shall be scheduled as follows: The filing period for candidacy will coincide with the filing period for the seats that are up for regular election (May 22 through June 5). The special election shall be scheduled to coincide with the regular elections - Primary August 14 and General - November 6. With the scheduling working out this way, the cost for a special election will be very minimal. Basically, the extra cost will be for a couple of printed lines on the ballots.

The Resolutions attached for Council action takes care of the following mandatory actions: Accepting the resignation, publicly declaring the vacancy, and calling for/scheduling a Special Election.

Notification:

Following the adoption of Resolutions #18-095 and #18-096, staff will publish notices of the special election as well as a candidate filing notice in the City's official newspaper, according to the Statutory timelines. As you are aware, the City's official newspaper is the *Anoka County Union/Herald.*

Observations/Alternatives:

The City's Charter requires the City Council to declare by resolution a vacancy in the Mayor and/or Council office and schedule a Special Election to select a successor. There are no alternatives to adoption of the vacancy resolutions as this is a mandatory Charter requirement.

Funding Source:

Funding for Elections is taken from the City's General Fund Budget.

Recommendation:

Staff recommends Council adopt Resolution #18-095 and #18-096 to proceed with the Special Election process.

Action:

Motion to adopt Resolution #18-095 Accepting Resignation of Mayor, Declaring a Vacancy in the Office of Mayor and Calling for a Special Election to Fill the Vacancy AND Adopt Resolution #18-096 Declaring a Vacancy in the Office of Councilmember Ward 4, Due to Special Election of April 10, 2018, and Calling for a Special Election to Fill the Vacancy.

Attachments

Res Declaring Vacancy of Mayor Seat

Res Declaring Vacancy of Councilmember Ward 4 Seat

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/03/2018 04:15 PM
Form Started By: Jo Thieling		Started On: 05/03/2018 02:32 PM
Final Approval Date: 05/03/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-095

RESOLUTION ACCEPTING RESIGNATION OF MAYOR, DECLARING A VACANCY IN THE OFFICE OF MAYOR, AND CALLING FOR A SPECIAL ELECTION TO FILL THE VACANCY

WHEREAS, Mayor Sarah Strommen has submitted her written resignation from said office effective May 1, 2018' and

WHEREAS, pursuant to the City Charter, Section 2.5 a vacancy in the Council exists upon the resignation in writing of a Mayor or Councilmember filed with the City Clerk; and

WHEREAS, pursuant to City Charter Section 2.5, when a vacancy occurs on the Council with 365 days or more remaining in the term of the vacated office, the Council shall, by resolution, declare the vacancy to exist and such vacancy shall be filled by Special Election according to City Charter requirements.; and

WHEREAS, Mayor Strommen' s term of office expires January 4, 2021, which is more than 365 days from the May 1, 2018 vacancy date; and

WHEREAS, Councilmember At-Large John LeTourneau will preside as acting Mayor until a Mayor has been elected.

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

1. That Sarah Strommen's resignation from the City Council as Mayor, effective May 1, 2018, is accepted.

2. That the City Council publicly declares that a vacancy exists in the City Council – Mayor elective office.

3. That as a result of the vacancy in the Mayor's office, and because more than 365 days remain in the term of the vacated office, pursuant to City Charter requirement, the City Council hereby directs that a special election be held.

4. That if three or more candidates file for such office, a Primary Election will be held on August 14, 2018, which coincides with the regular Primary Election.

5. That State Statutes now dictates uniform election dates for Special Elections and the first authorized date for a Special Election would be Tuesday, November 6, 2018. This date allows all regular election timelines to be followed with no compressed periods.

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

and the following voted against:

and the following abstained:

and the following were absent:

Whereupon said resolution was duly passed and adopted by the Ramsey City Council this the 8th day of May, 2018.

Acting Mayor John LeTourneau

ATTEST:

City Clerk Jo Ann M. Thieling

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-096

RESOLUTION DECLARING A VACANCY IN THE OFFICE OF COUNCILMEMBER WARD 4, DUE TO SPECIAL ELECTION OF APRIL 10, 2018, AND CALLING FOR A SPECIAL ELECTION TO FILL THE VACANCY

WHEREAS, City Councilmember Chris Riley, who represents the City in Ward 4, filed for candidacy to fill the vacancy of the At-Large Council seat, created by the resignation of Kristine Williams; and

WHEREAS, pursuant to the City's Charter, the City held a special election on April 10, at which election Chris Riley was elected to the seat of Councilmember At-Large; and

WHEREAS, Councilmember Riley winning the special election for At-Large, created a vacancy in his position of Councilmember Ward 4; and

WHEREAS, pursuant to City Charter Section 2.5, when a vacancy occurs on the Council with 365 days or more remaining in the term of the vacated office, the Council shall, by resolution, declare the vacancy to exist and such vacancy shall be filled by Special Election according to City Charter requirements.; and

WHEREAS, Councilmember Riley's previous term of Councilmember Ward 4, expires January 4, 2021, which is more than 365 days from the April 21, 2018 date, which is the date the City Council canvassed the results of the Special Election.

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

1. That Councilmember Riley's resignation, by winning the At-Large Council seat in Special Election, effective April 21, 2018, is accepted.

2. That the City Council publicly declares that a vacancy exists in the City Council – Ward 4 elective office.

3. That as a result of the vacancy in the Ward 4 office, and because more than 365 days remain in the term of the vacated office, pursuant to City Charter requirement, the City Council hereby directs that a special election be held.

4. That if three or more candidates file for such office, a Primary Election will be held on August 14, 2018, which coincides with the regular Primary Election.

5. That State Statutes now dictates uniform election dates for Special Elections and the first authorized date for a Special Election would be Tuesday, November 6, 2018. This date allows all regular election timelines to be followed with no compressed periods.

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

and the following voted against:

and the following abstained:

and the following were absent:

Whereupon said resolution was duly passed and adopted by the Ramsey City Council this the 8th day of May, 2018.

Acting Mayor John LeTourneau

ATTEST:

City Clerk Jo Ann M. Thieling

CC Regular Session **4. 8.**

Meeting Date: 05/08/2018

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #18-093 Hiring Seasonal Public Works Maintenance Workers

Purpose/Background:

The purpose of this case is to request authorization to hire Seasonal Employees. Annually, the City employs Seasonal Public Works Maintenance Workers to perform work in the Parks, Streets, and Utilities Divisions of Public Works.

The process to fill these positions includes an open competitive recruitment, interviews, background checks, pre-employment testing, City Council approval to hire and on-boarding.

At this time, staff selected one qualified semi-entry level seasonal candidates (to work in the semi-entry level seasonal role per the 2017 - 2018 AFSCME labor agreement) and five qualified entry level seasonals; all have passed the pre-employment screenings and staff recommends hiring the candidates listed below.

Notification:

Semi-entry level seasonal pay: Per the AFSCME labor agreement, semi-entry level employees working up to 7 months earn 80% of the step one Public Works Maintenance Worker wage. The 2018 union contract includes a wage increase of one-half percent on July 1, 2018. Therefore, the semi-entry level seasonal pay will increase to $17.42 per hour on July 1, 2018.

Entry level seasonal pay: $11.00 to $12.00 per hour.

Observations/Alternatives:

Option #1 Hire the selected 2018 Seasonal Public Works Maintenance Workers.

Option #2: Do not hire the Seasonal Public Works Maintenance Workers. Staff does not recommend this option due to the inability to meet the highly labor intensive seasonal work demands in the Public Works Department.

Funding Source:

The funding required to fill these positions is included within the approved 2018 budget.

Recommendation:

Staff recommends option #1 above, hiring the following 2018 employees on or near the dates listed below:

1. Semi-entry level seasonal employee: Jake Marks, effective April 30, 2018 at $17.33 per hour with a wage increase to $17.42 per hour effective July 1, 2018; and

2. Entry level seasonal employees: Jerry Hutchinson, effective April 23, 2018 at $11.00 per hour; Justyne Schake, effective May 3, 2018 at $11.00 per hour; Brandon Frankfurth, effective June 4, 2018 at $11.00 per hour; Tanner McIntire-Linder, effective June 13, 2018 at $11.00 per hour. Returning for second year or greater: Brad Beaver, effective May 14, 2018 at $11.50 per hour.

Action:

Motion to adopt resolution #18-093 to hire the following employees on or near the dates listed below:

1. Semi-entry level seasonal employee: Jake Marks, effective April 30, 2018 at $17.33 per hour with a wage increase to $17.42 per hour effective July 1, 2018; and

2. Entry level seasonal employees: Jerry Hutchinson, effective April 23, 2018 at $11.00 per hour; Justyne Schake, effective May 3, 2018 at $11.00 per hour; Brandon Frankfurth, effective June 4, 2018 at $11.00 per hour; Tanner McIntire-Linder, effective June 13, 2018 at $11.00 per hour. Returning for second year or greater: Brad Beaver, effective May 14, 2018 at $11.50 per hour.

Attachments

Resolution 18-093

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/03/2018 03:19 PM
Form Started By: Colleen Lasher		Started On: 05/02/2018 06:24 AM
Final Approval Date: 05/03/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-093

RESOLUTION HIRING SEASONAL PUBLIC WORKS MAINTENANCE WORKERS

WHEREAS, annually the City employs Seasonal Public Works Maintenance Workers to perform work in the Parks, Streets, and Utilities Divisions of Public Works;

WHEREAS, staff selected one qualified semi-entry level seasonal candidates; and

WHEREAS, staff selected five entry level seasonal candidates; and

WHEREAS, all candidates have passed the pre-employment screenings; and

WHEREAS, Staff recommends hiring the selected 2018 candidates listed below.

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

Motion to adopt resolution #18-093 to hire the following employees on or near the dates listed below:

1. Semi-entry level seasonal employee: Jake Marks, effective April 30, 2018 at $17.33 per hour with a wage increase to $17.42 per hour effective July 1, 2018; and

2. Entry level seasonal employees: Jerry Hutchinson, effective April 23, 2018 at $11.00 per hour; Justyne Schake, effective May 3, 2018 at $11.00 per hour; Brandon Frankfurth, effective June 4, 2018 at $11.00 per hour; Tanner McIntire-Linder, effective June 13, 2018 at $11.00 per hour. Returning for second year or greater: Brad Beaver, effective May 14, 2018 at $11.50 per hour.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 8th day of May, 2018.

CC Regular Session **4. 9.**

Meeting Date: 05/08/2018

Submitted For: Grant Riemer, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Report from Public Works Committee
The Public Works Committee held its regular meeting on April 18, 2018 and discussed the following cases:
1. Consider Using Soil from COR Infiltration Basin Project as Fill in Other Areas of the COR: Motion to ratify the recommendation of the Public Works Committee to recommend that the City Council orders amending the plans for The COR Infiltration Basin Improvements, Improvement Project #18-09, to include placing the excess fill in a controlled manner on selected sites in The COR.
2. Consider Recommendation to City Council Authorizing Speed Study on Bunker Lake Boulevard: Motion to ratify the recommendation of the Public Works Committee to recommend City Council authorization to request a Speed Study on Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and Sunfish Lake Boulevard/CSAH 57.

Purpose/Background:

1. Consider Using Soil from COR Infiltration Basin Project as Fill in Other Areas of the COR: Civil Engineer IV Linton stated that preparation of plans for the COR Infiltration Basin Improvement was approved by the City Council on April 9, 2018 and noted that the project will generate approximately 35,000 cubic yards of soil that needs to be exported. He reported that The COR was master planned as Ramsey Town Center and the developer completed grading on the sites generally east of Rhinestone Street and north of East Ramsey Parkways before going out of business and walking away from the project. He noted that there have been several analyses of the site to determine the amount of fill required to bring the site to grade and ready for construction. He noted that the general number is 200,000 cubic yards of fill will be required to bring the pads up to grade and ready for building. Motion to ratify the recommendation of the Public Works Committee to recommend that the City Council orders amending the plans for The COR Infiltration Basin Improvements, Improvement Project #18-09, to include placing the excess fill in a controlled manner on selected sites in The COR.
2. Consider Recommendation to City Council Authorizing Speed Study on Bunker Lake Boulevard: City Engineer Westby stated that staff received a request from a developer to reduce the speed limit on Bunker Lake Boulevard/CSAH 116 from 55 mph to 45 mph, on the north side of The COR. He stated that recent development of the "triangle" and "U-shape" parcels in Ramsey Town Center 8th Addition added 26 new single-family homes immediately north of this segment of Bunker Lake Boulevard. He noted that the developer of the "U-shape" parcel, which includes 12 of the 26 single-family lots, feels the posted speed of 55 mph presents an immediate danger to current and future residents of these homes. He noted that the City owns and operates Bunker Lake Boulevard west of Armstrong Boulevard/CSAH 83 and Anoka County owns and operates Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and the east City limits. He noted that posted speeds are currently 40 mph west of Armstrong Boulevard, 55 between Armstrong Boulevard and Sunfish Lake Boulevard, and 50 mph east of Sunfish Lake Boulevard. Motion to ratify the recommendation of the Public Works Committee to recommend City Council authorization to request a Speed Study on Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and Sunfish Lake Boulevard/CSAH 57.

Action:

Motion to ratify the recommendations of the Public Works Committee.

Attachments

Agenda

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	05/03/2018 02:53 PM
Len Linton	Len Linton	05/03/2018 03:43 PM
Bruce Westby	Bruce Westby	05/03/2018 03:50 PM
Kurt Ulrich	Kurt Ulrich	05/03/2018 03:56 PM
Form Started By: MaryJo Warner		Started On: 05/01/2018 11:33 AM
Final Approval Date: 05/03/2018		

City of Ramsey
Agenda
Public Works Committee
Wednesday, April 18, 2018
5:45 pm
Lake Itasca Room, 7550 Sunwood Drive NW

1. Call to Order

2. Citizen Input

3. Approve Agenda

4. Approve Minutes

1. Approve March 20, 2018 Meeting Minutes.

5. Committee Business

1. Consider Using Soil from COR Infiltration Basin Project as fill in Other Areas of the COR

2. Consider Recommendation to City Council Authorizing Speed Study on Bunker Lake Boulevard

6. Committee/Staff Input

1. Staff Updates on Improvement Projects and Items of Interest

2. Review Future Topics Calendar

7. Adjournment

Public Works Committee **4. 1.**

Meeting Date: 04/18/2018

Submitted For: Grant Riemer, Engineering/Public Works

By: Marsha Weidner, Engineering/Public Works

Title:

Approve March 20, 2018 Meeting Minutes.

Purpose/Background:

N/A

Timeframe:

N/A

Observations/Alternatives:

N/A

Funding Source:

N/A

Recommendation:

Action:

Attachments

PWC March 20, 2018

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	04/12/2018 10:26 AM
Kurt Ulrich	Kurt Ulrich	04/12/2018 04:35 PM
Form Started By: Marsha Weidner		Started On: 04/12/2018 10:08 AM
Final Approval Date: 04/12/2018		

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, March 20, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Jill Johns
Councilmember Mark Kuzma

Also Present: Public Works Superintendent Grant Riemer
City Engineer Bruce Westby
Civil Engineer IV Leonard Linton
City Administrator Kurt Ulrich
Police Chief Jeff Katers

1. CALL TO ORDER

Chairperson Riley called the regular meeting of the Public Works Committee to order at 5:30 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Kuzma and Johns. Voting No: None.

4. APPROVE MINUTES

4.01: Approve February 20, 2018, Meeting Minutes

Motion by Councilmember Johns, seconded by Councilmember Kuzma, to approve the following minutes:

Regular Meeting Minutes dated February 20, 2018

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Johns and Kuzma. Voting No: None.

5. COMMITTEE BUSINESS

5.01: Nominate Chair and Vice-Chair of the Public Works Committee

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to appoint Chris Riley as Chairperson of the Public Works Committee for the term April 1, 2018 through March 31, 2019.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Kuzma and Johns. Voting No: None.

Motion by Councilmember Johns, seconded by Councilmember Riley, to appoint Mark Kuzma, as the Vice Chairperson of the Public Works Committee for the term April 1, 2018 through March 31, 2019.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Johns and Kuzma. Voting No: None.

5.02: Provide City Council Recommendation for COR Infiltration Basin Improvements, Improvement Project #18-09

Civil Engineer IV Linton reviewed the staff report and stated that the City made the decision to place its municipal wells in the western part of the City, where development was expected to happen in the mid 1990's. He explained that the area around the wells was selected as the site of Ramsey Town Center (RTC) in the early 2000s and development began. He stated that the State required development of a wellhead protection plan for the wells in the mid 2000's. He noted that the City acquired he foreclosed RTC properties in 2009 and began marketing the properties as The COR.

Civil Engineer IV Linton explained that the City is part of the Lower Rum River Watershed Management Organization (LRRWMO), which is tasked with maintaining water quality through regulating stormwater discharges. He stated that the LRRWMO Third Generation Plan was adopted in 2012 and must be updated every 10 years, similar to the City's Comprehensive Plan. He stated that the Third Generation Plan required infiltration of the first one inch of runoff from all impervious surfaces on new projects. He noted that the infiltration guidelines discourage or prohibit infiltration in wellhead protection areas but noted that the Third Generation Plan has a provision in which projects can pay into an infiltration mitigation fund if they cannot infiltrate on site.

Civil Engineer IV Linton explained that most of The COR area to be developed is in the area where infiltration is not permitted, and all projects developed in The COR since 2015 have paid into the infiltration mitigation fund. He sated that the LRRWMO permits were approved for these projects with the condition that the City develop an infiltration basin in an area where infiltration is permitted. He noted that the City is required to have the infiltration basin in place by July 1, 2018.

Civil Engineer IV Linton explained that construction of the infiltration basin is necessary to fulfill the City obligations incurred with LRRWMO approval of project in The COR since 2015 and to provide capacity for future development to occur. He stated that the City has collected infiltration mitigation funds from all developments in The COR since 2015 and those funds will pay approximately ¼ of the cost of the project. He noted that the City will pay for the remainder of the project now and will be reimbursed as future development occurs. He recommended that the Committee recommend that the City Council authorize preparation of a Feasibility Study for The COR Infiltration Basin Improvement, Improvement Project #18-09.

Councilmember Kuzma referenced the remaining balance that would be owed, apart from the funds that have been paid from developers and asked where those remaining funds would come from.

City Engineer Westby replied that the funds would come from the storm water fund and confirmed there are sufficient funds.

Councilmember Johns asked for details on future development and how those funds would be paid to the City.

Civil Engineer IV Linton replied that The COR is unique because of the wellhead protection area and therefore most of the future developers will pay into the infiltration mitigation fund. He noted that a certain area of The COR (outside of the wellhead protection area) would provide developers with the choice of whether to do their own stormwater management or to pay into the infiltration mitigation fund.

Chairperson Riley asked for details on how this basin will look.

Civil Engineer IV Linton stated that the basin will be about four feet deep. He stated that a requirement of the basin is that all water must infiltrate within 48 hours. He noted that selected plantings must be resistant to short-term flooding.

Councilmember Johns asked if there would be landscaping.

City Engineer Westby stated that a landscaping plan has not been developed yet but costs for vegetation are included in the estimate, including minimal landscaping. He replied that it will likely look more like a natural prairie area.

Chairperson Riley asked if staff is being smart with the calculations for future developers to ensure that the cost would cover long-term maintenance duties.

City Engineer Westby replied that the long-term maintenance would be covered through the storm water maintenance program. He stated that staff will work with PSD on the acquisition of easements and/or land, as needed. He stated that thus far, PSD has stated they would prefer to deed the triangular piece of their property to the City. He noted that if this progresses forward, staff would bring back an agreement with PSD with the plans.

Councilmember Johns asked if the estimated cost included acquisition of the land.

City Engineer Westby replied that acquisition costs would be separate from construction costs.

Chairperson Riley suggested that staff look at alternatives such as donation of the land or a land swap, outside of a traditional purchase.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to recommend that the City Council authorize preparation of a Feasibility Study for The COR Infiltration Basin Improvement, IP #18-09.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Kuzma and Johns. Voting No: None.

5.03: Consider Recommendation to City Council Approving Bituminous Patching with 2018 Street Overlay Improvements, Improvement Project #18-03

City Engineer Westby reviewed the staff report noting that the purpose of the case is to consider a recommendation to City Council approving bituminous patching with the 2018 Street Overlay Improvements, Improvement Project #18-03. He stated that while preparing plans and specifications, staff reviewed existing pavement conditions of impacted street segments in the field again and noted various areas of pavement that are in extremely poor condition. He suggested that these areas of severely damaged pavement should be removed and replaced with new pavement before receiving an overlay to prevent the overlay improvements from prematurely deteriorating before the end of its design life, which is roughly 20 years. He stated that staff is therefore preparing plans and specifications to include removal and replacement of the areas of damaged bituminous pavement prior to overlaying. He noted that this work as proposed will increase project costs in impacted areas and unfortunately, this will also increase special assessment amounts in these areas, unless these costs were to be paid 100 percent by the City and not assessed to property owners. He noted that per previous Council approvals, 25 percent of the eligible project costs are to be assessed against benefiting properties. He highlighted the plan sheets showing the areas proposed to receive bituminous patching prior to overlay and presented information on the financial impacts to each of the projects areas. He reviewed the options for addressing the project costs and noted that staff recommends overlaying damaged areas after patching with new pavement as this will help achieve the design life of the overlay improvements.

City Engineer Westby recommended that the Committee recommend that the City Council approve of the bituminous patching with the 2018 Street Overlay Improvements, Improvement Project #18-03, with all costs for the bituminous patching to be paid by the City. He noted that the work was not identified in the Feasibility Report and therefore was not addressed with the public or the City Council prior to the public hearing for the project.

Chairperson Riley stated that he is generally in agreement.

Councilmember Johns asked if there is a history of the City funding this type of cost because of the faulty subgrade.

City Engineer Westby confirmed that with reconstruction projects the City funds all subgrade correction costs. He stated that this will be the first time the City is conducting spot patching with an overlay project, which is assumed to be needed due to poor subgrade soils, making it a similar practice to the reconstruction projects.

Councilmember Kuzma agreed that this seems to make sense to expand the life of the roadways until the next reconstruction occurs.

Chairperson Riley asked the typical lifespan of an overlay.

City Engineer Westby replied that typically the lifespan of an overlay would be about 15 to 20 years, depending on the underlying pavement section.

Councilmember Johns asked if the City has this funding available or whether this cost would prohibit the City from completing another project.

City Engineer Westby confirmed that there is sufficient funding for this action and this will not prevent the City from completing other scheduled projects.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to recommend that the City Council approve the bituminous patching with the 2018 Street Overlay Improvements, Improvement Project #18-03, with all costs for the bituminous patching to be paid by the City.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Kuzma and Johns. Voting No: None.

5.04: Consider Alternate Street Names in The COR

City Engineer Westby reviewed the staff report noting that the purpose of this case is to discuss whether three street segments within The COR (Xenolith, Yolite, and Zeolite) should be renamed, and if so, to what. He noted that the Public Works Committee has discussed concerns with one or more names within The COR on multiple occasions and on February 20th, the Committee confirmed that these three names cause the most concern; directing staff to report back with alternate name suggestions. He stated that The COR is generally bounded by Armstrong Boulevard/CR 83 on the west, Bunker Lake Boulevard/CR 116 on the north, Ramsey Boulevard/CR 57 on the east and the BNSF railroad right-of-way on the south. He stated that the majority of existing street names within The COR are based on the Anoka County street grid naming convention, with the exception of Veteran's Drive, Center Street, and Ramsey Parkway. He noted that the street grid naming convention within Ramsey includes football greats, mammals, rocks, elements, and Indian tribes. He stated that deviating from the County street grid naming convention was recently discussed with the platting of the Riverstone development in 2017 and at that time, the City Council approved naming two street segments with names not included in the Anoka County grid, revising Quagga to Quintana and Sloth to Snowy Owl.

City Engineer Westby stated that staff from various departments recently met to discuss potential alternatives for re-naming three street in The COR per the direction of the Public Works Committee. He stated that the public safety staff would be most impacted by the renaming and objects to the renaming (whether in The COR or other areas of the City) due to concerns with the confusion this could create for emergency responders attempting to quickly located an address, especially for responders coming from outside the City. He explained that street names are an important component of public safety response, which can have a significant impact on response times and outcomes. He stated that public safety staff also noted that during emergencies, electronic navigation might not be available, so responders must reply on their knowledge of the City's street naming convention to locate addresses. He stated that for those reasons, public safety staff recommend that the City follow the County's street naming grid system or come up with its own street naming convention that is consistent throughout the City.

City Engineer Westby stated that the options staff discussed were to select new street names common to a theme related to The COR. He stated that because Veteran's Drive exists within The COR, perhaps a patriotic theme could be chosen. He noted that staff was unable to come up with names using those themes for X or Z, but noted that Yankee could be used for Y. He noted that another option was to consider names outside of the alpha order and consider using place context names such as "City Hall", "Municipal", "Lake Ramsey", "Plaza Park", "Northstar", Railroad", or "Station" for street names. He provided examples of historic names that could be considered. He reminded the Committee again that public safety staff recommends that the City should continue to follow the County street grid system or come up with its own street naming convention that is consistent throughout the City.

Councilmember Kuzma stated that this subject has been the focus of many discussions and the City is spending too much time on this. He suggested that the City stay with the County naming grid to prevent public safety problems.

Chairperson Riley stated that the problem is the bad names for the X, Y, and Z streets. He stated that this will be the fourth Z street in Ramsey. He noted that looking across the County, many cities have chosen other names that deviate from the grid. He believed that the reasonable answer would be to change the names just within The COR for the X, Y and Z streets. He stated that he likes some of the examples given in the staff report that focus on elements of The COR such as Itasca, Northstar, or Stonebrook.

Councilmember Kuzma stated that he believes that the City is spending too much time discussing the street names and this could continue to open up future road name discussions. He stated that if he found a home he likes, he is not choosing it based upon the street name.

Councilmember Johns stated that while she does not like the street names, her concern is with public safety. She noted that because the public safety department does not support these changes, she would hesitate to approve changes. She stated that if the changes are made for the X, Y and Z roads, she would support the name suggestions mentioned by Chairperson Riley.

Police Chief Katers provided input on how the police department is trained to learn their way around Ramsey and respond to calls. He noted that within Ramsey there are a lot of dead-end streets. He stated that while the naming grid may not present the best options for names, there is a logical reason behind the grid and the grid provides assistance to officers that are responding to calls. He stated that public works does not have an opinion on naming of the streets, as long as there is a logical system. He stated that Ramsey has not stayed with one theme throughout the City and acknowledged that it not the fault of this Committee or Council. He stated that his concern is that if the variances continue to occur, there will not be a logical system for the public safety department to use for response.

City Engineer Westby stated that streets that are being discussed are located such that future developments could be addressed off the cross streets, which are Sunwood Drive or Ramsey Parkway.

Chairperson Riley stated that while that would make it better, he does not believe that people will want to live or have their businesses on Yolite or Zeolite. He stated that he would like to have the X, Y and Z streets within The COR renamed.

City Administrator Ulrich referenced the idea of using Town Center in different variations such as Town Center Drive, Town Center Lane, or Town Center Drive and asked if that would be helpful as it is the center of the town.

Police Chief Katers replied that would make things more complicated.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to not change the street names.

Further discussion: Chairperson Riley stated that both Councilmembers voted in favor of this discussion the previous month. He stated that he believes that this should continue to be discussed because he does not like the names.

Motion carried. Voting Yes: Councilmembers Johns and Kuzma. Voting No: Chairperson Riley.

5.05: Discuss Maintenance Options for Highway 47 Corridor

Public Works Superintendent Riemer reviewed the staff report noting the tactic within the Strategic Plan to improve the image of residential neighborhoods, business districts and key corridors. He stated that the public works department is looking for direction from the Committee on what it would like to see the department undertake to improve the appearance of the Highway 47 corridor. He explained that maintenance responsibilities are shared along the corridor between the City, MnDOT, and private property owners. He reviewed the maintenance activities of the City's portion of the corridor, which is the east side of Highway 47 from the intersection of CR 5 to Alpine Drive, and includes ROW mowing, litter pick-up, and landscaping activities. He stated that MnDOT controls the mowing of the center median and the west ROW and is also responsible for the maintenance and repair of the sound wall on the west side of

Highway 47. He noted that the sound walls along the west side of the corridor appear to be the maintenance responsibility of the adjacent developments.

Public Works Superintendent Riemer noted that several of the improvements that the public works department has scheduled for the corridor and include painting the signal systems at Alpine Dr/Hwy 47 and Sunwood Dr/Hwy 47 and conversion of the luminaries above the signal system at Alpine Dr to LED. He stated that additional plantings could be added to the ROW on the east side of Highway 47 near the sound wall. He stated that any improvements to the corridor would come from the General Fund.

Councilmember Johns suggested additional tree planting. She stated that it's a bit odd because the City cannot control plantings on both sides of the road or in the median, and only has control over one side.

Chairperson Riley asked if the plantings could be refreshed.

Councilmember Johns noted that she would prefer trees when possible.

Public Works Superintendent Riemer replied that he is unsure that MnDOT would approve trees within the center median. He confirmed that the damaged fence is going to be repaired. He stated that the lumber is green treat lumber and therefore if you paint over the material it defeats the purpose of the green treat.

Councilmember Johns stated that any type of softening near the fence would help, whether its plantings or trees.

Public Works Superintendent Riemer stated that he would attempt to find small trees that could be suitable or plantings that would be chloride resistant.

6. COMMITTEE / STAFF INPUT

No additional comments.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:32 p.m.

Respectfully submitted,

_____

Grant Riemer
Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Public Works Committee **5. 1.**

Meeting Date: 04/18/2018

Submitted For: Len Linton, Engineering/Public Works

By: Len Linton, Engineering/Public Works

Title:

Consider Using Soil from COR Infiltration Basin Project as fill in Other Areas of the COR

Purpose/Background:

Preparation of plans for the COR Infiltration Basin Improvement was approved by City Council on April 9, 2018. This project will generate approximately 35,000 cubic yards of soil that needs to be exported. A question was raised about what to do with this soil. This case explores possible uses for the soil.

Timeframe:

This case is expected to take 15 minutes.

Observations/Alternatives:

Observations:

The COR was master planned as Ramsey Town Center. The developer completed grading on the sites generally east of Rhinestone street and north of East Ramsey Parkway before going out of business and walking away from the project. There have been several analyses of the site to determine the amount of fill required to bring the site to grade, ready for construction. The general number is 200,000 cubic yards of fill will be required to bring the pads up to grade, ready for building.

It would be feasible to issue a contract for the following work on selected sites to use the excess fill from the COR Infiltration Basin Improvement Project:

1. Install silt fence,
2. Strip and stockpile the existing topsoil.
3. Spread the fill material in uniform lifts and compact.
4. Have a geotechnical engineer perform compaction tests and document the location and results of the tests.
5. Replace the topsoil.
6. Establish vegetation.

The area south of Sunwood Drive and east of Zeolite Street was identified as a potential site for the excess fill. This site will take approximately 6,000 cubic yards. Bringing this site to grade will accomplish two things. It will address a concern raised by the Minnesota Department of Health about the area around the municipal well being depressed and holding water. It will also make the site more marketable.

The remainder of the fill will be placed in in another area of the COR that needs fill using the same steps. Such areas could include the property between Casey's and the infiltration Basin, the future park site (Municipal Plaza), and the regional pond site (The Waterfront). Staff will explore these areas and others in detail before the Public Works Committee meeting, and will present our findings during the meeting, including the estimated costs for completing such work.

It would be feasible to add this work to the COR Infiltration Basin Improvement project, the funding sources for each line item would be provided to finance in advance so each pay estimate would draw from the correct fund.

Alternatives:

Alternative #1: Motion to recommend City Council orders amending the plans for the COR Infiltration Basin Improvements, Improvement Project # 18-09, to include placing the excess fill in a controlled manner on selected

sites in The COR.

Alternative #2: Motion to not recommend City Council orders amending the plans for the COR Infiltration Basin Improvements, Improvement Project # 18-09, to include placing the excess fill in a controlled manner on selected sites in The COR.

Funding Source:

The funding source for this work would be TIF 14 funds.

Recommendation:

Staff recommends amending the plans for the COR Infiltration Basin Improvements, Improvement Project # 18-09, to include placing the excess fill in a controlled and documented manner on selected sites in the COR.

Action:

Motion to recommend City Council orders amending the plans for the COR Infiltration Basin Improvements, Improvement Project # 18-09, to include placing the excess fill in a controlled manner on selected sites in The COR.

Alternate: Motion to not recommend City Council orders amending the plans for the COR Infiltration Basin Improvements, Improvement Project # 18-09, to include placing the excess fill in a controlled manner on selected sites in The COR.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/12/2018 11:20 AM
Grant Riemer	Grant Riemer	04/12/2018 11:25 AM
Kurt Ulrich	Kurt Ulrich	04/12/2018 04:31 PM
Form Started By: Len Linton		Started On: 04/11/2018 08:51 AM
Final Approval Date: 04/12/2018		

Public Works Committee **5. 2.**

Meeting Date: 04/18/2018

By: Bruce Westby, Engineering/Public Works

Title:

Consider Recommendation to City Council Authorizing Speed Study on Bunker Lake Boulevard

Purpose/Background:

Purpose:

The purpose of this case is to consider providing a recommendation to the City Council to authorize a Speed Study on Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and Sunfish Lake Boulevard/CSAH 57.

Background:

Staff received a request from a developer to reduce the speed limit on Bunker Lake Boulevard/CASH 116 from 55 mph to 45 mph, on the north side of The COR. Recent development of the "triangle" and "U-shape" parcels in Ramsey Town Center 8th Addition added 26 new single-family homes immediately north of this segment of Bunker Lake Boulevard. The developer of the "U-shape" parcel, which includes 12 of the 26 single-family lots, feels the posted speed of 55 mph presents an immediate danger to current and future residents of these homes.

The City of Ramsey owns and operates Bunker Lake Boulevard west of Armstrong Boulevard/CSAH 83. Anoka County owns and operates Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and the east City limits.

Posted speeds are currently 40 mph west of Armstrong Boulevard, 55 mph between Armstrong Boulevard/CSAH 83 and Sunfish Lake Boulevard/CSAH 57, and 50 mph east of Sunfish Lake Boulevard.

Minnesota Statute 169.14 establishes statutory speed limits on most typical roadways under ideal conditions. All other speed limits are set by the Commissioner of the Minnesota Department of Transportation (MnDOT) based upon an engineering and traffic investigation (speed study) in which the following factors are considered:

- Road type and condition
- Location and type of access points (intersections, entrances, etc.)
- Sufficient length of roadway (1/4 mile minimum)
- Existing traffic control devices (sign, signals, etc.)
- Crash history traffic volume sight distances (curve, hill, etc.)
- Test drive results

The most common speed limits observed throughout Minnesota are:

- 10 mph in alleys
- 30 mph on streets in urban districts
- 55 mph on other roads
- 65 mph on expressways
- 65 mph on urban interstate highways
- 70 mph on rural interstate highways

If speed limits are not posted, these are to be considered the default speed limits.

Local road authorities (cities, townships, and counties) can determine advisory speeds for local roads and post the roads with advisory speed signs without authorization from the MnDOT Commissioner.

Local road authorities can also pass a resolution requesting a speed study investigation by MnDOT. The local road authority that owns and operates the segment of road to be studied is responsible for submitting the request to MNDOT. Based upon the study results, which often take in excess of one-year to receive, MnDOT may then authorize the local road authority to post the road with new speed limits. However, it is important to note that the study could find that the new speed limit should be greater than the existing speed limit, which is typically contrary to the desired outcome.

Additional information regarding speed limits is available on MnDOT's web site at http://www.dot.state.mn.us/speed/index.html.

Timeframe:

Staff anticipates approximately 10 minutes will be required to present and discuss this case.

Observations/Alternatives:

Observations:

Staff from various departments discussed the developer's request on April 10th. Staff's opinion is that there is no harm in requesting the speed study since the posted speed limit is 55 mph, which is considered the maximum speed limit for this type of road. However, Staff commented that it would be best from a driver expectation point of view to keep speed limits as uniform as possible on Bunker Lake Boulevard throughout the City limits. Staff therefore recommends specifying the scope of the speed study from Armstrong Boulevard/ CSAH 83 to Sunfish Lake Boulevard/CSAH 57 where the speed limit is a consistent 55 mph.

Because Anoka County owns and operates this segment of Bunker Lake Boulevard, the City would request Anoka County to submit a formal speed study request to MnDOT. Anoka County (and MnDOT) would then ultimately make the decision on whether this request moves forward.

Alternatives:

Alternative #1 – Motion recommending City Council authorization to request a Speed Study on Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and Sunfish Lake Boulevard/CSAH 57.

Alternative #2 – Motion of other.

Funding Source:

No costs are anticipated as a result of this request. If the study reveals a new speed limit is warranted, Anoka County would install the new speed limit signs.

Recommendation:

Staff recommends that the Public Works Committee recommend City Council authorization to request a Speed Study on Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and Sunfish Lake Boulevard/CSAH 57. The City's request will be submitted to Anoka County, who will then consider forwarding the request to the MnDOT Commissioner.

Action:

Motion recommending City Council authorization to request a Speed Study on Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and Sunfish Lake Boulevard/CSAH 57.

Attachments

MnDOT Speed Limit Brochure

Anoka County Speed Limits Map

Aerial Map of Bunker Lk Blvd in The COR

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Kathy Schmitz	04/12/2018 03:01 PM
Jeff Katers	Jeff Katers	04/12/2018 03:07 PM
Grant Riemer	Grant Riemer	04/12/2018 03:09 PM
Kurt Ulrich	Kurt Ulrich	04/12/2018 04:33 PM
Form Started By: Bruce Westby		Started On: 04/11/2018 11:24 AM
Final Approval Date: 04/12/2018		

Q&A

Will lowering the speed limit reduce speeds?

No. Studies show there is little change in the speed pattern after the posting of a speed limit. The driver is much more influenced by the roadway conditions.

Will lowering the speed limit reduce crash frequency?

No. Although lowering the speed limit is often seen as a cure-all in preventing crashes, this is not the case. Crashes are most often the result of driver inattention and driver error. However, if a posted speed limit is unrealistically low, it creates a greater speed variance (i.e. some drivers follow the speed limit while most drive the reasonable speed). This speed variance can contribute to crashes.

Why do we even have speed limits?

A uniform speed of vehicles in a traffic flow results in the safest operation. The posted speed limits can keep the traffic flowing smoothly provided the majority of drivers find the speed limits reasonable. To best do this, the limits must be consistent throughout the state. The speed limits also give the motorist an idea of a reasonable speed to drive in an unfamiliar location. The speed limits are used by police officials to identify excessive speeds and curb unreasonable behavior.



Who do I contact?

If you believe that there is a safety concern or an inappropriate speed limit posted, the person to contact depends on the type of road.

Interstates, federal and state highways

For regulatory and advisory speed limits on the trunk highway system, contact the district traffic engineer at your MnDOT district office.

The trunk highway system includes:

- Interstate Highways
- U.S. Highways and
- Minnesota State Highways

Local streets and highways

For these roadways, you may contact your local road authority (county, city, or township).

If you are unable to find the right phone number, call the MnDOT Information center:

Greater Minnesota: 1-800-657-3774
Twin Cities Metro: 651-296-3000

MnDOT Office of Traffic Safety and Technology

For more information, visit: www.mndot.gov/speed/

We all have a stake in A→B

Minnesota *Speed Limits*



What are the legal speed limits?

State law says every road should have a speed limit, whether posted or not. Speed limits are set according to Minnesota State Statute 169.14. The Minnesota Department of Transportation carries out state laws through the development and enforcement of regulations.

Speed limits are set to improve traffic flow and reduce crashes, injuries and fatalities and the costs associated with them. Speed limits are also intended to supplement motorists' judgment in determining speeds. To effectively enforce a law, motorists must believe that the law is reasonable.

Minnesota's speed regulations are based on the same basic speed law that is used in all 50 states: "No person shall drive a vehicle on a highway at a speed greater than is reasonable and prudent under the conditions."

Speed limits are based on the concept that highways can operate safely at set maximum speeds under ideal conditions. In poor weather conditions, at curves or hills and when there are potential hazards such as pedestrians, drivers are required to reduce speeds below the speed limits, whether they are posted or not.

Drivers must also reduce speed when approaching or passing emergency vehicles with emergency lights flashing.

The most common speeds regulated by state law are:

- 10 mph in alleys
- 30 mph on streets in urban districts
- 70 mph on rural interstate highways
- 65 mph on urban interstate highways
- 65 mph on expressways
- 55 mph on other roads

When these speed limits are not the correct value for a specific highway, speed limits may be changed.



Interstates are high design multi-lane divided highways that have controlled access interchanges such as cloverleaf or diamond shaped interchanges. Through traffic on the interstate never has to stop or yield. Examples: I-94 or I-35



Expressways are multi-lane divided highways but they have entries and intersections, sometimes controlled by traffic signals. Some interchanges may exist but they are not the rule. Examples: Highways 10 or Highway 52

What are the types of speed limits?

REGULATORY SPEED LIMIT SIGN



This black and white sign shows the maximum speed that motorist may travel under ideal conditions. It can be a value based on state statute or it must be authorized by the commissioner of transportation.

ADVISORY SPEED SIGN



This black and yellow speed sign is used to advise motorists of a comfortable speed to navigate certain situations. It is used with a warning sign. For example, when traveling on a winding road, the curve warning sign would be used with an advisory speed sign. This sign may be posted by the local road authority on local roads.

SPEED LIMITS IN SCHOOL ZONES



Local authorities may establish school speed limits on local streets, within a school zone, based on the engineering and traffic investigation as directed by the commissioner of transportation. This speed limit is in effect whenever children are present, such as before and after school or during recess. The school sign is black and yellow and the other signs are black and white. Optional fluorescent yellow green may be used for the school sign.

How does MnDOT determine the speed limit?

These factors are considered:

- Road type and condition
- Location and type of access points (intersections, entrances, etc.)
- Sufficient length of roadway (1/4 mile minimum)
- Existing traffic control devices (signs, signals, etc.)
- Crash history
- Traffic volume
- Sight distances (curve, hill, etc.)
- Test drive results
- Speed study

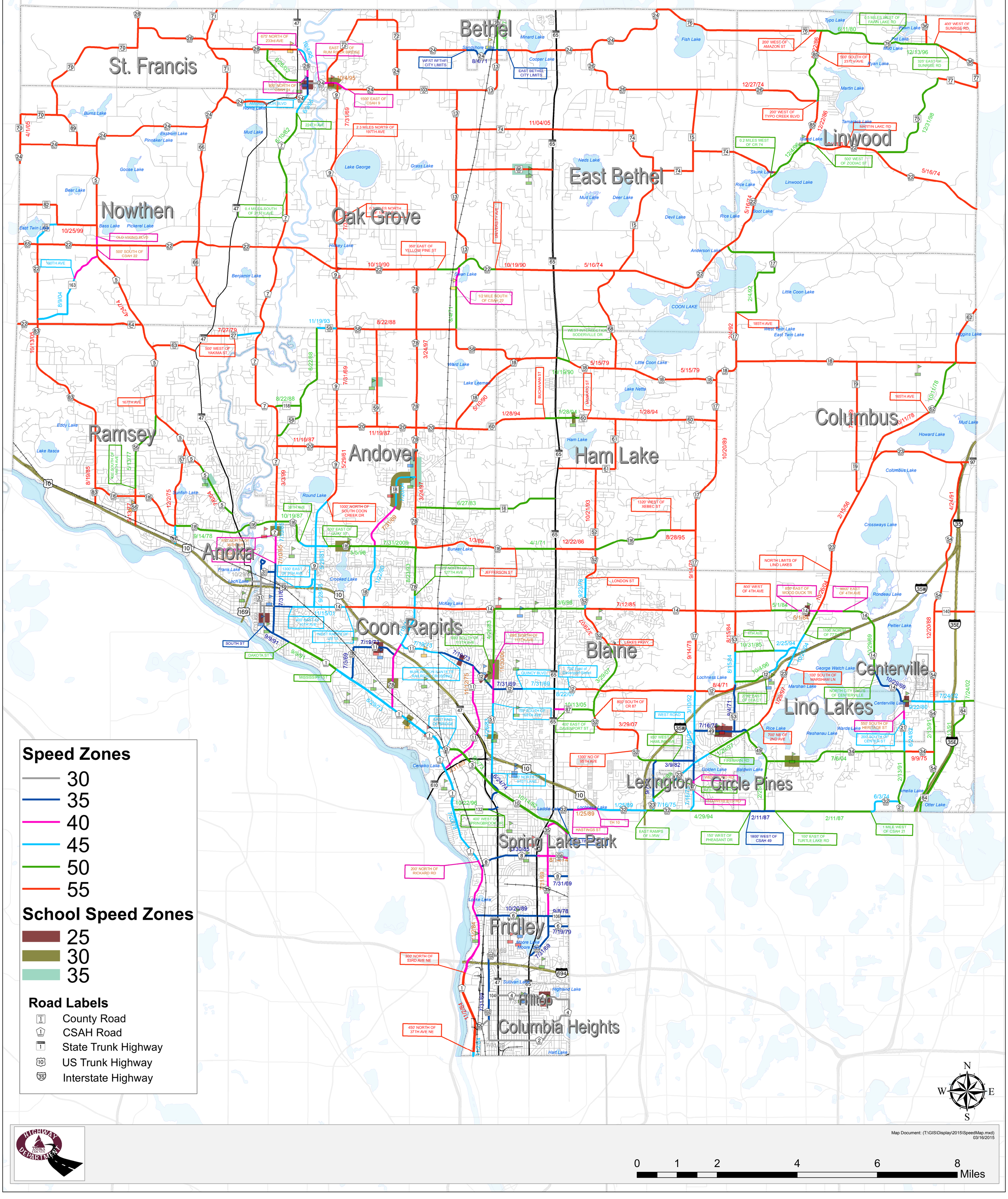
The speed study is the most important part of the traffic investigation. Drivers take many roadway environment factors into consideration when choosing a speed. The speed that the majority of people consider reasonable is an important value. Data is collected by performing radar checks at selected locations on the roadway under ideal driving conditions.

An analysis is done on the results to determine the 85th percentile, which is the value indicating the speed at which most (85%) drivers are traveling. The posted speed limit near the 85th percentile is the maximum safe and reasonable speed. Studies show that traveling faster or slower than this value can increase the chances of being in a crash.

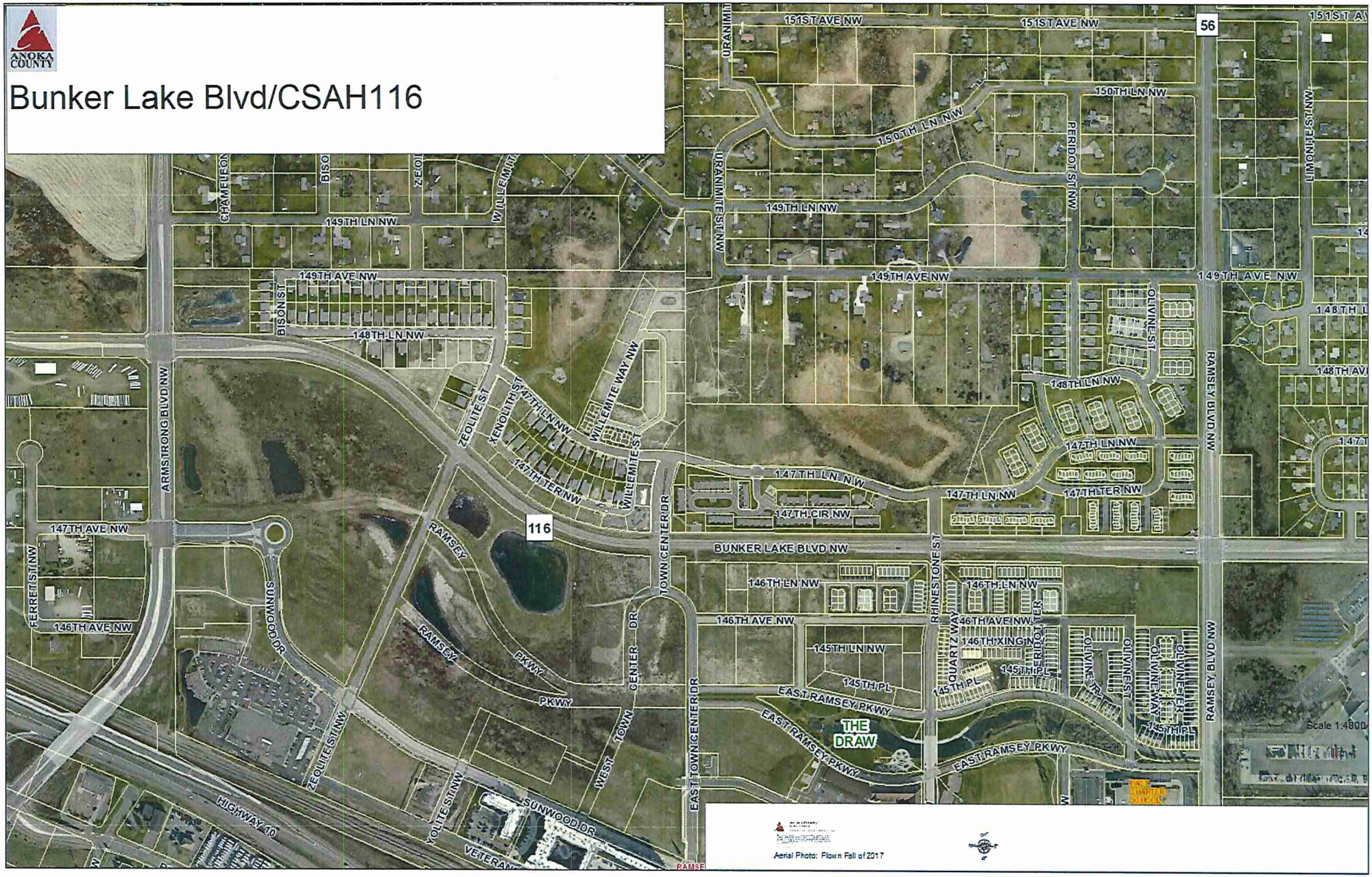
Engineering judgment is the most important tool. The traffic investigator must use knowledge of nationally accepted principles combined with experience to assign the safe speed.

Current Speed Zones

Anoka County Highway Department


St. Francis
Bethel
East Bethel
Linwood
Nowthen
Oak Grove
Ramsey
Andover
Ham Lake
Columbus
Anoka
Coon Rapids
Blaine
Lino Lakes
Centerville
Lexington
Circle Pines
Spring Lake Park
Fridley
Columbia Heights
Hilltop
Burns Lake
Ekstrom Lake
Pinnaker Lake
Goose Lake
Bear Lake
Mud Lake
Norris Lake
Lake George
Grass Lake
Benjamin Lake
Hickey Lake
Sandshore Lake
Minard Lake
Cooper Lake
Fish Lake
Typo Lake
Fawn Lake
Pet Lake
Mud Lake
Ryan Lake
Martin Lake
Tamarack Lake
Island Lake
Neds Lake
Deer Lake
Devil Lake
Rice Lake
Boot Lake
Anderson Lake
Linwood Lake
Skunk Lake
Swan Lake
COON LAKE
Little Coon Lake
Lake Netta
Ward Lake
Lake Leeman
Ham Lake
Eddy Lake
Lake Itasca
Sunfish Lake
Round Lake
Crooked Lake
Frank Lake
Loch Lake
McKay Lake
Cenaiko Lake
Laddie Lake
Locke Lake
Moore Lake
Sullivan Lake
East Twin Lake
Bass Lake
Pickerel Lake
Benjamin Lake
Howard Lake
Columbus Lake
Crossways Lake
Rondeau Lake
Peltier Lake
George Watch Lake
Marshan Lake
Centerville Lake
Lochness Lake
Rice Lake
Reshanau Lake
Wards Lake
Golden Lake
Baldwin Lake
Amelia Lake
Otter Lake
Higgins Lake
West Twin Lake
East Twin Lake
Hart Lake
675' NORTH OF 233rd AVE
EAST END OF RUM RIVER BRIDGE
800' NORTH OF CSAH 24
AMBASSADOR BLVD
224TH AVE
1500' EAST OF CSAH 9
2.3 MILES NORTH OF 197TH AVE
WEST BETHEL CITY LIMITS
EAST BETHEL CITY LIMITS
0.5 MILES WEST OF FAWN LAKE RD
400' WEST OF SUNRISE RD
325' EAST OF SUNRISE RD
200' WEST OF AMAZON ST
500' SOUTH OF 237TH AVE
200' WEST OF TYPO CREEK BLVD
MARTIN LAKE RD
0.2 MILES WEST OF CR 74
500' WEST OF ZODIAC ST
0.4 MILES SOUTH OF 217TH AVE
0.5 MILES NORTH OF 197TH AVE
350' EAST OF YELLOW PINE ST
UNIVERSITY AVE
OLD VIKING BLVD
500' SOUTH OF CSAH 22
190TH AVE
1/2 MILE SOUTH OF CSAH 22
WEST INTERSECTION SODERVILLE DR
185TH AVE
500' WEST OF YAKIMA ST
167TH AVE
BUCHANAN ST
MANKATO ST
165TH AVE
400' SOUTH OF 148TH AVE
38TH AVE
1000' NORTH OF SOUTH COON CREEK DR
600' EAST OF QUAY ST
650' NORTH OF 38TH AVE
1300' EAST OF 7TH AVE
1/2 MILE NORTH OF 125TH AVE
JEFFERSON ST
LONDON ST
1320' WEST OF XEBEC ST
NORTH LIMITS OF LIND LAKES
800' WEST OF 4TH AVE
650' EAST OF WOOD DUCK TR
9900' EAST OF 4TH AVE
1100' NORTH OF 77TH AVE
4TH AVE
LAKES PKWY
100' SOUTH OF MARSHAM LN
NORTH CITY LIMITS OF CENTERVILLE
550' SOUTH OF HERITAGE ST
200' SOUTH OF CENTER ST
700' East of Davenport Street
QUINCY BLVD
BURLINGTON SANTE FE RAILROAD CROSSING
EAST END OF BRIDGE
150' SOUTH OF 109TH AVE
400' EAST OF DAVENPORT ST
800' SOUTH OF CR 87
WEST ROAD
450' WEST OF HAMLINE AVE
1300' NO OF 85TH AVE
FIREBARN RD
WEST OF LEXINGTON RD
HODGENFIELD RD
2700' EAST OF LEA CT
700' NE OF 2ND AVE
EAST RAMPS OF I-35W
150' WEST OF PHEASANT DR
1800' WEST OF CSAH 49
100' EAST OF TURTLE LAKE RD
1 MILE WEST OF CSAH 21
WEST OF 101ST AVE
WEST RAMPS OF US 10
400' EAST OF 101ST AVE
695' NORTH OF 113TH AVE
695' SOUTH OF 113TH AVE
400' WEST OF SPRINGBROOK DR
1000' NO OF 95TH AVE
200' NORTH OF RICKARD RD
300' NORTH OF 53RD AVE NE
450' NORTH OF 37TH AVE NE
SOUTH ST
DAKOTA ST
MISSISSIPPI ST
8/26/02
10/4/95
6/9/95
6/10/82
7/31/69
11/04/05
12/27/74
12/22/86
6/11/80
12/13/96
12/31/98
12/4/96
5/16/74
4/1/05
10/25/99
8/9/04
4/24/74
10/13/05
7/27/79
11/19/93
8/22/88
3/24/97
8/4/71
10/19/90
5/15/79
1/28/94
5/10/90
11/19/87
5/29/61
3/3/99
7/20/04
6/27/83
10/21/93
12/20/88
2/15/56
4/24/91
8/19/85
12/2/75
5/13/77
9/14/78
10/19/87
7/31/2009
5/5/98
1/3/89
4/1/71
12/22/86
8/28/95
10/29/04
1/15/03
7/19/73
7/16/04
6/24/74
10/14/83
10/22/96
1/25/89
9/30/85
9/8/78
7/19/79
10/20/89
6/6/84
7/12/85
9/23/96
3/29/07
8/15/84
10/31/85
2/25/94
10/4/96
8/22/07
7/16/75
3/9/82
4/29/94
2/11/87
6/3/74
7/24/02
10/11/78
9/22/80
6/24/82
2/13/91
9/9/75
7/6/04
2/4/92
2/24/92
2/2/94
10/29/69
2/24/92
10/26/04
5/1/84
9/14/79
3/10/92
1/29/97
7/16/75
7/31/84
7/28/71
7/31/69
7/31/69
7/31/69

Bunker Lake Blvd/CSAH116



Public Works Committee **6. 1.**

Meeting Date: 04/18/2018

By: Bruce Westby, Engineering/Public Works

Title:

Staff Updates on Improvement Projects and Items of Interest

Purpose/Background:

The purpose of this case is to update the Public Works Committee on current and proposed improvement projects within the City, and on other items of interest to the Committee.

City Improvement Projects

- **Riverdale Drive Extension - Traprock St. to Ramsey Blvd. (#16-20)**
  - Construction is substantially complete
  - Final completion will occur in 2018
- **Puma Street Utilities Extensions (#17-10)**
  - Construction is substantially complete
  - Final completion will occur in 2018
- **The COR Regional Infiltration Basin (#18-09)**
  - Staff is preparing Plans & Specifications
  - Soil borings have been ordered
  - Considering placement of fill throughout The COR
  - Construction will occur in 2018
- **Bunker Lake Boulevard and Puma Street Improvements (#18-05)**
  - Bolton & Menk is preparing final Plans & Specifications
  - State Aid reviewed Plans & Specifications
  - Council to consider approving plans and authorizing bids in May
  - Construction anticipated to begin late June
  - Final completion anticipated late August

Anoka County Improvement Projects

- **Hanson Boulevard/CSAH 78 Reconstruction (2018)**
  - Expand CSAH 78 / Hanson Blvd between 139th Ave and CSAH 18 / Crosstown Blvd to 4-lane divided section
- **Foley Boulevard/CSAH 11 Grade Separation @ BNSF Railway Crossing**
  - This project is currently unscheduled and unfunded

MnDOT Improvement Projects

- **Trunk Highway 10 Cable Median Barrier Installation (2018)**
  - Install cable median barrier along Highway 10 between Thurston Avenue and Highway 101
- **Ferry Street / Trunk Highway 47 Grade Separation @ BNSF Railway Crossing (2017)**
  - Preliminary design on hold
  - Exploring realignment of Highway 47 to remove S-curve at fair grounds
  - Ramsey Staff will continue tracking this project

Items of Interest

?

Timeframe:
Staff estimates that 5 minutes will be needed for updates and discussion.

Observations/Alternatives:
N/A

Funding Source:
N/A

Recommendation:
N/A

Action:
No formal action is required. For Committee review and discussion purposes only.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	04/12/2018 11:51 AM
Kurt Ulrich	Kurt Ulrich	04/12/2018 04:34 PM
Form Started By: Bruce Westby		Started On: 04/11/2018 02:59 PM
Final Approval Date: 04/12/2018		

Public Works Committee **6. 2.**

Meeting Date: 04/18/2018

By: Bruce Westby, Engineering/Public Works

Title:

Review Future Topics Calendar

Purpose/Background:

Attached is a calendar of future topics for review and discussion by the Public Works Committee. The list includes topics drawn from Committee requests received during meetings and/or topics previously discussed by the Committee that are not yet resolved. All dates shown are estimated based on availability of information, staff workload, and competing objectives and are therefore subject to change.

Timeframe:

Staff estimates 5 minutes will be necessary to review the future topics calendar and address Committee questions.

Observations/Alternatives:

N/A

Funding Source:

N/A

Recommendation:

N/A

Action:

No formal action required. For Committee review and discussion purposes only.

Attachments

PWC Calendar

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	04/12/2018 10:27 AM
Kurt Ulrich	Kurt Ulrich	04/12/2018 04:35 PM
Form Started By: Bruce Westby		Started On: 04/11/2018 02:59 PM
Final Approval Date: 04/12/2018		

Public Works Committee Future Topics Calendar *

Date	Topics for Discussion – Committee Action
June 2018	Sunfish Lake Sedimentation Basin Improvements *(Westby)*
May 2018	Gibbon Street & 173rd Avenue Drainage Improvements *(Westby)*
November 2018	Well Siting Study - Well #9 *(Westby)*
June 2018	Sunwood Drive Roundabout Landscaping *(Riemer)*
Future/TBD	County Ditch Maintenance / Buffer Law *(Westby)*
Date	**Topics for Discussion – Regulatory**
Future/TBD	Sunfish Lake Boulevard Speed Zone Study Results *(Westby)*
May 2018	Wellhead Protection Plan Update *(Westby)*
Date	**Topics for Discussion – Policy**
Future	Landscaped Median Maintenance Policy *(Riemer)*
July 2018	Draft Trail Maintenance Policy *(Westby)*
July 2018	Draft Stormwater Pond Maintenance Policy *(Westby)*
Date	**Topics for Discussion – Planning and Budget**
May 2018	Municipal State Aid System (MSAS) Revisions *(Westby)*
September 2018	Review 1996 and 2007 (unadopted) TH 47 Corridor Studies *(Westby)*
Future	Public Works Facility Review/Update *(Riemer/Brama)*
Future	Comprehensive Plan for Long-Term Water Supply *(Westby)*
Date	**Topics for Discussion – Staff Updates**
August 2018	Water Conservation Opportunities / Incentives *(Westby)*

* Dates are estimated and are subject to change based on availability of information, staff workload, and competing objectives.

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

CC Regular Session **7. 1.**

Meeting Date: 05/08/2018

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

~~Consider Resolution #18-066 Approving Home Occupation Permit at 5751 177th Ave NW (Project #17-152); Case of Tracer Landscape and Concrete LLC~~ - **Please Note: this case has been removed from the agenda - to be considered at another date.**

Purpose/Background:

Through the code enforcement program, the City learned of a home based business being operated on the property located at 5751 177th Avenue NW. Upon receipt of a request for information notice from the City, the property owner submitted a completed Home Occupation questionnaire and subsequently submitted an application for a Home Occupation Permit for Tracer Landscaping and Concrete, LLC.

Staff acknowledges that this business previously operated beyond the parameters of the home occupation requirements. The Applicant has alleged that these activities (gravel surface, outside storage) were not related to the home occupation, but personal landscaping occurring at the Subject Property. The Applicant, working through their Attorney, has proposed adjustments to the home occupation in an attempt to comply with the City's regulations. Staff does note some concern about the ability to comply with the agreement, most notably outside storage, but is willing to obtain City Council direction to allow the Applicant the opportunity to comply.

There is known opposition from neighboring properties.

Notification:

Staff attempted to notify all Property Owners within 700 feet as well as all properties located on 177th Ave NW of the Public Hearing that was held at the Planning Commission meeting. A Public Notice was also posted in the City's official newspaper.

Observations/Alternatives:

The Applicant owns and operates Tracer Landscaping and Concrete, Inc. The business currently operates from the Subject Property with clerical work being completed within the home and equipment associated with the business stored outside on a class V gravel surface. The Subject Property is 7.92 acres in size and is in the R-1 Residential (Rural Developing) zoning district.

The Applicant is proposing to construct a detached accessory building that would store all associated business equipment and would provide adequate space and maneuvering to accommodate all loading and unloading of miscellaneous equipment. City Code Section 117-351 (Home Occupations) states that home occupations are permitted in detached accessory buildings as long as there is at least 400 square feet of accessory building space reserved/maintained for the primary residential garage. There is an attached garage on the Subject Property that satisfies this requirement.

City Code Section 117-351 (Home Occupations) states that there shall not be any exterior evidence of said home occupation such as displays, exterior storage of home occupation equipment and vehicles, materials, supplies, inventory or merchandise except for one motor vehicle affiliated with the home occupation shall be stored or parked outside on the site of the home occupation. In addition, one piece of commercial equipment affiliated with the home occupation shall be allowed to be stored or parked on the site of the home occupation in accordance with Section 117-355. Currently the business has nine (9) pieces of equipment which are currently stored outdoors on a gravel surface. The Applicant has proposed to construct a detached accessory building that would house all of the business equipment.

Alternatives:

Alternative #1: Adoption of Resolution #18-066 Approving the home occupation permit. There are several matters that need to be address by the Applicant, including the construction of the accessory building, removal of current gravel parking surface, and restoration of a residential driveway which adheres to City Code. However, each of these *could* be fairly easily remedied and done so in a timely matter. While there are two (2) non-resident employees, the intent of City Code is to limit how many non-resident employees work on the site of the home occupation. Both of the non-resident employees come to the property two (2) times a day to drop off and/or pick up equipment and do not conduct any work on the property.

Alternative #2: Deny Resolution #18-066 approving the home occupation permit. **This action will need to be supported by adopting findings of fact to support the denial**. This matter was originally brought to the City's attention through the code enforcement program. Concerns have been raised related to vehicular traffic, outdoor storage, and loading and unloading of equipment on the public roadway. The City's off-street parking ordinance does allow one to bring commercial motor vehicles and/or equipment to their residential property under certain criteria and, while certain corrective actions are needed to comply with this ordinance, it seems like these standards could be accomplished. However, there is the potential concern that the Applicant does not comply with the corrections, and enforcement becomes more difficult after approval.

Funding Source:

All costs associated with the requested permit are the responsibility of the Applicant.

Recommendation:

The Planning Commission Recommended approval of the requested home occupation permit on a 5-2 vote based on the conditions set forth in Resolution #18-066 including a condition regarding hours of operation being limited to Monday - Friday from 7:00 am to 7:00 pm.

A Home Occupation Permit will afford the opportunity to allow the Owner to make appropriate corrections and amend the business operation to be compatible with the surrounding neighborhood. Should the operation prove to continue to be disruptive to the residential neighborhood, the City has the opportunity to revoke the permit and the operation would need to cease on the Property. Staff would recommend a review of the case at the end of this summer. **By agreeing to these terms, the Owner must also agree that the fact that an accessory building is constructed is not grounds to retaining the Home Occupation Permit should the permit be revoked.**

Action:

Motion to recommend that the City Council adopt Resolution #18-066 issuing a home occupation permit to operate Tracer Landscaping and Concrete, LLC on the property located at 5751 177th Avenue NW based on those findings of fact and listed conditions for approval.

Attachments

Site Location Map

Applicant Submittal

Resolution #18-066 Approving/Denying Home Occupation Permit for 5751 177th Ave NW

Site Inspection Photos

DRAFT Planning Commission Minutes dated April 5, 2018

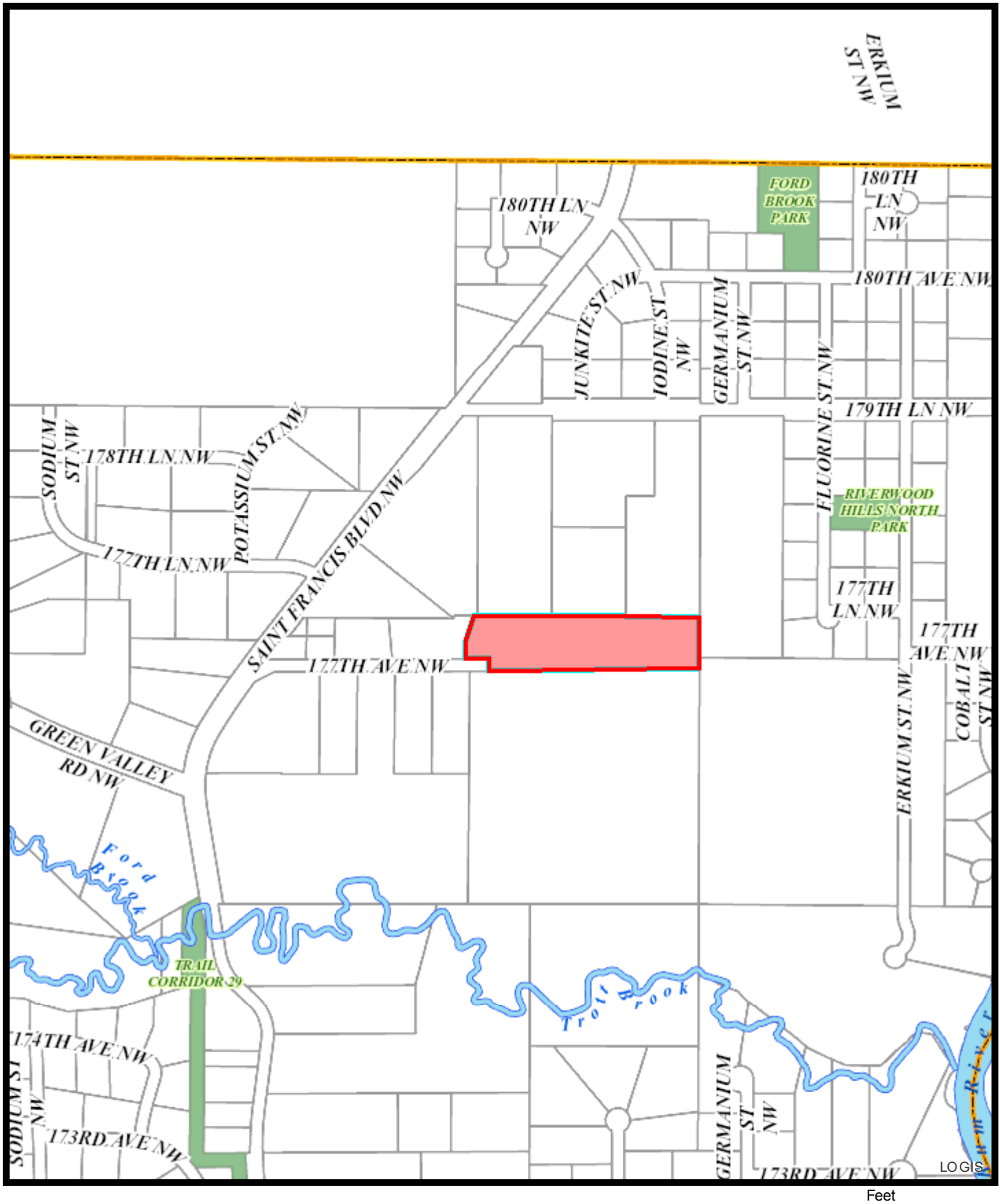
Planning Commission Minutes dated February 1, 2018

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/03/2018 09:44 AM
Kurt Ulrich	Kurt Ulrich	05/03/2018 03:47 PM
Tim Gladhill	Tim Gladhill	05/03/2018 03:57 PM
Kurt Ulrich	Kurt Ulrich	05/03/2018 04:13 PM
Form Started By: Eric Maass		Started On: 04/26/2018 11:07 AM
Final Approval Date: 05/03/2018		

02-32-25-14-0013
5751 177TH AVE NW

5751 177th Avenue NW



Print Date: March 20, 2018

Conditional Use Permit Application

RECEIVED
FEB 28 2018
BY:

Applicant/Contact Information

Applicant Name	Travis Longfield			
Applicant Address	*Street address* 5751 177th Ave. NW	*City* Ramsey	*State* MN	*Zip* 55303
Home Phone Number (763) 463-5042		**Work Phone Number** ( )		
Email Address traavis@tracercompanies.com		**Fax Number** ( )		
Name of Business (if applicable)	Tracer Landscape and Concrete, Inc.			
Business Address (if applicable)				
Business Phone Number		**Business Fax Number**		

Proposed site (subject property) of Conditional Use Permit

Address 5751 177th Ave. NW, Ramsey, MN 55303
PIN 02-32-25-14-0013
Legal Description Lot 2, Block 1, Echo Ridge 2nd Addition
(circle one) **Zoning** R-1 / R-2 / R-3 / B-1 / B-2 / E-1 / E-2 / TC other _____

Property Owner Contact Information

(if different from applicant's information)

Name	Kathryn and Travis Longfield			
Address	*Street Address* same as above	*City*	*State*	*Zip*
Phone Number	**Home phone number** ( )	**Work phone number** ( )		

Please provide a detailed description of your request and attach a copy of your property layout (if applicable)

A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.

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.

Kathryn Sinclair	2.28.18	Travis Hull	2-28-18
Applicant Signature	**Date**	**Co-Applicant Signature**	**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 by the City of Ramsey and I will be held liable for any and all costs incurred by the City.

Kathryn Sinclair	2.28.18	Travis Hull	2-28-18
Property Owner Signature	**Date**	**Co-Property Owner Signature**	**Date**

To be filled out by the City of Ramsey:

Application amount: _____
Escrow Amount: _____
Date Paid: _____
Cash Receipt: _____
Date Received: _____
Escrow Number: _____

Updated: January 2004

RECEIVED
OCT 16 2017
BY:

#2

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Sunday, October 15, 2017 6:31:29 PM
Last Modified:	Sunday, October 15, 2017 8:39:02 PM
Time Spent:	02:07:33
IP Address:	68.47.81.212

Page 1: Supplemental Questionnaire

Q1 What is the address of the parcel in question?

Address — **5751 177th ave nw**

Q2 Does the (will the) Home Occupation owner live in the home on the property? — **Yes**

Q3 Does the Home Occupation owner rent or own the Property? — **Own**

Q4 Will any part of the occupation be conducted in the home? — **Yes,**

If so, what activities will be conducted in the home and in which room(s)?:
All laptop work, wherever I want to do the work that particular day.

Q5 What is the gross square footage of the living area of the home?

2250

Q6 How much of that area will be used for the occupation?

Laptop sitting on my lap.

Q7 Will an attached garage or any detached accessory building or garage be used for the occupation? — **No**

Q8 Will there be at least 400 square feet of garage space reserved for the indoor residential parking and storage related to the residential use on the property? — **Yes**

Q9 Will any structural additions or alterations to home or garages be required for this occupation? — **No**

Q10 Will you employ persons that do not live in the home on the property? **No**

Q11 If you employ non-resident employees, how many will work on the Property?

zero

Q12 If you employ non-resident employees, how many will work off-site and not arrive on the Property?

Two

Q13 If you employ non-resident employees and they work off-site, will in be necessary at any point for these employees to come to the Property?

Yes they may come for a check or to carpool.

Q14 Will any customers or clients come to the Property? **No**

Q15 How many vehicle trips per day do you anticipate entering and leaving the property in a typical 24 hour period, including employees, customers, deliveries, etc.?

We have zero customers coming to our property, zero deliveries and 2 trucks that leave in the morning and come back at night Mon thru Fri, April-Nov.

Q16 Will any vehicles, other than your private vehicle(s), be used in connection with the home occupation?

Yes,
If so, provide number, size, and type of vehicles.:
2, Ford f250 Truck, Ford f550 dump

Q17 Do you intent to store supplies and/or materials on the site?

No,
Please describe items to be stored and were.:
Our house and yard is under construction so all materials on site are being used for this.

Q18 Are any of the home occupation processes or materials subject to review and permitting by Anoka County Environmental Services?

No

Q19 What is your contact information (the person filling out this form)?

Name	**Travis Longfield**
Company	**Tracer Landscape and Concrete INC**
Address	**5751 177th ave nw**
City/Town	**Ramsey**
State/Province	**Minnesota**
ZIP/Postal Code	**55303**
Email Address	**travis@tracercompanies.com**
Phone Number	**7634641691**

BACKGROUND INFORMATION RELEVANT TO APPLICATION

THE PROPERTY

The Property is composed of 8 wooded acres sitting at the very end of 177th Ave. NW, where it culminates in a cul-de-sac. The Property is heavily wooded, and surrounded by dense trees on all sides. The Property is zoned R-1(Rural Developing).

The Property is accessed by 177th Ave. NW, which culminates in a cul-de-sac. Only the Property and a 35-acre working farm to the South access their property at the end of the street.
The Property currently has an approximately 2000 square foot residential home on the Western portion of the property, and a small temporary foot horse stable. The Applicant residents in the home on the property with his family.

The Property's immediate neighbor to the south (5750 177th Ave. NW) is a 35-acre working farm (the "**Farm**"). To the North of the Property, is a 9.46 acre residential property at 5750 179th Ln NW, where the residence is to the northmost section of the property (farthest away from the Property). Also to the North of the Property is a 4.3 acre cemetery and an 8.07 acre vacant parcel, both owned by Cross of Hope Lutheran Church.

The only residential parcel abutting the Property to its West is 5829 177th Ave. NW, a 2.07-acre property with a single-family home. Also to the West, but not directly abutting the Property, is 5880 177th Ave. NW, a 5-acre property with a single-family home.

Aerial photographs showing the property and surrounding properties are attached.

THE PROPOSED BARN

The proposed barn is compliant with Code § 117-349 (Accessory uses and buildings), and may be built as a matter of right, without the need for a CUP. Code § 117-349 permits accessory structures of up to 4700 square feet and 22 feet high for an 8-acre property. Applicant will seek a building permit prior to construction.

The proposed barn also satisfies the requirements of the Home Occupation ordinance. The storage of equipment in the barn will be incidental and secondary to the residential use of the property, and Applicant will occupy the residence on the property with his family. Code § 117-351(1)(a), (b) & (c).

The proposed barn will eliminate any "exterior evidence" of the business. There will be no displays, exterior storage of equipment of vehicles, or signage relating to the business. Code § 117-351(1)(g).

STORAGE OF VEHICLES AND EQUIPMENT

Applicant' storage of trucks and landscaping equipment in the barn is expressly permitted. Code § 117-355(a). Indoor storage of vehicles is expressly permitted by Code § 117-355(a).

Additionally, the limited operation of the trucks outdoors for the purpose of pulling them out of and into the barn is permitted under the Code. The Code expressly provides that commercial motor vehicles and equipment may be stored outside provided that they are appropriately screened and parked in the side or rear yard. Code § 117-355 (c)(2).

TRAFFIC

The 5 round trips related to operation of the business would be fewer than what is permitted as a matter of right under Code §117-351, which defines "excessive vehicular traffic" for the purpose of a home occupation as in excess of any combination of eight round trips, not including one round trip per eligible employee. Code 117-351(1)(i). For any parcel three acres or greater, a home occupation can have up to three employees, including an owner. 117-351(2)(a)(1). Therefore, three of the round trips are not included in the calculation. Under this calculation, the business will generate 4 round trips.

CONSISTENT WITH NEIGHBORHOOD

The proposed use would be consistent with, and would not pose any nuisance to, surrounding properties. For instance, the traffic generated by Applicant is not only below the level already permitted by the Code, but would be consistent with that produced by neighboring properties. For instance, the Farm to the South was granted a CUP to construct a second dwelling on the property to be inhabited by employee caretakers of the farm (Resolution 00-02-038, 2/8/2000). Traffic related to Applicant's use is not expected to be any greater than that of the Farm property.

Furthermore, the limited use of the Property described in the Application will not generate any excessive noise or otherwise disturb the neighborhood.

REQUEST FOR CONDITIONAL USE PERMIT

Applicant seeks a conditional use permit permitting him to operate his landscaping business, Tracer Landscape and Concrete, Inc., from his property at 5751 177th Ave. NW, Ramsey, MN 55303 (the "**Property**"). While Applicant's business operation largely complies with the City Code 117-351 (Home Occupations), Applicant is seeking a seeking a Home Occupation permit through the CUP process at the suggestion of City staff.

Applicant wishes to use the Property for storage of landscaping equipment belonging to his business, Tracer Landscape and Concrete, Inc. Tracer performs landscaping work on properties belonging to others from April through November.

Equipment

The business uses the following equipment, which it proposes to store within a storage barn to be constructed at the rear of the property:

1. 1 Ford F-450 pickup truck (Applicant's personal vehicle)
2. 1 Ford F-250 pickup truck
3. 1 Ford F-550 dump truck
4. 1 enclosed trailer
5. 2 flatbed trailers
6. 2 skidsteer loaders
7. 1 excavator

The Proposed Storage Barn

Applicant intends to construct a storage barn at the rear of his property to store the landscaping equipment. The storage barn will be the sole accessory building on the property.[1]

- The building will be 60' by 78', and will be masked from view by extensive tree coverage surrounding the property, and by a privacy fence around the rear portion of the property. It will not be possible to see the storage building from the public roadway, or from neighboring homes.
- The storage building will be of sufficient size so that it can store all landscaping equipment, including the trucks and trailers entirely within the building, and allow for all loading and unloading of equipment entirely within the structure. No loading or unloading of equipment will need to occur outside of the storage building.
- The building will have no exterior signage.
- The building will be accessed by way of a crushed concrete driveway running from the road along the southern boundary of the property to the storage building.
- The class-5 surface currently in place at the front of the property abutting the street will be removed and replaced by a paver or concrete driveway that will comply with City

[1] A temporary horse shed on the property will be removed. The horses will be moved into the barn upon completion.

requirements. The class-5 surface remains in place there only to allow for access to the property by construction equipment necessary to build the storage building.

Applicant's plan is depicted on the enclosed rendering and survey.

Limited Operations On The Property

Tracer employs 2-3 employees seasonally. With the exception of two employees coming to the Property each morning to each pick up a truck and to return it at the end of the day, no employees will be present at or performing work at the Property.

Anticipated vehicle traffic relating to the business will be as follows:

Morning:

2 employees arrive and park their cars (2 vehicles) in the storage barn to be constructed at the rear of the Property.

3 pickup trucks leave the Property for the day (driven by 2 employees and Applicant)

Evening:

3 pickup trucks return to the Property and are promptly stored in the storage barn at the rear of the Property.

2 employees depart for the evening (2 vehicles)

Total: 5 round trips

The business will not receive delivery of materials to the Property, and landscaping materials to be used for commercial purposes will not be stored at the Property.

Capstone Law
Protecting What You Value Most

February 1, 2018

By Email
Mr. Eric Maass
Planning Consultant
Community Development Department
City of Ramsey
7550 Sunwood Dr. NW
Ramsey, MN 55303
Email: EMaass@ci.ramsey.mn.us

Re: Plan to store landscaping equipment at 5751 177th Ave. NW., Ramsey, MN

Mr. Maass:

Please accept this letter and enclosed documentation on behalf of Travis Longfield concerning his intended use of the real property at 5751 177th Ave NW, Ramsey MN (the "**Property**"). Mr. Longfield intends to operate his landscaping business from the Property in full compliance with Ramsey Ordinance 117-351. The purpose of this letter is to describe the steps that Mr. Longfield intends to take to ensure compliance with the ordinance.

The Property

The Property is composed of 8 wooded acres sitting at the very end of 177th Ave. NW, where it culminates in a cul-de-sac. The Property is heavily wooded, and surrounded by dense trees on all sides. The Property's immediate neighbor to the south (5750 177th Ave. NW) is a 35-acre working farm (the "**Farm**"). To the west, farther down 177th Ave. are several residential homes (5829 177th Ave. NW is a 2.07-acre property with a single-family home and 5880 177th Ave. NW is a 5-acre property with a single-family home). Only the owners of Farm and the Property access their homes by way of the end of the cul-de-sac.

Aerial photographs showing the property and surrounding properties are enclosed.

The Business

Mr. Longfield owns a landscaping business called Tracer Landscape and Concrete Inc. It primarily operates from May through November and performs landscaping work for other people's properties.

Although all of the landscaping work will be performed at other properties, Mr. Longfield intends to store his landscaping equipment on the Property. The property will not be used to

receive deliveries of materials for the landscaping business, nor will it be used as a staging point for employees.

The Plan

In order to ensure full compliance with the ordinance, Mr. Longfield intends to do the following this spring:

- Construct a 60' by 78' building at the very rear of my 8-acre property to store all landscaping equipment. The storage building will be masked from view by extensive tree coverage surrounding the property, and by a privacy fence around the rear portion of the property. It will not be possible to see the storage building from the public roadway, or from neighboring homes.
- The storage building will be of sufficient size so that it can store all landscaping equipment, including the trucks and trailers entirely within the building, and allow for all loading and unloading of equipment entirely within the structure. No loading or unloading of equipment will need to occur outside of the storage building.
- The building will have no exterior signage.
- The building will be accessed by way of a crushed concrete driveway running from the road along the southern boundary of the property to the storage building.
- The class-5 surface currently in place at the front of the property abutting the street will be removed and replaced by a paver or concrete driveway that will comply with City requirements. The class-5 surface remains in place there only to allow for access to the property by construction equipment necessary to build the storage building.

Mr. Longfield's plan is depicted on the enclosed rendering and survey.

Mr. Longfield looks forward to addressing these issues before the Planning Commission and City Council. Please provide this letter to the members of these bodies along with the enclosed supporting documentation.

Regards,



Rob Shainess
Attorney at Law
rob@capstonelaw.com

cc: Travis Longfield (by email) and Tim Gladhill (by email)


SAINT FRANCIS BLVD NW
5915
5905
5855
5829
5751
177TH AVE NW
177TH AVE NW
5910
5900
5880
5800
5750
17515

11.20.17 photo 1



11/20/2017

11.20.17 Photo 3



11/20/2017

11.20.17 Photo 4



11/20/2017

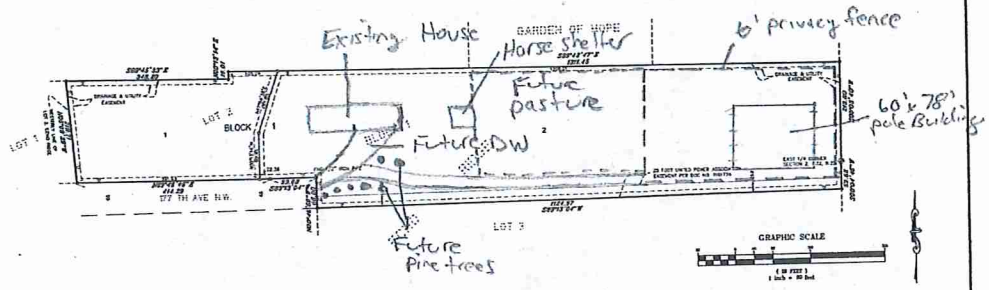

Crushed Concrete Driveway
Crushed Concrete Pad
60'
78'
<Privacy Fence 6'>

"OFFICIAL PLAT"

OFFICIAL PLAT

ECHO RIDGE SECOND ADDITON

City of Ramsey
County of Anoka
Section 2, T.32, R.25
Etc. 10 of Torrens, No. 29



LEGEND

TYPICAL DRAINAGE AND UTILITY EASEMENTS

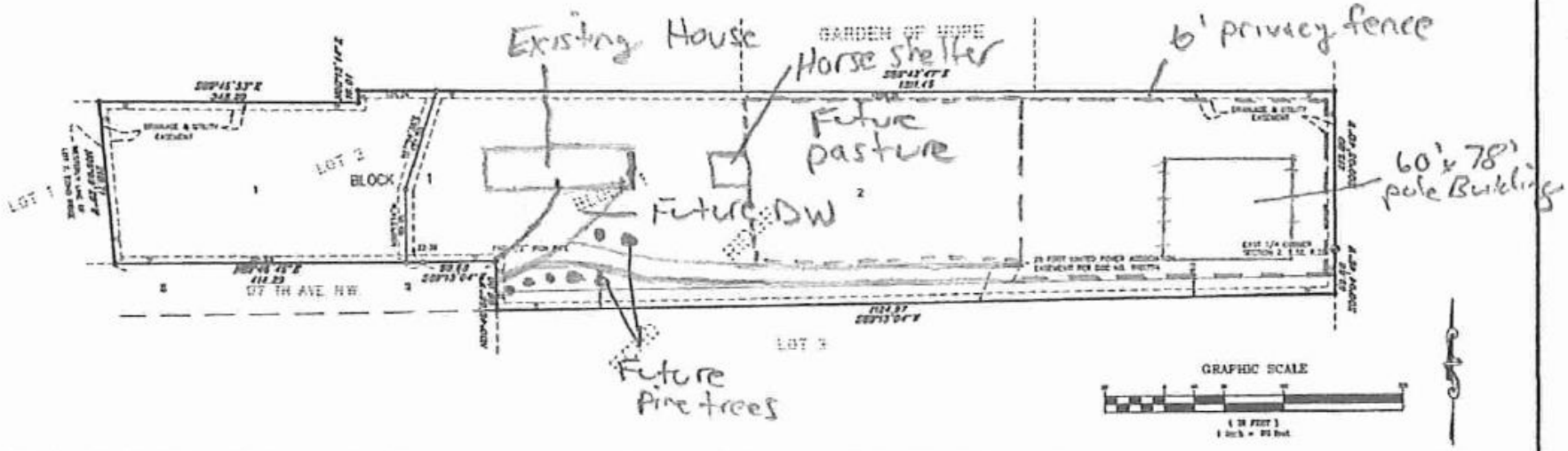
E. G. RUD & SONS, INC.
Land Surveyors
2001621431 $160.00

"OFFICIAL PLAT"

OFFICIAL PLAT

ECHO RIDGE SECOND ADDITON

City of Ramsey
County of Anoka
Section 2, T.32, R.25
Bk 18 of Trans, Pg 29



KNOW ALL MEN BY THESE PRESENTS: That Robert D. Langfield and Kim A. Langfield, husband and wife, owners, and Anoka Hennepin Credit Union, a Minnesota Corporation, mortgagee of the following described property situated in the State of Minnesota, County of Anoka, to wit:

Lot 2, Block 1, ECHO RIDGE

Have caused the same to be surveyed and platted as ECHO RIDGE SECOND ADDITON and do hereby dedicate to the public for public use forever the drainage and utility easements as shown on this plat.

In witness whereof said Robert D. Langfield and Kim A. Langfield, husband and wife, have hereunto set their hands this 15th day of November, 2002.

Robert D. Langfield — Kim A. Langfield

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing instrument was acknowledged before me this 15th day of November, 2002, by Robert D. Langfield and Kim A. Langfield, husband and wife.

Virginia A. Hennen
Notary Public, Anoka County, Minnesota
My Commission Expires 1-31-2003

VIRGINIA ANN HENNEN
Notary Public
Minnesota

In witness whereof said Anoka Hennepin Credit Union, a Minnesota Corporation, has caused these presents to be signed by Tonya L. Bontjahan, its Senior Loan Officer of Anoka Hennepin Credit Union, a Minnesota Corporation this 25th day of November, 2002.

Signed: Anoka Hennepin Credit Union

Tonya Breaglup by Anna Bly, Its President
Tonya L. Bontjahan/ Senior Loan Officer

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing instrument was acknowledged before me this 25 day of November, 2002, by Tonya L. Bontjahan, as Senior Loan Officer of Anoka Hennepin Credit Union, a Minnesota Corporation on behalf of the Corporation.

Virginia A. Hennen
Notary Public, Anoka County, Minnesota
My Commission Expires 1-31-2003

VIRGINIA ANN HENNEN
Notary Public
Minnesota

I hereby certify that I have surveyed and platted the property described on this plat as ECHO RIDGE SECOND ADDITON; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as shown; and that the outside boundary lines are correctly designated on said plat; and that there are no wet lands as defined in Minnesota Statutes, Sec. 505.02, Subd. 1 or public highways to be designated other than as shown on said plat.

Jason E. Rud
Jason E. Rud, Land Surveyor
Minnesota License No. 41316

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing surveyor's certificate was acknowledged before me this 21st day of November, 2002, by Jason E. Rud, Land Surveyor, Minnesota License No. 41316.

Caitlin R. Brand
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2005

CAITLIN R. BRAND
Notary Public
Minnesota

This plat of ECHO RIDGE, SECOND ADDITION was approved by the City Council of Ramsey, Minnesota at a regular meeting thereof held this 9th day of September, 2002, and if applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

By: Kathleen Kelly, Mayor
By: Sherri M. Haug, Clerk

This plat has been checked and approved this 23rd day of December, 2002.

Terry D. Sorel
Terry D. Sorel
Anoka County Surveyor

Office of Register of Deeds
State of Minnesota
County of Anoka
41611.0
I hereby certify that the within instrument was filed in this office for record on the 23 day of December, 2002 at 8:00 o'clock A.M. and was duly recorded in Book/Film 215 of Records, Page/Map 14
Document No. 1777
Deputy Register of Title

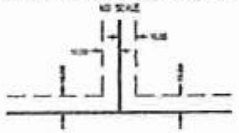
Dec 23, 2002
S. Cullen

LEGEND

- ● DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED R.L.S. NO. 11029 UNLESS OTHERWISE NOTED.
- ■ DENOTES 1/2 INCH BY 18 INCH SET IRON PIPE MONUMENT MARKED BY R.L.S. NO. 41316.
- ◆ DENOTES ANOKA COUNTY CAST IRON MONUMENT.

FOR THE PURPOSES OF THIS PLAT THE WEST NORTHERLY LINE OF LOT 2, BLOCK 1, ECHO RIDGE IS ASSUMED TO HAVE A BEARING OF NORTH 07°W.

TYPICAL DRAINAGE AND UTILITY EASEMENTS
NO SCALE



BEING 10 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, STREETS AND REAR LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.

CITY OF RAMSEY
ANOKA COUNTY, MINN.

E. G. RUD & SONS, INC.
Land Surveyors
20031624361 $160.00


SAINT FRANCIS BLVD NW
5915
5905
5855
5829
5751
177TH AVE NW
177TH AVE NW
5910
5900
5880
5800
5750
17515



11/20/2017



11/20/2017

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

RESOLUTION #18-066

A RESOLUTION APPROVING/DENYING THE ISSUANCE OF A HOME OCCUPATION PERMIT TO OPERATE A LANDSCAPING AND CONCRETE CONTRACTING BUSINESS ON THE PROPERTY LOCATED AT 5751 177TH AVENUE NW 164TH BASED ON FINDINGS OF FACT #0985 AND DECLARING TERMS OF PERMIT

WHEREAS, the City of Ramsey received an application from Travis Longfield requesting a home occupation permit to operate Tracer Landscaping and Concrete Inc., on the property generally known as 5751 175th Ave NW and legally described as follows:

Lot 2, Block 1, Echo Ridge 2nd Addition, Anoka County, Minnesota

(the "Subject Property")

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA that the findings of fact relating to the request are determined to be as follows:

1. That on October 15, 2017 Travis Longfield, herein referred to as the "Applicant", submitted a completed Home Occupation Supplemental Questionnaire.

2. That on February 28, 2018 the **Applicant** applied for a home occupation permit to operate Tracer Landscaping and Concrete Inc., (the "Home Occupation") on the **Subject Property**.

3. That the **Applicant** appeared before the Ramsey Planning Commission for a public hearing pursuant to Section 117-51 of the City Code on April 5, 2018, and that said public hearing was properly advertised.

4. That the **Subject Property** is zoned R-1 Residential (Rural Developing), and the surrounding parcels are also zoned R-1 Residential (Rural Developing).

5. That the **Subject Property** is approximately 7.92 acres and is surrounded by lots of similar sizes to the north, south, and west and slightly smaller lots to the east.

6. That the **Subject Property** is guided as Rural Developing on the City's Future Land Use Map.

7. That the **Applicant** owns and occupies the dwelling unit on the site of the **Home Occupation**.

8. That there is currently exterior evidence of the existence of the **Home Occupation** on the **Subject Property** including the parking/storing of commercial vehicles and equipment as well as a large gravel parking area which is used primarily for the storage and maneuvering of equipment related to the **Home Occupation**.

9. That the commercial vehicles and equipment currently stored outside on the **Subject Property** include: one (1) Ford F-450 Pickup Truck (Applicants Personal Vehicle), one (1) Ford F-250 pickup truck, one (1) Ford F-550 Dump Truck, one (1) enclosed trailer, two (2) flatbed trailers, two (2) skidsteer loaders, and one (1) excavator.

10. That presently, the combined number of commercial and private use items stored outside on the **Subject Property** totals nine (9) which is less than the maximum number allowed which is ten (10) for parcels five (5) acres or greater in size.

11. That the **Home Occupation** is proposed to be entirely contained within a proposed detached accessory building located on the **Subject Property**.

12. That there will be at least 400 square feet of garage space reserved for indoor residential parking and storage related to the residential us on the **Subject Property**.

13. That there is no interior or exterior business signs or display related to the **Home Occupation** on the **Subject Property**.

14. That there shall be no more than two (2) vehicle trips per hour per standard eight (8) hour business day or sixteen (16) vehicular trips within a twenty-four (24) hour period, as established in City Code Sec. 117-351 (Home Occupations).

15. That the **City** finds the **Home Occupation** does not constitute a fire hazard to neighboring residences.

16. That the **Home Occupation** does not include operations related to internal combustion engines, body shops, ammunition manufacturing, motor vehicle repairs or sale.

17. That the **Home Occupation** does employ two (2) persons that do not live in the dwelling unit on the **Subject Property**. Two (2) additional non-resident employees will travel to the **Subject Property** for activities related to loading and unloading of equipment two (2) times per day, but will not work at the **Subject Property**.

18. That the **Home Occupation** does not involve operating methods that include transactions with the public (customers, clients, consultants, subcontractors, etc.) on the **Subject Property**.

19. That the **Home Occupation** does not conduct retail sales on the **Subject Property**.

20. That the **Home Occupation** business hours are proposed to be 7:00 a.m. to 6:00 p.m. Monday through Friday. The **Home Occupation** will not operate on Saturdays or Sundays.

21. That all structures shall comply with all applicable codes, including, but not limited to, building, fire and zoning.

22. That the **City** finds the **Home Occupation** operates beyond the parameters of a general and administrative home occupation permit requirements (117-351) and therefore requires Planning Commission and City Council review and approval.

23. That the **City** finds that the **Home Occupation** operates/does not operate beyond the intent and parameters of 117-351 (Home Occupations) and finds that the **Home Occupation** is/is not low-level and is not a use typically found in a residential area.

24. That the proposed use will/will not adversely impact traffic in the area.

25. That the proposed use will/will not be compatible with the residential neighborhood due to density and lot size of the surrounding lots.

26. That the proposed use will/will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.

27. That the proposed use will/will not substantially adversely impair the use, enjoyment, or market value of neighboring properties.

28. That the proposed use will/will not be hazardous or disturbing to existing or future neighboring uses.

29. That the proposed use will/will not be served adequately by public facilities and services such as highways and streets.

30. That the proposed use will/will not create excessive additional requirements at public cost for public facilities and services, and it will/will not be detrimental to the economic welfare of the community.

31. That the proposed use will/will not involve activities and uses 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 THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

This **Permit** is issued pursuant to Sections 117-51 and 117-351 of the Ramsey City Code. The conditions of this **Permit** are as follows:

1. That this resolution shall allow for Tracer Landscaping and Concrete, Inc., (the "Home Occupation") to operate on the **Subject Property**. The **PERMITTEE** shall be required to reserve at least 400 square feet of accessory structure space for the purposes of the primary residential use.

2. That the **PERMITTEE** shall construct a detached accessory building by no later than October 31, 2018 and that all vehicles and equipment associated with the **Home Occupation** shall be stored within that detached accessory building.

3. That the **PERMITTEE** shall limit hours of operation on the **Subject Property** to be Monday through Friday from 7:00am to 7:00pm.

4. That the **PERMITTEE** shall reside in the dwelling unit of the **Subject Property**. The **PERMITTEE** may also employ two (2) non-resident employees that may only arrive on site to pick up, load, and/or drop off equipment. The two (2) non-resident employees may not perform any other function related to the **Home Occupation** on the **Subject Property**.

5. That the **PERMITTEE** may not lease portions of the accessory structure located on the **Subject Property** to any person(s) that does not reside on the **Subject Property**.

6. That the **PERMITTEE** agrees to comply with Chapter 117, Article II, Division 6, Subdivision 1 of City Code, titled "Signs".

7. That the **PERMITTEE** agrees to comply with section 117-355 of City Code relating to outside storage and maneuvering of vehicles and equipment on the **Subject Property**; all parking and maneuvering areas on the **Subject Property** must be surfaced with class V gravel, concrete or asphalt.

8. That the **PERMITTEE** must obtain all applicable permits to ensure that the structures and driveway(s) are compliant with all applicable state and local codes.

9. That should the **PERMITTEE** die or sell the **Subject Property**, the **Permit** shall be automatically terminated, except that in the case of death, should a surviving spouse or child, residing at the same address, desire to continue the home occupation, written notice to that effect shall be given to the City Administrator and the City Council may authorize continuation of the **Permit** without further hearing.

10. The **PERMITTEE** shall reside on the **Subject Property**; if the **PERMITTEE** does not reside on the **Subject Property**, the **Permit** shall be terminated.

11. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **PERMITTEE**.

12. The **PERMITTEE** shall be responsible for maintaining any applicable State or County licenses.

13. The **PERMITTEE** shall be responsible for all costs incurred in the administration and enforcement of this Permit.

14. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 8th day of May, 2018.

Travis Longfield and Kathryn Longfield, owner(s) of fee title to the Subject Property, hereby acknowledge receipt of this Permit and has reviewed the conditions of this Permit and has agreed to comply with the terms of this Permit.

Travis Longfield

Kathryn Longfield

STATE OF MINNESOTA)

) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me a Notary Public, personally appeared Travis Longfield and Kathryn Longfield, owner(s) of fee title to the Subject Property, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

_____
Notary Public

Travis Longfield and Kathryn Longfield, owner(s) of fee title to the Subject Property, hereby acknowledge receipt of this Permit and has reviewed the conditions of this Permit and have agreed to comply with the terms of this Permit.

_____ _____
Travis Longfield Kathryn Longfield

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me a Notary Public, personally appeared Travis Longfield and Kathryn Longfield owner(s) of fee title to the Subject Property, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

_____
Notary Public

CITY OF RAMSEY:

By: _____ By: _____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, _____, before me, a Notary Public, personally appeared Sarah Strommen and JoAnn M Thieling, to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said Sarah Strommen and JoAnn M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

This document reviewed by:
Ratwik, Roszak & Maloney, P.A.
300 U.S. Trust Building
730 Second Avenue South
Minneapolis, MN 55402


2404CTG
Trailer


tracer


F250
G5292


tracer

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 5, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Daniel Onyambu Commissioner Patrick Surma Commissioner Gary VanScoy Commissioner Woestehoff
Members Absent:	None
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson City Planner Chloe McGuire Bergle

1. CALL TO ORDER

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

Chairperson Bauer welcomed Commissioner Onyambu and Commissioner Woestehoff to the Planning Commission.

Commissioner Surma read a statement regarding political correctness and stated he was pleased the City of Ramsey was embracing diversity. He explained he would like to see the Planning Commission stand and state the Pledge of Allegiance at the start of each meeting.

The Commission stood and said the Pledge of Allegiance.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

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

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated March 1, 2018

Motion by Commissioner Woestehoff, seconded by Commissioner Surma, to approve the following minutes as presented: Planning Commission Meeting Minutes dated March 1, 2018.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Gengler, Onyambu, Surma, VanScoy, and Woestehoff. Voting No: None. Absent: None. Abstain: Commissioner Anderson.

5. COMMISSION BUSINESS

5.01: Appoint Chairperson and Vice Chairperson of the Planning Commission

Community Development Director Gladhill requested the Commission appoint a Chair and Vice Chairperson for the coming year.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to appoint Randy Bauer as Chairperson of the Planning Commission for 2018.

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

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to appoint Gary VanScoy as Vice Chairperson of the Planning Commission for 2018.

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

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider Home Occupation Conditional Use Permit for 5751 177th Avenue NW (Project #17-152); Case of Tracer Landscape and Concrete LLC

Public Hearing

Chairperson Bauer called the public hearing to order at 7:07 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating through the code enforcement program, the City learned of a home-based business being operated on the property located at 5751 177th Avenue NW. Upon receipt of a request for information notice from the City, the property owner submitted a completed Home Occupation questionnaire and subsequently submitted an application for a Home Occupation Conditional Use Permit for Tracer Landscaping and Concrete, LLC. Staff commented on the request in further detail and recommended approval of the home occupation permit.

Citizen Input

Commissioner VanScoy asked if the site usage was within the City's Ordinance.

Community Development Director Gladhill reported the City's main concern at this time was exterior evidence. He stated traffic and the number of vehicles was not an issue. He explained the proposed home occupation permit would bring the property into compliance. He provided further comment on how the City would pursue a revocation of the permit if the applicant were not following the specified conditions.

Commissioner Anderson questioned if the proposed building fit within the City's size limits.

Community Development Director Gladhill stated this was the City's understanding at this time.

Ron Schamus, representative for the applicant, explained the applicant was seeking to operate his landscaping business from his property noting the majority of the things he was doing were well within City Ordinance. He indicated there was only one item that was deviating from City Code at this time. He reported the applicant was well within his rights to park a commercial vehicle on his property. He commented the applicant's employees only had four additional round trips per day. He reported the applicant's property was surrounded by large wooded properties. He noted the only property being impacted by his client was a two-acre property to the west. He stated the proposed barn would be located away from this property and would have a privacy fence surrounding it. He reiterated that the applicant had only two employees coming and going from the property. He explained his applicant has spoken to his employees to ensure they were driving at a proper speed.

Commissioner VanScoy explained the City put this particular Ordinance in place to protect neighbors from a certain level of activity that is created by home occupations. He questioned if there was a limit to the number of commercial vehicles that could be parked on a residential lot.

Community Development Director Gladhill reported when the Ordinance was amended several years ago, a hard cap was not set. He noted the number of vehicles allowed on a lot was based on the size of a property.

Mr. Schamus requested the applicant be allowed to have until March of 2019 to complete the barn.

Commissioner Anderson questioned what the projected growth was for this landscaping business. He asked if this company would only have two employees or if this would be increasing in the coming years.

Mr. Schamus explained if the business were to grow it could not continue to operate from this residential site per City Code.

Commissioner Anderson inquired if the landscaping business worked on weekends.

Mr. Schamus stated the applicant does not work on weekends.

Commissioner Anderson commented on how the landscaping business worked to dispatch employees and equipment from the residential home.

Commissioner Surma asked if the neighbors liked one another and questioned if the main concern was the amount of traffic going up and down the road.

_____ stated the main concern was the amount of commercial traffic going to and from the residential home.

Ricky Eagle, _____, stated the proposed location of the barn was 100 feet north of his home. He explained he had called the police regarding the speed of traffic going up and down the roadway. He noted he also had concerns with the large brush fires the applicant has had on his property.

Don Kveton, _____, reported he owns the working farm adjacent to the applicant's property. He stated he has horses and cattle on his farm. He noted he owns the Village Banks in Anoka County. He explained he loves living in Ramsey and noted he lives in Ramsey because he wants his property to remain rural. He encouraged the Planning Commission to speak with the Police Department and Sheriff's Department prior to making a decision on this matter in order to learn about what was really taking place. He explained 177th Avenue had been destroyed by the applicant and his equipment. He indicated he was scared for himself and his neighbors. He reported his employees were being harassed by the applicant and his employees. He reported he would be installing cameras on his property to capture the applicant's activity.

Commissioner Surma stated freedom isn't easy and it demands responsibility from everybody involved. He commented if the number of police reports were high, this information could assist the Planning Commission in making a better-informed decision. He requested staff investigate this further and provide the Planning Commission with this information.

Commissioner Bauer asked how many of the police calls were related to the business.

Mr. Kveton stated he was uncertain and commented further on the activities occurring on his neighbor's property. He reported there has never been a police call to his neighborhood in the past 20 years until the applicant moved in. He encouraged his neighbor to relocate his business into an industrial park.

Commissioner Woestehoff commented the matter before the Planning Commission was not whether these were good people or not, but rather if the business was operating within City statute.

Commissioner VanScoy asked if staff had had the opportunity to follow up with the police department.

Community Development Director Gladhill reported he had made a request to the police department but had not received any information prior to the meeting. He stated he could pull the police records and forward this information on to the Planning Commission. He commented further on the code enforcement violations that have occurred at this property. He explained the character of the applicant should not be brought into consideration when the Planning Commission makes a decision. However, he understood the information may assist the Commission in learning if compliance with City Ordinances would be a concern.

Mr. Kveton stated in most cases businesses grow and he feared how his neighborhood would be impacted if this landscaping business were to continue to grow.

Commissioner VanScoy asked why Mr. Kveton had contacted the Anoka County Sheriff instead of the Ramsey Police Department with his concerns.

Mr. Kveton stated he contacted the Sheriff because he was a close person friend. He reported his neighbor's property had turned into a junk yard and he was no longer able to host fundraising events at his home.

Commissioner Woestehoff asked if Mr. Kveton believed the proposed barn and fence would assist in cleaning up the exterior of the property.

Mr. Kveton stated there were trucks coming and going from the property at all hours, even on the weekends.

Mr. Eagle commented the applicant has pallets, tiles and sod along his fence line. He feared how he would be impacted if the applicant was driving his commercial vehicles along the dirt path adjacent to his electric fences. He encouraged the applicant to have more respect for the neighboring property.

Commissioner Onyambu questioned if Mr. Eagle has seen the applicant coming and going from his property on the weekends or during the evening.

Mr. Eagle stated this does occur on occasion.

Mr. Schamus encouraged the Planning Commission to not confuse the work that the applicant was doing to improve his own property with the work he conducts for his business. He explained that the applicant completed a great deal of landscaping work on his own property and this occurred on the weekends and in the evening hours. He commented he was not aware of any concerns regarding the police department. He explained he was aware of a concern with a fire on the

property but noted his client had received a burning permit. He stated he understood there were concerns with the applicant's ability to comply with the home occupation permit but believed with a fleet of cameras on the neighboring property the City would soon know.

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

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

Chairperson Bauer closed the public hearing closed at 7:58 p.m.

Commission Business

Chairperson Bauer requested staff read the conditions for approval aloud for the record.

Community Development Director Gladhill stated the conditions are as follows:

1. That this resolution shall allow for Tracer Landscaping and Concrete, Inc., (the "Home Occupation") to operate on the Subject Property. The PERMITTEE shall be required to reserve at least 400 square feet of accessory structure space for the purposes of the primary residential use.

2. That the PERMITTEE shall construct a detached accessory building by no later than October 31, 2018 and that all vehicles and equipment associated with the Home Occupation shall be stored within that detached accessory building.

3. That the PERMITTEE shall reside in the dwelling unit of the Subject Property. The PERMITTEE may also employ two (2) non-resident employees that may only arrive on site to pick up, load, and/or drop off equipment. The two (2) non-resident employees may not perform any other function related to the Home Occupation on the Subject Property.

4. That the PERMITTEE may not lease portions of the accessory structure located on the Subject Property to any person(s) that does not reside on the Subject Property.

5. That the PERMITTEE agrees to comply with Chapter 117, Article II, Division 6, Subdivision 1 of City Code, titled "Signs".

6. That the PERMITTEE agrees to comply with section 117-355 of City Code relating to outside storage and maneuvering of vehicles and equipment on the Subject Property; all parking and maneuvering areas on the Subject Property must be surfaced with class V gravel, concrete or asphalt.

7. That the PERMITTEE must obtain all applicable permits to ensure that the structures and driveway(s) are compliant with all applicable state and local codes.

8. That should the PERMITTEE die or sell the Subject Property, the Permit shall be automatically terminated, except that in the case of death, should a surviving spouse or child, residing at the same address, desire to continue the home occupation, written notice to that effect shall be given to the City Administrator and the City Council may authorize continuation of the Permit without further hearing.

9. The PERMITTEE shall reside on the Subject Property; if the PERMITTEE does not reside on the Subject Property, the Permit shall be terminated.

10. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the PERMITTEE.

11. The PERMITTEE shall be responsible for maintaining any applicable State or County licenses.

12. The PERMITTEE shall be responsible for all costs incurred in the administration and enforcement of this Permit.

13. That the City Administrator, or his/her designee, shall have the right to inspect the Subject Property for compliance and safety purposes annually or at any time, upon reasonable request.

Chairperson Bauer asked if there was a condition that specifically addressed hours of operation.

Community Development Director Gladhill reported this would be addressed under the City's nuisance and noise code but noted it would be reasonable for the Commission to add a condition to address the hours of operation.

Chairperson Bauer questioned if the applicant's employees would be able to work on Saturday and Sunday to assist in constructing the proposed barn.

Community Development Director Gladhill explained the barn was a function of the home occupation and noted employees would be able to work on Saturday. He indicated Sunday work would have to receive approval from the City Council.

Commissioner VanScoy commented on the hours of operation and recommended the Commission add a condition to address this matter.

Commissioner Woestehoff questioned how many properties in Ramsey were over five acres in size. He stated he was asking this question to see how many other residents in the City could be asking for a home occupation permit.

Community Development Director Gladhill stated he would have to run a GIS report and did not have this information available. He commented the City receives a home occupation request once or twice each year.

City Planner McGuire Bergle reported the City has approximately 300 lots that were five acres or larger in size.

Commissioner Surma stated the Commission could approve the permit as requested and if the applicant was not able to follow the permit and all of the conditions, it would be revoked.

Mr. Kveton commented he would not be reinvesting any further into the community if the permit were approved. He believed that it would not be wise for him to invest any further dollars into his property given the condition of his neighbor's property.

Chairperson Bauer noted the Planning Commission had received two letters for the record.

Commissioner VanScoy asked if outside storage was allowed with the home occupation.

Community Development Director Gladhill reported outside storage was not allowed. He commented the applicant previously had pallets and sod being stored outside, but noted this has been addressed. He recommended that if the Commission was considering a motion for approval that the motion be amended to state the hours of operation and that the applicant be allowed to extend the structure deadline to March 31, 2019. He suggested the hours of operation be from 7:00 a.m. to 7:00 p.m.

Mr. Schamus indicated his client has requested the hours of operation be from 6:00 a.m. to 8:00 p.m. Monday through Friday.

Community Development Director Gladhill commented on the noise threshold within the City Code and stated there would not be a sustained decibel level from the applicant's property but rather the applicant would be loading up equipment and leaving for the day at 6:00 a.m.

Commissioner Anderson stated it was his opinion this was the wrong type of business to be located in a residential neighborhood. For this reason, he would not be supporting the proposed request. He stated there were too many commercial vehicles, trailers and equipment coming to and from the property.

Commissioner Surma asked who approved all of the smaller residential homes leading up to the applicant's property.

Community Development Director Gladhill reported these were approved in the 1990's.

Commissioner VanScoy stated he understood there were concerns from the adjacent residents, however, he was going to offer his support to the home occupation permit with the understanding the applicant would have to abide by the recommended conditions. He indicated he did not support the extension of the barn construction deadline and noted he wanted to see the hours of operation remain between 7:00 a.m. to 7:00 p.m. Monday through Friday.

Motion by Commissioner VanScoy, seconded by Commissioner Gengler, to recommend that City Council adopt Resolution #2018-066 issuing a home occupation permit to operate Tracer Landscaping and Concrete, LLC on the property located at 5751 177th Avenue NW based on those

findings of fact and listed conditions for approval, limiting the hours of operation to Monday through Friday from 7:00 a.m. to 7:00 p.m.

Chairperson Bauer requested a roll call vote:

Commissioner Anderson – nay
Commissioner Gengler – aye
Commissioner Onyambu – aye
Commissioner Surma – aye
Commissioner VanScoy – aye
Commissioner Woestehoff – nay
Chairperson Bauer – aye

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

Commissioner VanScoy requested staff inspect this site to ensure that the applicant was complying with the City's requirements if the home occupation permit was approved by the City Council.

Community Development Director Gladhill requested the Commission recess the meeting.

Chairperson Bauer recessed the Planning Commission meeting at 8:26 p.m.

Chairperson Bauer reconvened the Planning Commission meeting at 8:28 p.m.

7. COMMISSION BUSINESS

7.01: Consider Site Plan for Sharp Industrial Building located at 6590 141st Avenue NW (Project No. 18-105); Case of Sharp & Associates

Presentation

City Planner McGuire Bergle presented the Staff Report stating Sharp & Associates, LLC (the "Applicant") has submitted a Site Plan for review for an industrial, multi-tenant building on the property located at 6590 141st Ave NW (the "Subject Property"). The Applicant has a Purchase Agreement in place with the City of Ramsey to acquire the Subject Property.

Commission Business

Motion by Commissioner Surma, seconded by Commissioner VanScoy, to recommend that City Council approve the Site Plan contingent upon the Applicant entering into a Development Agreement with the City and upon compliance with the Staff Review Letter dated March 15, 2018.

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

7.02: Consider Request for Extension for a Variance to Lot Depth for Homestead Road Addition (Project No. 16-32); Case of CTW Group, Inc.

Presentation

City Planner Anderson presented the Staff Report stating on April 6, 2017, CTW Group, Inc. (the "Property Owner") was granted a variance to the lot depth standard for Lots 1 & 3, Block 1 Homestead Road Addition. A standard condition of the approved variance was that it needed to be initiated within one (1) year of the date of its approval and that recording of the plat of Homestead Road Addition (the "Plat") would constitute initiation. The Property Owner has not yet completed the necessary steps to record the approved Plat and thus, have requested an extension for their approved variance.

Commission Business

Commissioner VanScoy asked what the primary purpose was for the original variance request.

City Planner Anderson stated the variance was required due to the significant amount of wetlands on the property. He reported the wetlands would not be endangered in any way due to the proposed variance.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #18-067 granting a one (1) year extension to initiate the variance to lot depth standard for Lots 1 and 3 Block 1 Homestead Road Addition.

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

8. COMPREHENSIVE PLAN UPDATE ITEMS

8.01: Review Draft Comprehensive Plan Update

Community Development Director Gladhill provided the Commission with an update on the draft Comprehensive Plan. He reported the vision of the Comprehensive Plan was for Ramsey to evolve through citizen-driven collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations. He stated the key themes within the Comprehensive Plan were to find a balance of rural character and urban growth, to create an active community, a connected community, to have smart citizen-focused government and to be financially stable.

Community Development Director Gladhill reviewed the demographics of the City with the Commission along with projected growth numbers. The key initiatives for the City would be to focus on neighborhoods, transportation, to prioritize ecological resources, along with parks and recreation. The future land use plan was discussed with the Commission as well as the City's housing goals. He reported a workshop meeting would be held on Monday, April 9th to discuss

the Comprehensive Plan and noted the Planning Commission would be considering the draft Comprehensive Plan at their Thursday, May 3rd meeting.

Chairperson Bauer stated he would like the Rum River crossing into Andover remain within the plan as this would assist the City with future funding and planning initiatives.

Commissioner Surma and Commission VanScoy agreed with this recommendation.

Commissioner Anderson encouraged staff to put a link on the City's website to assist with gaining additional feedback from the public.

9. COMMISSION / STAFF INPUT

9.01: Receive Staff Update

The Staff Update was noted.

Chairperson Bauer reported the Mayor announced she would be ending her position with the City effective Tuesday, May 1st because she was moving out of the community. He explained Mayor Pro-Tem John LeTourneau would be acting as Mayor until November. He noted the 4th Ward would also have an opening due to a Councilmember moving.

Chairperson Bauer requested the Commission pass a Resolution of Support for Mayor Strommen given the high level of support she has always displayed to the Planning Commission and thanking her for her service to the City of Ramsey.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to direct staff to draft a Resolution of Support for Mayor Strommen and thanking her for her dedicated service to the City of Ramsey.

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

9.02: Zoning Bulletins

Zoning Bulletins were noted.

10. ADJOURNMENT

Motion by Commissioner Onyambu, seconded by Commissioner Woestehoff, to adjourn the meeting.

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

The regular meeting of the Planning Commission adjourned at 9:00 p.m.

Respectfully submitted,

_____
Tim Gladhill
Community Development Director

ATTEST:

_____
JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, February 1, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

1. CALL TO ORDER

Vice Chairperson VanScoy 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 Gengler, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated January 4, 2018

Vice Chairperson VanScoy noted a spelling correction within the minutes.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to approve the following minutes as presented: Planning Commission Meeting Minutes dated January 4, 2018.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Sketch Plan and Zoning Amendment for a Proposed Lot Combination; Case of ACE Solid Waste, Inc.

Public Hearing

Vice Chairperson VanScoy 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 Sketch Plan and Zoning Amendment related to two parcels owned by ACE Solid Waste, Inc. The two properties include 6601 McKinley Street (ACE's headquarters) and 14050 Basalt Street (together referred to as the "Subject Properties"). While no site improvements are proposed at this time, ACE Solid Waste is anticipating a potential future expansion of their transfer station building, which would extend across an existing property boundary between the Subject Properties, and additional parking/storage area, prompting the requested actions. Staff provided further comment on the request and recommended approval of the proposed lot combination.

Citizen Input

Dave Wiggins, Division President for ACE Solid Waste, thanked the Commission for their consideration and stated the request would allow for future expansion at this location.

Vice Chairperson VanScoy questioned how the expansion site would be accessed.

Mr. Wiggins reported the site would be accessed from the northwest corner of the current site off of 141st Avenue.

Vice Chairperson VanScoy asked if staff had addressed access issues with the applicant.

City Planner Anderson reported this matter was discussed by the engineering department and there were no concerns.

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to close the public hearing.

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

Vice Chairperson VanScoy closed the public hearing closed at 7:09 p.m.

Commission Business

Motion by Commissioner Surma, seconded by Commissioner Gengler, to recommend that City Council adopt Ordinance #18-07 rezoning 14050 Basalt Street to E-2 Employment District.

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

5.02: Public Hearing: Consider Preliminary Plat and Variance Request for Rum River Prairie (Project #17-149); Case of Eric Thomsen

Public Hearing

Vice Chairperson VanScoy called the public hearing to order at 7:10 p.m.

Presentation

City Planner Anderson presented the staff report stating the purpose of this case is to review the Preliminary Plat for a proposed twenty-five (25) lot, detached single family residential subdivision located at the intersection of Armstrong Blvd and Tiger Street (PIDs 07-32-25-14-0001 and 07-32-25-13-0001, together, the "Subject Property"). The Subject Property is zoned R-1 Residential (Rural Developing) and the subject lots would be serviced by private well and septic services. Staff discussed the request in detail with the Commission and recommended approval of the Variance and Preliminary Plat.

Citizen Input

Vice Chairperson VanScoy asked if 169th was put in this neighborhood to be a through street to Tiger Street.

City Planner Anderson stated this was an interesting scenario as there was a sliver of land remaining that was still needed in order to complete the through street. He explained there was no dedicated easement or right-of-way over the unplatted sliver of land. He indicated this issue has been discussed with the developer and he was aware of this concern. He reported the adjacent property owner would be contacted to have a discussion with City staff.

Eric Thomsen, 6210 Green Valley Road, thanked the Commission for their consideration. He stated if a cul-de-sac were added, he would need another variance for lot sizes. While he was sympathetic to the through street situation, he stated this was a prior situation created by City.

Vice Chairperson VanScoy commented a cul-de-sac or a through street would improve this development. He questioned which outcome the applicant preferred.

Mr. Thomsen indicated he would like to see the development remain as is but noted he would be willing to work with the City if a cul-de-sac had to be added.

Commissioner Surma explained he supported the roadway remaining as is. He did not want to see the property rights of the adjacent property owners impacted given the fact this road only serviced one person.

Vice Chairperson VanScoy noted that this roadway serviced three homes.

Commissioner Anderson commended the applicant on his creative use of this space.

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

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

Vice Chairperson VanScoy closed the public hearing closed at 7:28 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Surma, to adopt Resolution #18-022 approving a Variance to lot size for Rum River Prairie including the favorable Findings of Fact.

Further discussion

Vice Chairperson VanScoy offered a friendly amendment to the motion stating the roadway situation was not the result or action of the applicant, but rather this was a unique landlocked parcel.

Commissioner Anderson and Commissioner Surma accepted the friendly amendment.

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

Motion by Commissioner Anderson, seconded by Commissioner Surma, to recommend City Council adopt Resolution #18-023 approving the Preliminary Plat approval of Rum River Prairie.

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

5.03: Public Hearing: Consider Preliminary Plat of Affinity at Ramsey (Project No. 17-142); Case of Inland Group

Public Hearing

Vice Chairperson VanScoy called the public hearing to order at 7:32 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to review an application for preliminary plat and site plan approval of Affinity at Ramsey, a one hundred and seventy-five (175) unit apartment development on the property generally located at the southwest corner of Center Street and Ramsey Parkway. The Developer, Inland Group of Spokane, Washington, is focusing this development on ages 55+. The parcel is legally described as Outlot Q, Ramsey Town Center Addition, Anoka County, Minnesota. Staff provided further comment on the proposed project and recommended approval of the Preliminary Plat and Site Plan.

Citizen Input

Keith James, Inland Group, thanked the Commission for their time. He stated this was his fourth time before the Commission and indicated he was available to answer questions.

Commissioner Anderson stated he appreciated the fact the applicant had adopted the recommendations from the City Council. He commented he was very pleased with the proposed building.

Vice Chairperson VanScoy agreed and stated this was a great project to be coming to the City of Ramsey and The COR. He requested further information on the landscaping plan.

Mr. James commented on the landscaping plan and noted all trees and shrubs would meet the City's size requirements.

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

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

Vice Chairperson VanScoy closed the public hearing closed at 7:44 p.m.

Commission Business

Motion by Commissioner Surma, seconded by Commissioner Gengler, to recommend that City Council adopt Resolution #18-032 granting Preliminary Plat approval of Affinity at Ramsey and recommend adoption of Resolution #18-033 granting Site Plan approval of Affinity at Ramsey.

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

5.04: Public Hearing: Ordinance #18-001 Amending Lot Width Requirements for Cul-De-Sac lots in the R-1 Rural Developing District

Public Hearing

Vice Chairperson VanScoy called the public hearing to order at 7:46 p.m.

Presentation

City Planner Anderson presented the staff report stating the purpose of this case is for the Planning Commission to review and consider a proposed amendment to reduce the required lot width standards from 200 feet to 100 feet for lots zoned R-1 Rural Developing and located on a Cul-De-Sac. Staff discussed the proposed Ordinance in detail and noted a language change stating the lot width shall be 100 feet at the front yard setback.

Citizen Input

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to close the public hearing.

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

Vice Chairperson VanScoy closed the public hearing closed at 7:50 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to recommend the City Council adopt Ordinance #18-01 Amending the Lot Width Requirement for Cul-De-Sac lots in the R-1 Rural Developing District with the language as recommended by staff.

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

6. COMMISSION BUSINESS

6.01: Receive Update on Home Occupation at 5751 177th Avenue NW; Case of Tracer Landscaping LLC

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to gather feedback from the Planning Commission as it relates to an existing home occupation located at 5751 177th Ave NW. The Applicant has not at this time submitted an official application for a home occupation permit as it is Staff's request that the Planning Commission consider the home occupation prior to a formal application being made.

Commission Business

Commissioner Anderson asked how staff defined home occupation.

Community Development Director Gladhill stated this was defined as any business or commercial activity that is conducted or petitioned to be conducted from the principle or accessory structure on the property that is zoned for residential use by persons residing on the property.

Travis Longfield, 5751 177th Avenue NW, stated he wanted to use his property as described in the letter he drafted to the City. He explained he did not want to make any of his neighbors angry and noted he has not heard any complaints from his neighbors. He indicated his equipment would be stored in the woods on his property. He reported three trucks left his property in the morning and returned in the evening.

Commissioner Anderson questioned if people at the residence were driving the vehicles.

Mr. Longfield stated this was the case.

Vice Chairperson VanScoy questioned where the gravel pad was located on the property.

Mr. Longfield noted the location of the gravel pad on his property and stated the gravel pad area would be removed.

Further discussion ensued regarding the proposed size of the accessory structure and City requirements regarding detached structures.

Vice Chairperson VanScoy asked if the applicant needed such a large accessory structure.

Mr. Longfield stated he did not want to have to construct a building twice.

Commissioner Anderson questioned when construction would begin on the accessory structure.

Mr. Longfield reported he would put footings in this spring.

Commissioner Anderson inquired what type of driveway Mr. Longfield would have.

Mr. Longfield indicated he would have a crushed concrete driveway.

Commissioner Surma asked if the applicant would be using his property to store large quantities of sand, gravel or black dirt.

Mr. Longfield stated this was not his intent, unless he would be working on landscaping for his own property.

Vice Chairperson VanScoy explained this was not a Public Hearing, but he wanted to open the meeting at this time for public comment.

Stephanie Trapp, 5829 177th Avenue NW, explained she has lived in her house with her family since 2005. She stated she has a long commute to work but considers her home to be her oasis. She indicated she appreciates the rural feel of her neighborhood and stated it was a great place for her to raise her two boys. She commented she has had amicable relations with her neighbors for the past 12 years and commented on how the neighborhood changed after September of 2016 when Travis Longfield moved onto the street. She discussed how the property at 5751 177th Avenue NW has changed since that time. She indicated she appreciated the improved landscaping but not the traffic being generated from the property. She described the numerous deliveries that have been made to the Longfield property over the past two years. She stated she has tried to be patient with her neighbor noting she understood he was working to improve his property. She commented that while the deliveries have ceased, the commercial vehicle traffic moving to and from the property has continued. She stated her main concerns with the home occupation was the noise and traffic being generated by the use as this was impacting the enjoyment of her property. She feared she would be prematurely be reassessed for a roadway given the high amount of heavy traffic going to and from Mr. Longfield's property. She respectfully requested the City take these concerns under advisement.

Dan Lenhard, attorney for Don and Jamie Kveton at 5750 177th Avenue NW, addressed the concerns being raised by his clients. He stated the Kveton's do not want to see this commercial operation continue in their neighborhood. He commented the loading and unloading of commercial vehicles in the morning and evening was disruptive to a residential neighborhood. He indicated the vehicles were impeding access through the cul-de-sac and at times his clients could not access their own driveway or mailbox. He reported Mr. Longfield has conducted open burning which was a concern to his clients. In addition, his clients have concerns regarding the aggressive driving, speed of commercial traffic, along with the wear and tear these commercial vehicles are having on the roadway. He noted Mr. Longfield's employees have thrown beer cans and made vulgar comments to his clients. He stated this type of behavior has to be curtailed.

Scott DeJares, 5910 177th Avenue NW, commented Mr. Longfield has employees coming to and from his property and noted they have not always lived at his house. He expressed concern with the amount of equipment going up and down his street.

Maria Gobernath, 5880 177th Avenue NW, stated she has the youngest child on the block, age four. She noted Travis Longfield has two young children. She expressed concern with letting her son play at the Longfield property given number of large vehicles coming and going from the property. She feared the roadway would prematurely need repairs given the high volume of commercial trucks. She explained she didn't have a problem with Travis or his family, but stated she did have concerns with the business operations.

Rob Shaneus, Attorney for Travis Longfield, addressed the Commission. He described how the neighborhood was structured and the lots were oriented. He reported the neighboring property was a working farm and had much of the same traffic the neighbors were concerned about. However, because this property was zoned agricultural, the traffic was allowed. He stated his client had no intention of parking trucks on the street long-term. He noted this was a short-term situation during construction on the property. He commented on his client's intention to store all company vehicles within an accessory structure which would be built on his property. He stated his client received a letter from the City identifying two options to bring the property into compliance and explained his client had chosen to build an accessory structure.

Mr. Longfield stated it was not his intention to drive recklessly down his street and explained he was unaware of any beer can throwing incident. He indicated he was not trying to make anybody mad. He noted he has allowed to have a fire on his property and explained he had all the necessary permits in place.

Commissioner Gengler asked if all employees would be living onsite during the 2018 landscaping season.

Mr. Longfield stated his plan was to have his employees staying on his property.

Vice Chairperson VanScoy commented traffic was a concern for him. He noted the applicant was allowed eight trips per day without becoming excessive. He understood that only six trips were being generated at this time. He encouraged employees to carpool into and out of the site in order to reduce the traffic to the property.

Community Development Director Gladhill recommended that the applicant pursue a home occupation through the conditional use permit process and that this not be approved by staff administratively given the complexity of the request and location of the employees. He anticipated the request would require conditions.

Vice Chairperson VanScoy and the entire Planning Commission supported this recommendation.

Mr. Shaneus expressed concern that a conditional use permit was being proposed when home occupations are entitled if an applicant complies with a list of conditions. He stated applicants have three options with home occupations, one being staff can approve home occupations administratively with conditions. He reported that only if an applicant does not comply with these conditions, is a conditional use permit required. He explained that his client has made every effort to comply with City Ordinance. He stated if Mr. Longfield installs a garage and

driveway as has been requested by the City, he would be in compliance with City Code and has eliminated all exterior evidence. Therefore, his client would not require a conditional use permit.

Vice Chairperson VanScoy stated this was not his understanding.

Community Development Director Gladhill commented he did not want to get into a long debate regarding this request. He stated there were a number of commercial vehicles being stored on this property. He recommended that City staff and the City attorney meet with the applicant in order to sift through the home occupation request further.

Mr. Shaneus stated he would be happy to work through this further with City staff and the City Attorney.

Community Development Director Gladhill stated until the City receives more information regarding Mr. Longfield's employees staff would continue to recommend a conditional use permit for this home occupation.

Commissioner Anderson encouraged Mr. Longfield to work with staff on this matter.

Vice Chairperson VanScoy encouraged Mr. Longfield to work with his neighbors in order to keep the peace on this street. He thanked everyone from this neighborhood for coming forward and expressing their concerns. It was his hope that all of the issues brought up would be addressed by staff and the applicant in the near future.

Vice Chairperson VanScoy recessed the meeting at 8:53 p.m.

Vice Chairperson VanScoy reconvened the meeting at 8:58 p.m.

6.02: Discussion Item: Auto Sales at 6750 Highway 10

Presentation

Community Development Director Gladhill presented the Staff Report stating the City has been approached by a party interested in conducting motor vehicle sales/service on the property located at 6750 Highway 10 NW (the "Subject Property"). The Subject Property is located in the B-2 Highway Business District and is approximately 1.32 acres. There are several interrelated questions regarding surfacing and the lawful, non-conforming designation that have come up that Staff wanted to review with the Planning Commission before providing direction to the prospective Applicant. A Conditional Use Permit shall be required for this use. The question at hand is to also allow the expansion of a lawful, non-conforming use (storage on an unimproved surface) to allow the storage of motor vehicles staged for service.

Commission Business

Commissioner Surma asked why staff wants to see the gravel area paved.

Community Development Director Gladhill stated the paved surface regulation was a zoning requirement for aesthetic and erosion control purposes.

Vice Chairperson VanScoy asked if the gravel area was fenced in.

Community Development Director Gladhill reported this was the case.

Commissioner Surma supported the gravel area remaining as is.

Steve Fisher, 10766 Dunkirk Lane, explained his client was in the due diligence phase for this property. He reported his client currently leases space and was looking to purchase.

Dave Evenson, 7867 Park Court NE, stated has owned a business in Ramsey for the past 10 years and it was his dream to own his own property. He commented further on the auto detailing and auto sales business he owns and noted one of his main clients was Luther Automotive. He explained he would be able to grow his business through retail sales and higher visibility along Highway 10.

Vice Chairperson VanScoy questioned why the applicant was requesting to keep the gravel area.

Mr. Evenson stated this was a cost issue for him.

Commissioner Gengler asked how tall the fence was.

Mr. Evenson estimated the fence was eight feet in height. He noted the fence could not be seen through.

Vice Chairperson VanScoy questioned how many cars would be moved in and out of the site per day.

Mr. Evenson anticipated he would be moving eight to ten vehicles in and out of the site per day.

Vice Chairperson VanScoy stated his only concern is with moving that number of vehicles in and out of the property constantly on an unimproved surface, the gravel would be damaged.

Commissioner Anderson asked if boats and trailers would be sold on this property.

Mr. Evenson commented this was not the type of work he would do. He explained the Sunwater Sports business would be going away.

Commissioner Anderson indicated he did not want to see any additional used car lots in the City. In addition, he supported the entire gravel area being paved. He stated he wanted Ramsey to look nice and this property had to be brought into compliance with City Code.

Community Development Director Gladhill commented the utilization of the area in the back was a concern without paving the site. If motor vehicle sales could be conducted on the already paved surface, this would not be a concern.

Vice Chairperson VanScoy questioned if a phased approach could be taken regarding the paving.

Mr. Evenson stated his main concern at this time was the expense. He appreciated how staff approached this issue and commented he was still considering if this property would work for his business. Further discussion ensued regarding the boat storage activity that was occurring on this property currently. He explained he would be greatly improving the outdoor storage situation if he were able to purchase the property.

Vice Chairperson VanScoy supported a phased approach for this property.

Community Development Director Gladhill commented staff was willing to work with the applicant on a phased approach.

Vice Chairperson VanScoy asked if the applicant could support a phased approach.

Mr. Evenson stated he was uncertain at this time.

Community Development Director Gladhill suggested cost estimates be provided by City staff and that negotiations be held between staff and the applicant. The Planning Commission encouraged the applicant to work with staff.

Commissioner Surma anticipated that if the gravel area was paved the property value would be greatly enhanced.

6.03: Discussion Item: Oversized Signage in the COR

Presentation

City Planner Brigl presented the Staff Report stating members of the City Council and public wanted to visit the topic of over-sized signage in the COR to potentially develop City standards in-line with the mission of the COR. It was noted this was a discussion topic only.

Commission Business

Commissioner Anderson stated he would need more context in order to provide staff with feedback. He commented he could not support a 75-foot sign in the COR as this would be out of place.

Community Development Director Gladhill reviewed a zoning map for the properties along Highway 10. He requested feedback on the Commission's level of comfort for sign height in this particular area. He reported the common sign height request was 75 feet.

Commissioner Anderson commented he would be comfortable with a 75-foot-tall sign in this particular zone so long as there was not an abundance. He noted he liked the idea of collocating signs.

Commissioner Surma believed that the zoning area along Highway 10 was too wide and should be narrowed.

Vice Chairperson VanScoy agreed.

Community Development Director Gladhill suggested the area be shrunk to include the area inside of Sunwood Drive and Riverdale Drive.

The Commission supported this recommendation.

Vice Chairperson VanScoy stated he could support staff approving a 75-foot-high sign request inside of Sunwood Drive and Riverdale Drive and anything beyond this area should be reviewed by the Planning Commission.

Commissioner Surma stated he would like to see the City consider wayfinding signs for the COR.

Vice Chairperson VanScoy stated he did not want to see a forest of 75-foot signs along Highway 10.

Community Development Director Gladhill reported staff would work to further refine the zone in order to narrow the corridor and would report back to the Commission at a future meeting.

6.04: Select Winning 2017 Photo – 'Life in Ramsey'

Presentation

Community Development Director Gladhill presented the Staff Report stating as a member of a City of Ramsey board/commission, the Commission was invited to participate in the voting process for the 2017 photo contest. The photo contest was implemented to gather photos to supplement the City's Comprehensive Plan and the Parks System Plan, as well as City publications. Staff reviewed the photo contest categories and winning photos with the Commission.

Commission Business

Vice Chairperson VanScoy asked if the Commission could get access to the photos.

Community Development Director Gladhill stated he could provide the Commission with access to the photos.

7. COMPREHENSIVE PLAN UPDATE ITEMS

None.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:44 p.m.

Respectfully submitted,

_____
Tim Gladhill
Community Development Director

ATTEST:

_____
JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
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. 2.**

Meeting Date: 05/08/2018

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Adopt Ordinance #18-04 Establishing E-3 Employment Zoning District

Purpose/Background:

The purpose of this case is to formally adopt a new employment zoning district within the City of Ramsey. This ordinance was introduced at the City Council's meeting on January 9th, 2018. This zoning district correlates to the City's new business park located generally west of Armstrong Boulevard and north and south of Bunker Lake Boulevard.

The Comprehensive Plan Amendment was approved by the Metropolitan Council. Additionally, uses proposed in buildings currently being constructed are proposing uses in the existing underlying zoning district (indoor commercial recreation). This use is intended to carry over to the new zoning district in addition to the traditional business park uses (this same scenario is allowed in the City's existing business parks).

Notification:

A public hearing is required and was held at the December 7, 2017 Planning Commission meeting and the appropriate notice was issued.

Observations/Alternatives:

At its December 7th, 2017 meeting the Planning Commission recommended approval of the E-3 Zoning District with the inclusion -that it be stated that screening is required for any open and outdoor storage. Staff has included that language in Ordinance #18-004.

Alternative 1: Formally adopt Ordinance #2018-04 Establishing the E-3 Employment District as proposed. The Ordinance was previously introduced by the City Council on January 8, 2018 and is now available for formal adoption. The E-3 Employment District is modeled after the E-2 Employment District with more stringent governance over outdoor storage. Staff supports this alternative.

Alternative 2: Table Ordinance #2018-04 Establishing the E-3 Employment District as proposed. If the City Council feels that additional work is necessary in refining the proposed language for the E-3 Employment District it should direct staff to specific areas it would like to see refined. Staff is not opposed to this alternative.

Alternative 3: Recommend denial of Ordinance #2018-04 Establishing the E-3 Employment District. The E-3 Employment District is being established for the City's new Industrial Park. Staff does not support this alternative.

Funding Source:

Costs associated with this request are the responsibility of the City.

Recommendation:

The City Council was previously supportive of the Ordinance as presented and the Planning Commission also recommended adoption of Ordinance #2018-004 establishing the proposed E-3 zoning district within the City of Ramsey. The E-3 District is intended to govern general industrial and commercial activity within the City's new Industrial Park.

Action:

Motion to waive the City Charter requirement to read the ordinance and adopt Ordinance #18-04 Establishing the E-3 Employment District.

Roll Call Vote:

Councilmember Johns
Councilmember Kuzma
Councilmember Shryock
Councilmember Riley
Acting Mayor LeTourneau

Attachments

Ordinance #2018-04 Establishing E-3 Employment District

Redlined Code Comparison of Proposed E-3 District to existing E-2 District

Planning Commission Meeting Minutes (Approved)

City Council Meeting Minutes (Approved)

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Eric Maass	04/26/2018 01:20 PM
Tim Gladhill	Tim Gladhill	05/03/2018 09:28 AM
Kurt Ulrich	Kurt Ulrich	05/03/2018 03:51 PM
Form Started By: Eric Maass		Started On: 04/26/2018 12:57 PM
Final Approval Date: 05/03/2018		

ORDINANCE #2018-04

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE ESTABLISHING SECTION 117-124 "E-3 EMPLOYMENT DISTRICT" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT.

Section 117-124 of the Ramsey Zoning Ordinance is amended to read as follows:

Sec. 117-124. - E-3 Employment District.

(a) *Intent.* The purpose of the E-3 Employment District is to provide for the mix of typically large volumes or bulk commercial goods and services, wholesale/warehouse activities and limited retail activities and limited outdoor storage.

(b) *Permitted uses.* The following are permitted uses, subject to general requirements and performance standards as specified by this chapter:

(1) Building materials sales stores.

(2) Governmental and public utility buildings and structures.

(3) Indoor commercial recreation.

(4) Manufacturing.

(5) Office buildings and uses.

(6) Radio and television offices and stations.

(7) Transportation terminals.

(8) Warehousing of non-explosive material or equipment.

(9) Wholesale business.

(10) Storage.

(11) Business incubators/multitenant facilities housing manufacturing, research labs, testing labs, offices, motor vehicle, implement and recreation equipment sales or repair, governmental or public uses, indoor commercial recreation, manufacturing, radio and television offices and stations, and wholesale businesses, provided they are indoor operations with no outside storage or display areas. A maximum of 20 percent of the units or suites of such a facility may be occupied by enclosed retail and rental activity as a principal use.

(12) Self-storage facilities.

(c) *Accessory uses.*

(1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 50 percent of the gross floor space of the principal use.

(2) Off-street parking including semi-trailer trucks, as regulated and required by this chapter.

(3) Off-street loading as regulated and required by this chapter.

(4) Signing as regulated by this Code.

(6) Enclosed retail and rental activity as an accessory to a permitted use in a business incubator or multitenant facility provided the retail or rental activity does not occupy more than 50 percent of the gross floor area of the occupied unit or suite.

(d) *Conditional uses.* The following are conditional uses and require a conditional use permit based upon procedures set forth in and regulated by section 117-50:

(1) Open and outdoor storage accessory to a principal use, provided that:

a. Storage area is surfaced with concrete or bituminous.

b. This use does not take up parking space or loading area as required for conformity to this chapter.

c. The provisions of section 117-51 are considered and satisfactorily met.

d. Open and outdoor storage shall be screened from adjacent properties and public right-of-way.

(2) Open or outdoor service, sale, display and rental as a principal use, provided that:

a. The use does not take up parking space or loading area as required for conformity to this chapter.

b. Sales area is surfaced with asphalt or concrete material to control dust.

c. The provisions of section 117-51 are considered and satisfactorily met.

(3) Oversizing of signs.

(4) Expansion or enlargement of lawful nonconforming uses.

(5) Cell towers.

(6) Micro-scale WECS.

(7) Medium-scale WECS.

(8) Retail sales facility for CNG (compressed natural gas) or other alternative automotive fuels. Retail sales must be an accessory to an onsite fleet fueling operation.

(9) Schools, public and private.

(e) *Standards.* (Also refer to article II, division 6 of this chapter for general performance standards).

(1) Bulk standards.

Standard	Requirement
Minimum lot size	1 acre
Minimum lot width	200 feet
Building setbacks:	
Front	35 feet
Rear	25 feet
Side	25 feet
Major and minor arterials	60 feet from centerline of road right-of-way plus the local applicable setback

From service road	30 feet
Setbacks when adjacent to residential district:	
Buildings	60 feet
Off-street parking, storage areas, and driveways	40 feet
Parking and pavement (includes maneuvering areas) setback from street right-of-way	20 feet
Maximum building height	65 feet
Maximum lot coverage	45 percent

(2) Lighting. Any lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located.

(3) Landscaping and buffering.

a. *Site landscaping.*

1. Minimum landscaping requirements. All open space areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, ornamental trees, shrubs, flowers, ground cover, decorative walks, or other similar site design materials in a quantity and placement suitable for the site. A reasonable attempt should be made to preserve as many existing trees as is practicable and to incorporate them into the development. For each existing significant tree retained one overstory tree can be deducted from the minimum requirements.

2. Number of plantings. The minimum number of overstory trees on any given site shall be as indicated below. These are minimum requirements that are typically supplemented with other understory trees, shrubs, flowers and ground covers deemed appropriate for a complete quality landscape treatment of a site.

Type	Number of Plantings
Deciduous/coniferous trees	1 per 50 lineal feet of site perimeter or 1 tree per 1,000 square feet of building footprint area, whichever is greater. For expansions to buildings, 1 tree is required for each 1,000 square feet of additional building footprint area.
Shrubs	1 per 30 lineal feet of site perimeter or 1 per 300 square feet of building footprint area, whichever is greater.

3. Minimum size of plantings. Landscaping material shall be of the following minimum planting size:

Type	Size
Deciduous trees	2.5 inches diameter as measured three feet above ground
Coniferous trees	6 feet in height

Deciduous shrubs	2 feet in height
Evergreen shrubs	2 feet in height or 2 feet in width, whichever applies
Ornamental trees	1.5 inches diameter as measured three feet above ground

4. Planting types.

   (i) Acceptable plantings shall be determined by the City of Ramsey Tree Book.

   (ii) The compliment of trees fulfilling the landscaping requirements shall be not less than 25 percent deciduous and lot less than 25 percent coniferous. No more than 25 percent of the required plantings shall consist of ornamental trees.

   (iii) For every 35 feet of public road frontage, one overstory tree shall be planted on the private property adjacent to the public road right-of-way.

b. *Topsoil.* All exposed ground areas of a site not occupied by building, parking or storage, excluding natural areas that are left undisturbed, shall be covered with four inches of topsoil, as defined in section 117-1, or an approved alternative as referenced in section 117-348.

c. *Sodding and ground cover.* All areas not otherwise improved in accordance with approved site plans shall be finished with sod up to the edge of improved streets. Any alternative to the sod requirement shall require city council approval.

d. *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:

   1. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).

   2. One or more water efficient technologies. This could include, but is not limited to, WasterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

e. *Parking lot landscaping.* All parking lots are required to provide internal overstory tree plantings in an effort to shade parking surfaces and provide visual relief. Plantings are required at the following minimum schedule. The planting schedule is established to provide an acceptable number of plantings that may be planted in regular symmetrical patterns or irregular clusters or groupings.

   1. 1 tree per every ten parking spaces.

   2. Every overstory tree planting shall be provided with a planting area of 162 square feet.

   3. Acceptable ground cover materials include sod, mulch, and other natural ground cover. Landscaping rock and plastic underlayment is not allowed.

   4. All parking lot planting areas shall include underground irrigation systems.

f. *Bufferyards.* Bufferyards are greenspace areas intended to provide additional screening of businesses that are adjacent to residential areas. The following table details the width of the bufferyard along the common adjacent property line. An additional increase of landscape plantings would be required in the bufferyard. That increase is expressed in the table below as a percentage of the total required site landscaping.

		Existing Adjacent Development				
		R-1	R-2	R-3	B-1	B-2
Proposed	E-3	60 ft.	60 ft.	60 ft.	35 ft.	35 ft.

Development	Bufferyard width % increase in plantings required	30%	30%	30%	20%	20%

(4) Off-street loading. All off-street loading dock/berth areas shall be a minimum of 50 feet in length and there shall be at least one dock/berth for the first 10,000 square feet of floor area and one additional berth/dock for each additional 25,000 square feet of floor area.

SECTION 2. 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_____, 2018.

_____
Mayor

ATTEST:

_____
City Administrator

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

Sec. 117-116. - E-3~~2~~ Employment District.

(a) *Intent.* The purpose of the E-3~~2~~ Employment District is to provide for the mix of typically large volumes or bulk commercial goods and services, wholesale/warehouse activities and limited retail activities and limited outdoor storage.

(b) *Permitted uses.* The following are permitted uses, subject to general requirements and performance standards as specified by this chapter:

~~(1) Adult uses principal and accessory.~~

(1~~2~~) Building materials sales stores.

(2~~3~~) Governmental and public utility buildings and structures.

(3~~4~~) Indoor commercial recreation.

(4~~5~~) Manufacturing.

(5~~6~~) Office buildings and uses.

(6~~7~~) Radio and television offices and stations.

(7~~8~~) Transportation terminals.

(8~~9~~) Warehousing of non-explosive material or equipment.

(9~~10~~) Wholesale business.

(10~~11~~) Storage.

(11~~12~~) Business incubators/multitenant facilities housing manufacturing, research labs, testing labs, offices, motor vehicle, implement and recreation equipment sales or repair, governmental or public uses, indoor commercial recreation, manufacturing, radio and television offices and stations, and wholesale businesses, provided they are indoor operations with no outside storage or display areas. A maximum of 20 percent of the units or suites of such a facility may be occupied by enclosed retail and rental activity as a principal use.

(12~~13~~) Self-storage facilities.

(c) *Accessory uses.*

(1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 50 percent of the gross floor space of the principal use.

(2) Off-street parking including semi-trailer trucks, as regulated and required by this chapter.

(3) Off-street loading as regulated and required by this chapter.

(4) Signing as regulated by this Code.

~~(5) Open and outdoor storage as an accessory use not to exceed 30 percent of the property provided that:~~

~~a. Storage area is surfaced with concrete or bituminous.~~

~~b. This use does not take up parking space or loading area as required for conformity to this chapter.~~

(6) Enclosed retail and rental activity as an accessory to a permitted use in a business incubator or multitenant facility provided the retail or rental activity does not occupy more than 50 percent of the gross floor area of the occupied unit or suite.

(d) *Conditional uses.* The following are conditional uses and require a conditional use permit based upon procedures set forth in and regulated by section 117-50:

(1) Open and outdoor storage ~~as a principal use~~ accessory to a principal use, provided that:

a. Storage area is surfaced with concrete or bituminous.

b. This use does not take up parking space or loading area as required for conformity to this chapter.

c. The provisions of section 117-51 are considered and satisfactorily met.

(2) Open or outdoor service, sale, display and rental as a principal use, provided that:

a. The use does not take up parking space or loading area as required for conformity to this chapter.

b. Sales area is surfaced with asphalt or concrete material to control dust.

c. The provisions of section 117-51 are considered and satisfactorily met.

(3) Oversizing of signs.

(4) Expansion or enlargement of lawful nonconforming uses.

(5) Cell towers.

(6) Micro-scale WECS.

(7) Medium-scale WECS.

(8) Retail sales facility for CNG (compressed natural gas) or other alternative automotive fuels. Retail sales must be an accessory to an onsite fleet fueling operation.

(e) *Standards.* (Also refer to article II, division 6 of this chapter for general performance standards).

(1) Bulk standards.

Standard	Requirement
Minimum lot size	1 acre
Minimum lot width	200 feet
Building setbacks:	
Front	35 feet
Rear	25 feet
Side	25 feet
Major and minor arterials	60 feet from centerline of road right-of-way plus the local applicable setback
From service road	30 feet
Setbacks when adjacent to residential district:	

Buildings	60 feet
Off-street parking, storage areas, and driveways	40 feet
Parking and pavement (includes maneuvering areas) setback from street right-of-way	20 feet
Maximum building height	65 feet
Maximum lot coverage	45 percent

(2) Lighting. Any lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located.

(3) Landscaping and buffering.

a. *Site landscaping.*

1. Minimum landscaping requirements. All open space areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, ornamental trees, shrubs, flowers, ground cover, decorative walks, or other similar site design materials in a quantity and placement suitable for the site. A reasonable attempt should be made to preserve as many existing trees as is practicable and to incorporate them into the development. For each existing significant tree retained one overstory tree can be deducted from the minimum requirements.

2. Number of plantings. The minimum number of overstory trees on any given site shall be as indicated below. These are minimum requirements that are typically supplemented with other understory trees, shrubs, flowers and ground covers deemed appropriate for a complete quality landscape treatment of a site.

Type	Number of Plantings
Deciduous/coniferous trees	1 per 50 lineal feet of site perimeter or 1 tree per 1,000 square feet of building footprint area, whichever is greater. For expansions to buildings, 1 tree is required for each 1,000 square feet of additional building footprint area.
Shrubs	1 per 30 lineal feet of site perimeter or 1 per 300 square feet of building footprint area, whichever is greater.

3. Minimum size of plantings. Landscaping material shall be of the following minimum planting size:

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Deciduous trees	2.5 inches diameter as measured three feet above ground
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Deciduous shrubs	2 feet in height
Evergreen shrubs	2 feet in height or 2 feet in width, whichever applies
Ornamental trees	1.5 inches diameter as measured three feet above ground

4. Planting types.

   (i) Acceptable plantings shall be determined by the City of Ramsey Tree Book.

   (ii) The compliment of trees fulfilling the landscaping requirements shall be not less than 25 percent deciduous and lot less than 25 percent coniferous. No more than 25 percent of the required plantings shall consist of ornamental trees.

   (iii) For every 35 feet of public road frontage, one overstory tree shall be planted on the private property adjacent to the public road right-of-way.

b. *Topsoil.* All exposed ground areas of a site not occupied by building, parking or storage, excluding natural areas that are left undisturbed, shall be covered with four inches of topsoil, as defined in section 117-1, or an approved alternative as referenced in section 117-348.

c. *Sodding and ground cover.* All areas not otherwise improved in accordance with approved site plans shall be finished with sod up to the edge of improved streets. Any alternative to the sod requirement shall require city council approval.

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   1. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).

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   1. 1 tree per every ten parking spaces.

2. Every overstory tree planting shall be provided with a planting area of 162 square feet.

3. Acceptable ground cover materials include sod, mulch, and other natural ground cover. Landscaping rock and plastic underlayment is not allowed.

4. All parking lot planting areas shall include underground irrigation systems.

f. *Bufferyards.* Bufferyards are greenspace areas intended to provide additional screening of businesses that are adjacent to residential areas. The following table details the width of the bufferyard along the common adjacent property line. An additional increase of landscape plantings would be required in the bufferyard. That increase is expressed in the table below as a percentage of the total required site landscaping.

		Existing Adjacent Development				
		R-1	R-2	R-3	B-1	B-2
Proposed Development	E-2 Bufferyard width	60 ft.	60 ft.	60 ft.	35 ft.	35 ft.
	% increase in plantings required	30%	30%	30%	20%	20%

(4) Off-street loading. All off-street loading dock/berth areas shall be a minimum of 50 feet in length and there shall be at least one dock/berth for the first 10,000 square feet of floor area and one additional berth/dock for each additional 25,000 square feet of floor area.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, December 7, 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 Gary VanScoy
Members Absent:	Commissioner Patrick Surma
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson Consulting Planner Eric Maass

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 VanScoy, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated October 12, 2017

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the following minutes as presented: Planning Commission Meeting Minutes dated October 12, 2017.

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

4.01.2: Planning Commission Meeting Minutes Dated November 2, 2017

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the following minutes as presented: Planning Commission Meeting Minutes dated November 2, 2017.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Ordinance Establishing E-3 Employment Zoning District

Public Hearing

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

Presentation

Consulting Planner Maass presented the staff report stating the purpose of this case is to consider the establishment of a new employment zoning district within the City of Ramsey. This zoning district correlates to the City's new business park located generally west of Armstrong Boulevard and north and south of Bunker Lake Boulevard. He noted the Comprehensive Plan Amendment has now been approved by the Metropolitan Council. Additionally, uses proposed in buildings currently being constructed are proposing uses in the existing underlying zoning district (indoor commercial recreation). This use is intended to carry over to the new zoning district in addition to the traditional business park uses (this same scenario is allowed in the City's existing business parks).

Citizen Input

Commissioner Brauer commented on the importance of business incubation. He asked how retail was being defined by staff and how a business would be addressed that allowed some retail sales in addition to warehouse.

Consulting Planner Maass explained the same definition for retail would be used as in the E-1 and E-2 zoning districts. He reviewed the definition in further detail and stated a change could be made if desired by the Planning Commission.

Community Development Director Gladhill reported business incubation would be encouraged in the E-3 zoning district, along with retail sales. He provided further comment on the future goals for this business park.

Commissioner Brauer asked if there would be a height restriction for cell towers for this zoning district.

Consulting Planner Maass reported the E-3 district would follow the same restrictions for height and distance as the E-2 zoning district.

Commissioner VanScoy commented on outdoor storage and questioned if this should be allowed as a conditional use.

Consulting Planner Maass explained staff was proposing to amend the code to change outdoor storage from an allowed use to a conditional use, or an accessory to a principle use.

Commissioner VanScoy recommended that all outdoor storage be screened.

Consulting Planner Maass stated this would be appropriate and would be reviewed through the conditional use permitting process. He explained he could add this to the draft zoning district language.

Commissioner Anderson supported the inclusion of this language.

Chairperson Bauer questioned how the City would limit the visibility of outdoor storage. He suggested language be included to require screening.

Community Development Director Gladhill reported the City was trying to create a different character for this zoning district through new language.

Commissioner Anderson stated this language would only apply to the E-3 zoning district.

Community Development Director Gladhill reported this was the case, but noted other areas of the City could be zoned E-3 for a business park in the future.

Commissioner Nosan supported the zoning district being required to have screening.

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

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

Chairperson Bauer closed the public hearing closed at 7:14 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Ordinance #17-21 Establishing the E-3 Employment District within the City of Ramsey as amended to include language regarding screening.

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

5.02: Public Hearing: Rezoning of Subject Properties to E-3 Employment District

Public Hearing

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

Presentation

Consulting Planner Maass presented the staff report stating the purpose of this case is to review the proposed rezoning of properties within the City's new industrial park. The properties proposed to be rezoned to E-3 Employment District are the same properties which were subject to the Armstrong West Comprehensive Plan Amendment which was previously approved by the City Council. That amendment is currently being considered by the Metropolitan Council.

Citizen Input

Commissioner VanScoy asked if the buildings currently being constructed within the E-3 zoning district were consistent with the proposed requirements.

Consulting Planner Maass reported this was the case.

Commissioner Anderson questioned what would happen to the house at the corner of Puma Street and Round Lake Boulevard.

Community Development Director Gladhill explained this home would become a lawful non-conforming use. He stated the home could remain in place but would likely be considered for purchase as the area around it develops.

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

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

Chairperson Bauer closed the public hearing closed at 7:18 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Ordinance #17-22 Rezoning Identified Properties to E-3 Employment District.

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

6. COMMISSION BUSINESS

6.01: Consider Concept Review for 6021 Highway 10 NW Conditional Use Permit; Case of Roman Gadaskin

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to provide the planning commission an opportunity to comment on a sketch plan for a proposed conditional use for the property located at 6021 Highway 10 (former ICO gas station site) before the Applicant submits an official application. Staff reviewed the site plan with the Commission and requested feedback.

Commission Business

Commissioner VanScoy asked what the existing zoning was for this parcel.

Consulting Planner Maass stated the zoning was zoned H-1, which was also the zoning for the surrounding properties.

Community Development Director Gladhill commented on how the proposal would improve the site from its existing condition and would reduce the code enforcement concerns for the property.

Commissioner Brauer questioned what information staff was seeking from the Planning Commission.

Community Development Director Gladhill explained staff was seeking feedback on the concept plan. He indicated this information would provide the property owner with information on how to proceed with the project.

Commissioner Anderson stated he approved of the pictures presented and believed the owner was proposing to greatly improve the site. He asked if the property owner also owned the building to the west.

Consulting Planner Maass reported this was the case. He indicated the property owner has no plans for the property to the west at this time.

Roman Gadaskin, 13112 Sunset Trail in Plymouth, discussed his long-term plans for the site.

Brian Shelton, 12194 Coral Sea Street NE in Blaine, explained they originally approached the City about a year and a half ago regarding the City owned acre parcel regarding a land trade. He indicated a decision was made to hold off on this land swap until more information was known regarding the exact location of the frontage road. He stated this led them to place a drive in on the

east side of the building. He provided further comment on the proposed renovations planned for the property.

Commissioner Anderson expressed concern with the fact that the building to the west was not being refurbished. He stated he would prefer to have this building enhanced in order to clean up this entire site.

Mr. Gadaskin reported this building would be repainted.

Community Development Director Gladhill explained the City was not willing to give up their land for trade at this time, as this property may be needed for stormwater management purposes. He indicated the City would have a better understanding of its needs regarding Highway 10 in the coming years and could potentially be able to sell this property back.

Commissioner VanScoy asked how the site would be accessed.

Mr. Shelton explained access to and from the site was being discussed with staff.

Mr. Gadaskin stated he would like both entrances to remain in place. He commented without both entrances it would be difficult to use the site.

Commissioner VanScoy stated he believed the proposed use was acceptable and he welcomed the proposed site improvements.

Commissioner Gengler questioned if the new buildings would be used for existing businesses.

Mr. Shelton reported the two new buildings would be used for new businesses.

Mr. Gadaskin commented on how attractive these buildings would be once renovated noting they each had great visibility from and access to Highway 10.

Commissioner Nosan requested further information on the proposed frontage road.

Community Development Director Gladhill commented on the proposed location of the frontage road. He stated the frontage road could be built sometime in the next 10 to 15 years.

Commissioner Brauer stated he appreciated the comprehensive approach being proposed by the applicant for this site. He indicated he did not want to see the site completed in a piecemeal manner.

Chairperson Bauer commented the general consensus was that the Planning Commission supported the concept plan and encouraged the applicant to move forward with their plans.

6.02: Review Resubmitted Concept of Shade Tree Cottages; Case of Shade Tree Communities

Presentation

Community Development Director Gladhill presented the Staff Report stating Shade Tree Communities has contacted the City and expressed a desire to resubmit a proposed plat known as Shade Tree Cottages. This is a project that went through City review approximately ten (10) years ago and received final plat and site plan approval as well as a zoning amendment to rezone the parcel to Planned Unit Development (PUD). The project is a mix of small-lot single-family and detached townhomes (villas/detached single-family with HOA maintenance). Staff reviewed the proposed plan and requested feedback from the Commission.

Commission Business

Commissioner Brauer requested further information on Potassium Street.

Community Development Director Gladhill commented on the Potassium Street easements and the gravel cul-de-sac. He explained the developer would have to bring the infrastructure at his own cost. He anticipated the developer would approach the City for a cost-share plan. He stated there was no intention to spread these costs out with the existing neighborhood. He provided further comment on the public benefit from turning this roadway from gravel to asphalt.

Commissioner VanScoy asked if Potassium Street was a public roadway.

Community Development Director Gladhill reported this was the case. He discussed the other roadways within the development and noted one street would be private.

Commissioner VanScoy questioned if the City's cul-de-sac standards would apply to a private roadway.

Community Development Director Gladhill reported the City would still have some discretion and the City's fire apparatus would still have to be able to maneuver this area.

Commissioner VanScoy asked if there was anything else the Commission could do to address the wetland setbacks.

Community Development Director Gladhill stated because this property was zoned PUD, the wetland setbacks would not have to be followed.

Commissioner VanScoy indicated he did not care for this project the first time he saw it and did not support it today either. He stated he had great concerns with the wetland setbacks. He inquired what the proposed density was for this project.

Community Development Director Gladhill estimated the density would be 4 to 7 units per acre, which was more of a medium density residential concept.

Commissioner Brauer questioned if the Commission could make a list of concerns for this property. He stated he had concerns with the wetlands, proposed density, the private road, and the private cul-de-sac.

Commissioner Anderson commented he too was concerned with the wetlands. He asked what the public benefit was for the proposed development.

Community Development Director Gladhill stated he would have to complete more research on this matter and could report back to the Commission.

Commissioner VanScoy feared that a precedent would be set if this development were to be approved by the City.

Commissioner Nosan stated she was not familiar with this development and indicated she also had concerns with the wetlands. She questioned how the development would be accessed.

Community Development Director Gladhill reviewed the location of the two access points for this development.

Commissioner Nosan suggested there be better transitioning between the lots.

Commissioner Brauer requested comment from the former Mayor regarding the Council's reason to support this concept plan in the past.

Thomas Gamec, former Mayor of Ramsey, recalled the project and understood there were difficulties but did not remember that the Planning Commission did not offer their support. He stated buffering was discussed and he supported the Commission offering suggestions and improvements to the plan.

Commissioner Gengler commented she had concerns with how 157th would be impacted by the additional traffic from this development. She suggested a traffic study be completed by the developer.

Community Development Director Gladhill thanked the Commission for their input and stated he had enough information to bring back to the developer regarding the proposed project.

6.03: Review Rum River Hills Redevelopment Concept

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review a proposed redevelopment project of a portion of the Rum River Hills Golf Course. Please note that this redevelopment proposal would only impact two (2) existing golf course holes, not the entire golf course. The two (2) impacted golf course holes would be relocated and Rum River Hills would continue to operate as an eighteen (18) hole golf course. The scope of this case is to consider high level feedback before any official review. Similar to other concept

plan reviews completed recently, this is not intended to be an in depth review. The intent is to also agree on a schedule and process moving forward.

Community Development Director Gladhill reported the City hosted a broader public engagement session in 2013. The scope of that workshop was to explore strategies to improve the image of the retail node at 167th Avenue and Saint Francis Boulevard (Trunk Highway 47). At that workshop, this concept was shared by Rum River Hills. However, this workshop was never published with the development concept in mind or specific to Rum River Hills. Given that the proposal is a change to the Comprehensive Plan (extend the urban service area; increase density), Staff recommends that a public engagement session focused on the Rum River Hills proposal be advertised for January 4, 2018.

Community Development Director Gladhill explained Rum River Hills is also requesting certain financial assistance for this project. With this in mind, the project will also be reviewed by the Economic Development Authority (EDA) and City Council in advance/parallel to the Planning Commission's review of the Land Use Application.

Commission Business

Mike Allen, 16767 Iodine Street NW, explained he lived on the golf course and was one of the shareholders. He reported this concept began 10 years ago and has had some delays. He stated two years ago the concept was revisited in order to assist with revitalizing the retail node at 167th. He provided further comment on the proposed bay homes and stated these units would create a unique blend of homes on the golf course. He indicated the preliminary conversations with the City Council was that they were supportive if a trunk sewer line could be brought to the property. He stated he appreciated staff's help with their presentation of the concept plan.

Commissioner VanScoy asked if the golf course owned land proposed for expansion.

Mr. Allen stated the golf course does not currently own the land. He noted a portion of this land was owned by the City and the golf course was willing to purchase. He explained the remaining portion was private land.

Commissioner VanScoy indicated his main concern with the proposed high density development was ensuring there was a good transition between the new units and the existing development.

Commissioner Nosan stated she liked the concept and she appreciated the proposed tunnel. She believed the water in this area would serve as a natural buffer. Her only concern was with the additional traffic that would be generated in this neighborhood and how this would impact Highway 47.

Commissioner Brauer commented these additional rooftops could assist with the residential retail node. He stated he supported the proposed concept plan.

Commissioner Anderson indicated he would reserve judgement on the concept plan until he heard from the citizens in the area.

Mr. Allen reported a public comment meeting was scheduled for January 4, 2018.

Community Development Director Gladhill stated the City would learn a lot through the engineering and design period, while also hearing from the public.

Commissioner VanScoy questioned how the new development would be accessed.

Dick Toulette, 16903 Iodine Street, explained there was an existing stub road in place that would be used to access the property. He commented on the atmosphere that would be created through the renovations to the golf course and the improved access through the tunnel and trails.

Community Development Director Gladhill asked where the proposed tunnel would be located.

Mr. Toulette discussed the proposed location for the tunnel. It was noted the tunnel would be south of 167th.

Commissioner Brauer stated he liked the walkability and sense of community that would be created through the proposed development.

Community Development Director Gladhill thanked the Commission for their input and stated he looked forward to hearing from the public further on this matter on January 4th.

6.04: Approve Policy Framework for Design Standard Amendments and Clarifications for Cul-De-Sac Lots

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to gather Planning Commission feedback with respect to two (2) policy topics:

1. Minimum Lot Widths for new cul-de-sac lots in the R-1 Residential (Rural Developing) District
2. Front yard definitions and standards

Commission Business

Chairperson Bauer supported the City amending the code given the fact several variances have been approved for cul-de-sacs.

Commissioner VanScoy appreciated the fact that the City would be creating consistency regarding cul-de-sacs.

Further discussion ensued regarding proposed lot sizes and driveway widths surrounding cul-de-sacs.

Community Development Director Gladhill reported the proposed standards would be used for R-1 Rural Developing properties.

Commissioner VanScoy asked if the front yard of homes on a cul-de-sac would conform to the radius of the cul-de-sac.

Consulting Planner Maass reported this was the case.

Commissioner Nosan supported the front yard following the curve of the road.

The consensus of the Commission was for front yards along cul-de-sacs to follow the curvature of the cul-de-sac.

7. COMPREHENSIVE PLAN UPDATE ITEMS

7.01: Review Previous Public Engagement on the Comprehensive Plan Update
- **7.01.1: Review Feedback from February 27 Comprehensive Plan Update Kick Off Meeting**
- **7.01.2: Review Feedback from April 10 Comprehensive Plan Workshop (Transportation; Parks and Recreation)**
- **7.01.3: Review Feedback from June 12 Comprehensive Plan Update Public Workshop**
- **7.01.4: Review Feedback from October 26 Public Workshop**

7.02: Review Background and Graphic Data for the Comprehensive Plan Update

7.03: Review Draft Land Use Chapter of Comprehensive Plan

7.04: Review Remaining Schedule for Comprehensive Plan Update

Community Development Director Gladhill reviewed the previous public engagement activities regarding the Comprehensive Plan with the Commission. He commented on the background and graphic data for the Comprehensive Plan and reviewed the remaining approval schedule for this document. The goals for the City were reviewed along with the City's desire to better communicate with the public. The proposed land use map was reviewed in detail with the Commission. He described how the City's new website would be used to utilize the new Comprehensive Plan.

Commissioner Brauer stated he was pleased with the level of public comment the City has received to date on the Comprehensive Plan.

Chairperson Bauer questioned of the population projections were accurate.

Community Development Director Gladhill estimated the City would have around 9,400 new households in 2020. He commented further on how this would impact the population and how household size was projected to decline. He stated staff was going with an educated forecast for the population numbers but knowing family composition 20 years from now was quite difficult to predict.

Commissioner Brauer thanked staff for a job well done for the graphs and charts included in the Comprehensive Plan.

Chairperson Bauer recommended the old Diamond Sports bar be included in The COR. He believed this would be a valuable site to redevelop given its close proximity to Highway 10.

Commissioner Brauer suggested the City's commitment to high speed internet be discussed within the Comprehensive Plan and commented on the special backbone the City already had in place along the railroad.

Community Development Director Gladhill thanked the Comprehensive Plan Steering Committee for their assistance with the plan and reviewed the approval process for the coming months.

Commissioner Nosan stated she was very pleased by the turnout and feedback being received at the public forums held for the Comprehensive Plan.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:55 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

City of Ramsey
Agenda
Regular City Council
Tuesday, January 9, 2018
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation

3. Citizen Input

4. Consent Agenda

1. Receive Cash and Investments for Period Ending December 31, 2017

2. Receive November 2017 Financial Reports - General Fund and Enterprise Funds

3. Note the Following Boards and Commissions Meeting Minutes:
- Planning Commission Meeting Minutes Dated November 2, 2017
- Economic Development Authority Meeting Minutes Dated November 9, 2017
- Environmental Policy Board Meeting Minutes Dated November 13, 2017

4. Approve Licenses

5. Approve Rental Licenses

6. Approve Amending City Council Meeting Schedule for 2018

7. Approve the Following Meeting Minutes:
1. City Council Work Session dated 12/12/2017
2. City Council Regular dated 12/12/2017

8. Approve Request to Declare Surplus Property

9. Approve Greenway Terrace Right of Entry Agreement

10. Adopt Resolution # 18-011 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 7, 2017 through December 28, 2017

11. Adopt Resolution #18-015 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 29, 2017 through January 3, 2018

12. Adopt Resolution #18-001 for 2018 Council Organization; Resolution #18-006 Designating Financial Institutions as Official Depositories of City Funds for 2018; Resolution #18-008 Designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for the Year of 2018; and Resolution #18-007 Authorizing Signatures for Financial Transactions

13. Adopt Resolution #18-009 Approving the City of Ramsey's 2019 Budget Calendar

14. Adopt Resolution #18-014 Adopting 2018 Enterprise Fund Budgets

15. Adopt Resolution #18-003 Approving Partial Payment to Douglas-Kerr Underground LLC for IP 16-20 Riverdale Drive Extension from Traprock Street to Ramsey Blvd.

16. Adopt Resolution #18-002 Approving Partial Payment to Douglas-Kerr Underground, LLC for IP 17-10, Puma Street Utility Improvements.

17. Adopt Resolution #18-013 Rescinding Award of Contract for Improvement Project #17-13, Potassium Street Cul-De-Sac Improvements

18. Adopt Resolution #18-019 Approving the Conveyance of a Permanent Ingress/ Egress Easement Across Lot 1, Block 1, COR Stone Brook Academy Plat

19. Adopt Resolution #18-018 Appointing Election Judges for the Special Primary Election on February 13. 2018

5. Approve Agenda

6. Public Hearing

1. Public Hearing - Adopt Resolution #18-012 Accepting Feasibility Report and Ordering Plans and Specifications for Improvement Project #18-03, 2018 Street Overlay Improvements

2. Public Hearing - Adopt Resolution #18-010 Adopting the City of Ramsey's 2018-2027 Capital Improvement Plan (CIP)

7. Council Business

1. Introduce Ordinance #18-02 Authorizing the City of Ramsey to Sell Three (3) Parcels of Real Property

2. Approve Plans and Specifications, and Advertise for Bids: Trott Brook Boardwalk

3. Introduce Ordinance #18-04 Establishing E-3 Employment Zoning District

4. Introduce Ordinance #18-05 Rezoning of Subject Properties to E-3 Employment District

5. Adopt Resolution #18-016 Approving Sketch Plan for Affinity at Ramsey (Project #17-142); Case of Inland Group

8. Mayor/Council/Staff Input

1. Youth First: Proposed Basketball Court on City Owned Land

9. Adjournment

CC Regular Session **4. 1.**

Meeting Date: 01/09/2018

By: Diana Lund, Finance

Information

Title

Receive Cash and Investments for Period Ending December 31, 2017

Purpose/Background:

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

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

Action:

None required. Informational only.

Attachments

Cash & Investments for Period Ending December 31, 2017

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:39 PM
Form Started By: Diana Lund		Started On: 12/28/2017 07:39 AM
Final Approval Date: 01/04/2018		

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

	December-17 CURRENT MONTH	2017 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE	$ 65,372,393.23	$ 64,912,887.39
CASH INFLOWS:		
Daily Deposit	630,747.97	8,960,299.34
Tax Settlements	5,504,202.05	11,722,842.99
U/B Receipts	59,365.50	2,954,350.97
Credit Cards (Includes Utility Billing)	106,826.21	3,069,340.70
Interest Earnings [Net of Interest Paid on Investments]	103,543.37	952,074.40
Bond Proceeds	-	863,473.61
TOTAL CASH INFLOW	$ 6,404,685.10	$ 28,522,382.01
TOTAL CASH AVAILABLE	$ 71,777,078.33	$ 93,435,269.40
CASH OUTFLOWS:		
Prepaid Checks	648,700.31	7,746,210.40
Bills Lists	770,113.12	5,983,443.08
Pay Estimates	352,489.42	3,208,374.74
Credit Cards	8,127.69	72,102.89
Payroll - Net	459,267.57	4,010,993.11
Flex Reimbursement	7,214.26	57,315.92
Void Checks/Dormant Checks Paid	(23.90)	(73,019.06)
Debt Service	-	2,898,198.77
Miscellaneous [Bank Charges; etc.]	35.00	494.69
TOTAL CASH OUTFLOW	$ 2,245,923.47	$ 23,904,114.54
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 69,531,154.86**	**$ 69,531,154.86**
MEMO - NET 2017 CASH INFLOW (OUTFLOW)	**4,158,761.63**	**4,618,267.47**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE	**$ 57,783,494.62**	**57,425,022.30**
Purchases	5,484,000.00	25,943,000.00
Maturities/Sales	(2,236,234.39)	(22,336,762.07)
ENDING BALANCE	**$ 61,031,260.23**	**$ 61,031,260.23**

Prepared by the City of Ramsey Finance Department
1/2/2018

2017 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2017	PURCH 2017	SOLD/ MATURE 2017	BV PRIN BAL 12/31/2017	PAR	YTM
160623	6/23/2017	4M	Term Series 4M		2,000,000.00		2,000,000.00	0.00	2,000,000.00	0.70%
161208C	3/8/2017	4M	Term Series 4M		1,000,000.00		1,000,000.00	0.00	1,000,000.00	0.45%
170202	1/30/2018	4M	Term Series 4M			1,000,000.00	0.00	1,000,000.00	1,000,000.00	0.85%
171208A	3/29/2018	4M	Term Series 4M	249114		500,000.00	0.00	500,000.00	500,000.00	1.23%
171208B	6/28/2018	4M	Term Series 4M	249104		500,000.00	0.00	500,000.00	500,000.00	1.28%
171208C	12/10/2018	4M	Term Series 4M	249093		1,000,000.00	0.00	1,000,000.00	1,000,000.00	1.40%
171109A	2/28/2018	4M	Term Series 4M			500,000.00	0.00	500,000.00	500,000.00	1.05%
171109B	5/10/2018	4M	Term Series 4M			500,000.00	0.00	500,000.00	500,000.00	1.13%
170831	8/31/2018	4M	Term Series 4M			750,000.00	0.00	750,000.00	750,000.00	1.20%
170804	12/1/2017	4M	Term Series 4M			1,000,000.00	1,000,000.00	0.00	1,000,000.00	1.05%
170629A	6/29/2018	4M	Term Series 4M			2,000,000.00	0.00	2,000,000.00	2,000,000.00	1.20%
170509	11/9/2017	4M	Term Series 4M			1,000,000.00	1,000,000.00	0.00	1,000,000.00	0.88%
170406A	10/5/2017	4M	Term Series 4M			1,000,000.00	1,000,000.00	0.00	1,000,000.00	0.80%
170406B	4/13/2018	4M	Term Series 4M			1,000,000.00	0.00	1,000,000.00	1,000,000.00	0.92%
160927B	3/28/2017	4M	Term Series 4M		1,000,000.00		1,000,000.00	0.00	1,000,000.00	0.43%
160722B	1/23/2017	4M	Term Series 4M		500,000.00		500,000.00	0.00	500,000.00	0.43%
160825A	8/25/2017	4M	Term Series 4M		752,400.00		752,400.00	0.00	752,400.00	0.60%
160825B	8/25/2017	4M	CD-CIT BANK/ONEWEST-	58978	247,600.00		247,600.00	0.00	247,600.00	0.95%
14M1205C	10/11/2017	4M	CD-SONABANK (BOND PI	57968	161,000.00		161,000.00	0.00	161,000	0.75%
								7,750,000.00		
150701A	2/1/2020	BAIRD	WINTHROP MN TAX	976367ND0	290,000.00		0.00	290,000.00	290,000	2.43%
160322A	3/22/2021	BAIRD	FNMA	3136H3BT1	250,000.00		0.00	250,000.00	250,000	1.00%
160420A	2/1/2017	BAIRD	MINNENOTONKA MN ISI	604204QS9	120,000.00		120,000.00	0.00	120,000	1.04%
160322B	1/1/2020	BAIRD	MINNENOTONKA MN ISI	604195D20	100,000.00		0.00	100,000.00	100,000	1.55%
160323	3/23/2021	BAIRD	FNMA	3136G3CJ2	300,000.00		300,000.00	0.00	300,000	1.00%
150701B	2/1/2021	BAIRD	WINTHROP MN TAX	976367NE8	305,000.00		0.00	305,000.00	305,000	2.68%
140904	9/1/2021	BAIRD	OKLAHOMA TAXABLE	678519RP6	535,000.00		0.00	535,000.00	535,000	2.45%
								1,480,000.00		
160826A	8/27/2018	ICD SEC	CD-ADMIRALS BANK	007220AM8	200,000.00		0.00	200,000.00	200,000	1.00%
170629B	12/31/2018	ICD SEC	CD-ALLY BANK	02006L3SO		100,000.00	0.00	100,000.00	100,000	1.50%
171012	10/13/2020	ICD SEC	CD-ALLY BANK	03006L5Z2		74,000.00	0.00	74,000.00	74,000	1.95%
141212A	6/12/2017	ICD SEC	CD-ALLY BANK	02006LMP5	100,000.00		100,000.00	0.00	100,000	1.20%
160330B	10/2/2017	ICD SEC	CD-ALLY BANK	02006LZH9	74,000.00		74,000.00	0.00	74,000	0.85%
160728B	7/30/2018	ICD SEC	CD-ALLY BANK	02006LH30	75,000.00		0.00	75,000.00	75,000	1.00%
150710B	7/10/2017	ICD SEC	CD-AMERICAN COMMER	02519TAC0	250,000.00		250,000.00	0.00	250,000.00	1.00%
170829B	3/1/2019	ICD SEC	CD-AMERICAN EXPRESS	02587DX45		249,000.00	0.00	249,000.00	249,000	1.65%
170829A	5/29/2020	ICD SEC	CD-AMERICAN EXPRESS	02587CFQ8		249,000.00	0.00	249,000.00	249,000	1.75%
160930C	4/6/2018	ICD SEC	CD-AMERICAN NATIONA	02771RAQ6	249,000.00		0.00	249,000.00	249,000.00	0.90%
160930A	4/2/2018	ICD SEC	CD-AMERICAN NATIONA	02771PNK9	157,000.00		0.00	157,000.00	157,000.00	0.85%
140725B	1/25/2017	ICD SEC	CD-AMERICAN WEST BA	03059OD59	200,000.00		200,000.00	0.00	200,000	0.80%
151230A	6/30/2017	ICD SEC	CD-APPLE BANK FOR SA	03784JPH1	250,000.00		250,000.00	0.00	250,000.00	1.00%
170630A	6/29/2018	ICD SEC	CD-BANK BARODA	06062RAU6		98,000.00	0.00	98,000.00	98,000	1.25%
150415	4/13/2017	ICD SEC	CD-BANK CASTILE	061077BC6	150,000.00		150,000.00	0.00	150,000	0.70%
160615	6/15/2018	ICD SEC	CD-BANK LEUMI USA	063248FQ6	250,000.00		0.00	250,000.00	250,000	1.05%
170413	4/13/2018	ICD SEC	CD-BANK OF BARODA	06062Q2P8		151,000.00	0.00	151,000.00	151,000	1.05%
170517	5/17/2018	ICD SEC	CD-BANK OF CHINA	06426WFAS		99,000.00	0.00	99,000.00	99,000	1.00%
160707	7/7/2017	ICD SEC	CD-BANK OF CHINA	06426TSQ3	149,000.00		149,000.00	0.00	149,000	0.70%
160210B	2/10/2017	ICD SEC	CD-BANK OF CHINA	06426TPK9	100,000.00		100,000.00	0.00	100,000	0.70%
171220B	12/20/2018	ICD SEC	CD-BANK OF CHINA	06426WXH0		150,000.00	0.00	150,000.00	150,000	1.45%
160826B	8/27/2018	ICD SEC	CD-BANK OF HOPE	062683AB3	249,000.00		0.00	249,000.00	249,000	1.00%
161230B	12/29/2017	ICD SEC	CD-BANK OF INDIA	06279HUR2	249,000.00		249,000.00	0.00	249,000	1.00%
150630B	3/30/2017	ICD SEC	CD-BANK OF NORTH CAI	06414QVR7	250,000.00		250,000.00	0.00	250,000	0.85%
151130B	11/30/2017	ICD SEC	CD-BANK UNITED	066519BC2	250,000.00		250,000.00	0.00	250,000.00	1.10%
170125B	1/25/2019	ICD SEC	CD-BANKERS West BANK	06610YFQ5		109,000.00	0.00	109,000.00	200,000	1.00%
170630B	12/28/2018	ICD SEC	CD-BAR HARBOR	066851VR4		249,000.00	0.00	249,000.00	249,000	1.50%
140716	7/16/2019	ICD SEC	CD-BARCLAYS BANK	0674OKHF7	250,000.00		0.00	250,000.00	250,000	2.05%
160706	6/7/2017	ICD SEC	CD-BEAL BANK	0737OWZX7	249,000.00		249,000.00	0.00	249,000	0.70%
171228C	12/27/2019	ICD SEC	CD-BELL BANK	07815AAT4		249,000.00	0.00	249,000.00	249,000	1.95%
151223	7/24/2017	ICD SEC	CD-BLC COMMUNITY BA	05549CGA2	250,000.00		250,000.00	0.00	250,000.00	1.05%
150923	9/22/2017	ICD SEC	CD-BMO HARRIS	05573J4P3	250,000.00		250,000.00	0.00	250,000.00	1.10%
170714A	1/14/2018	ICD SEC	CD-BMW BANK	05580AJP0		149,000.00	0.00	149,000.00	149,000	1.50%
161130	11/30/2018	ICD SEC	CD-BMW BANK OF NORT	05580AFN9	100,000.00		0.00	100,000.00	100,000	1.30%
150626B	6/26/2017	ICD SEC	CD-BMW BANK OF NORT	0558OABY9	150,000.00		150,000.00	0.00	150,000	1.05%
171229A	12/27/2019	ICD SEC	CD-BRICKELL BANK	10801DAM3		249,000.00	0.00	249,000.00	249,000	2.00%
151231	6/30/2017	ICD SEC	CD-BRICKELL BANK	10801DAA9	250,000.00		250,000.00	0.00	250,000.00	1.00%
160729A	4/30/2018	ICD SEC	CD-BROOKLINE BANK	113730CE6	176,000.00		0.00	176,000.00	176,000	0.85%
170131	7/31/2019	ICD SEC	CD-CAPE COD	13934CAB3		249,000.00	0.00	249,000.00	200,000	1.00%
170111	1/11/2019	ICD SEC	CD-CAPITAL ONE BANK	140420S92		148,000.00	0.00	148,000.00	200,000	1.00%

2017 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2017	PURCH 2017	SOLD/ MATURE 2017	BV PRIN BAL 12/31/2017	PAR	YTM
150624	12/26/2017	ICD SEC	CD-CAPITAL ONE BANK	29266NK71	100,000.00		100,000.00	0.00	100,000	1.30%
150715A	7/16/2018	ICD SEC	CD-CAPITAL ONE BANK	14042E4R8	250,000.00		0.00	250,000.00	250,000.00	1.60%
150930B	3/30/2017	ICD SEC	CD-CARDINAL BANK	14147VFD3	250,000.00		250,000.00	0.00	250,000.00	0.80%
160330A	6/30/2017	ICD SEC	CD-CELTIC BANK UT	15118RKY2	250,000.00		250,000.00	0.00	250,000	0.70%
170330B	9/30/2019	ICD SEC	CD-CENTRAL FEDERAL S	15347EAE9		249,000.00	0.00	249,000.00	249,000	1.55%
170728C	7/29/2019	ICD SEC	CD-CITIZENS STATE BAN	17669WGF6		249,000.00	0.00	249,000.00	249,000	1.65%
170331	9/30/2019	ICD SEC	CD-CITIZENS STATE BAN	17668UAP5		103,000.00	0.00	103,000.00	103,000	1.50%
160826C	2/28/2019	ICD SEC	CD-COMENITY CAP BANI	20033ARR9	249,000.00		0.00	249,000.00	249,000	1.20%
170208	8/8/2018	ICD SEC	CD-COMMERCIAL BANK	20146AAC4		101,000.00	0.00	101,000.00	101,000	1.20%
151130A	11/30/2017	ICD SEC	CD-COMPASS BANK	20451PNZ5	250,000.00		250,000.00	0.00	250,000.00	1.15%
150715B	7/17/2017	ICD SEC	CD-CONESTOGA BANK	20701PBQ6	250,000.00		250,000.00	0.00	250,000.00	1.00%
170928	3/27/2020	ICD SEC	CD-CONNECTONE BANK	20786ABV6		249,000.00	0.00	249,000.00	249,000	1.80%
171129B	11/29/2019	ICD SEC	CD-CRESCOM BANK	225862DH1		249,000.00	0.00	249,000.00	249,000	1.70%
150717	1/17/2017	ICD SEC	CD-CRESCOM BANK	225862CE9	250,000.00		250,000.00	0.00	250,000.00	0.65%
140723A	1/23/2018	ICD SEC	CD-CUSTOMERS BANK	23204HBR8	200,000.00		0.00	200,000.00	200,000	1.30%
170719A	7/19/2019	ICD SEC	CD-DISCOVER BANK	2546726A1		100,000.00	0.00	100,000.00	100,000	1.65%
150715C	7/17/2017	ICD SEC	CD-DISCOVER BANK	254672SC3	100,000.00		100,000.00	0.00	100,000.00	1.15%
150730	7/30/2018	ICD SEC	CD-DISCOVER BANK	254672TA6	149,000.00		0.00	149,000.00	149,000.00	1.70%
151218A	3/20/2017	ICD SEC	CD-DMB COMMUNITY B/	23322GKG1	250,000.00		250,000.00	0.00	250,000.00	0.70%
160720	7/20/2018	ICD SEC	CD-EAGLE BANK	27002YCX2	249,000.00		0.00	249,000.00	249,000	0.90%
170724	7/24/2019	ICD SEC	CD-EAST BOSTON SAVIN	27119PBU4		249,000.00	0.00	249,000.00	249,000	1.65%
151218C	6/15/2017	ICD SEC	CD-EAST BOSTON SAVIN	27113PAT8	250,000.00		250,000.00	0.00	250,000.00	1.00%
170719C	7/19/2019	ICD SEC	CD-ENERBANK	29266N5Q6		249,000.00	0.00	249,000.00	249,000	1.65%
150515	5/15/2017	ICD SEC	CD-ENERBANK	29266NK71	99,000.00		99,000.00	0.00	99,000	0.90%
170228	5/1/2019	ICD SEC	CD-ESSA BANK & TRUST	29667RPN7		249,000.00	0.00	249,000.00	249,000	1.40%
160129	1/29/2018	ICD SEC	CD-EVERBANK	29976DH94	248,000.00		0.00	248,000.00	250,000	1.10%
151125	11/27/2017	ICD SEC	CD-FIRST BANK PUERTO	33767ASC6	250,000.00		250,000.00	0.00	250,000.00	1.20%
170630C	12/31/2018	ICD SEC	CD-FIRST BANK SOUTHE	31931TEP6		249,000.00	0.00	249,000.00	249,000	1.50%
170731	1/31/2019	ICD SEC	CD-FIRST COMMERCIAL	31984GEF2		249,000.00	0.00	249,000.00	249,000	1.45%
151113	11/13/2017	ICD SEC	CD-FIRST MERIT BANK	320844PU1	250,000.00		250,000.00	0.00	250,000.00	1.00%
160816	2/16/2018	ICD SEC	CD-FIRST NATIONAL BAI	332135GM8	249,000.00		0.00	249,000.00	249,000	0.90%
151218B	6/18/2018	ICD SEC	CD-FIRST SOURCE BANK	33646CFY5	250,000.00		0.00	250,000.00	250,000.00	1.25%
151029	10/27/2017	ICD SEC	CD-FRIST TEXOMA NATI	33717WAA2	100,000.00		100,000.00	0.00	100,000	0.85%
140822	2/22/2017	ICD SEC	CD-GE CAPITAL BANK	36161TX59	49,000.00		49,000.00	0.00	49,000	1.00%
130301	3/1/2018	ICD SEC	CD-GE CAPITAL BANK	3616ITJB2	200,000.00		0.00	200,000.00	200,000	1.10%
170327	7/27/2018	ICD SEC	CD-GNB BANK	36198JCP7		249,000.00	0.00	249,000.00	249,000	1.20%
150629	1/30/2017	ICD SEC	CD-GNB BANK	36198JAX2	250,000.00		250,000.00	0.00	250,000	0.80%
170726	7/27/2020	ICD SEC	CD-GOLDMAN SACHS	38148PLS4		249,000.00	0.00	249,000.00	249,000	1.85%
150930A	3/30/2017	ICD SEC	CD-GOLDMAN SACHS	38148JP62	100,000.00		100,000.00	0.00	100,000.00	0.85%
140828	2/28/2017	ICD SEC	CD-GREAT SOUTHERN B,	3912OVRK2	249,000.00		249,000.00	0.00	249,000	1.00%
140717	4/17/2017	ICD SEC	CD-GUARANTY BANK &	40082OBK1	250,000.00		250,000.00	0.00	250,000	0.85%
171215A	12/16/2019	ICD SEC	CD-HAMNI BANK	410193CR9		249,000.00	0.00	249,000.00	249,000	1.85%
171130C	11/29/2019	ICD SEC	CD-HENRY COUNTY BAN	426336BM4		200,000.00	0.00	200,000.00	200,000	1.80%
160729B	3/29/2018	ICD SEC	CD-HERITAGE BANK	42724JDF9	249,000.00		0.00	249,000.00	249,000	0.85%
160824	8/24/2018	ICD SEC	CD-HSBC BANK	404344BG1	249,000.00		249,000.00	0.00	249,000	1.10%
160721A	7/23/2018	ICD SEC	CD-INDEPENDENCE BAN	4534OKDP1	249,000.00		0.00	249,000.00	249,000	0.90%
161216A	12/17/2018	ICD SEC	CD-INVESTORS SAVINGS	46176PFV2	249,000.00		0.00	249,000.00	249,000	1.35%
151216B	1/17/2017	ICD SEC	CD-ION BANK	46203PAC6	208,000.00		208,000.00	0.00	208,000.00	0.75%
151211A	6/12/2017	ICD SEC	CD-ISRAEL DISCOUNT B/	465076HV2	250,000.00		250,000.00	0.00	250,000.00	1.00%
160831	8/31/2018	ICD SEC	CD-JP MORGAN CHASE	48126XCN3	249,000.00		0.00	249,000.00	249,000	1.05%
170927	9/27/2019	ICD SEC	CD-KEY BANK	49306SYU4		100,000.00	0.00	100,000.00	100,000	1.65%
170222	2/28/2019	ICD SEC	CD-KEY BANK	493065XF8		149,000.00	0.00	149,000.00	149,000	1.55%
171013	10/15/2019	ICD SEC	CD-LAKESIDE BANK	51210SNQ6		101,000.00	0.00	101,000.00	101,000	1.60%
161019	10/19/2018	ICD SEC	CD-LAKESIDE BANK	51210SLX3	100,000.00		0.00	100,000.00	100,000	1.05%
170929	3/27/2020	ICD SEC	CD-LANDMARK COMM B	51507LBM5		249,000.00	0.00	249,000.00	249,000	1.85%
160115	7/17/2017	ICD SEC	CD-LINCOLN PARK SAVI	53468JAG7	250,000.00		250,000.00	0.00	250,000	1.00%
161230A	12/30/2019	ICD SEC	CD-M BANK	55275FKK3	160,000.00		0.00	160,000.00	160,000	1.55%
161215	2/14/2019	ICD SEC	CD-MAIN STREET BANK	56034WAP6	249,000.00		0.00	249,000.00	200,000	1.45%
171220A	12/20/2019	ICD SEC	CD-MB FINANCIAL	55266CXT8		249,000.00	0.00	249,000.00	249,000	1.85%
150710A	7/10/2017	ICD SEC	CD-MB FINANCIAL	55266CMR4	250,000.00		250,000.00	0.00	250,000.00	1.00%
170714B	1/14/2019	ICD SEC	CD-MEDALLION BANK	58403D7B6		249,000.00	0.00	249,000.00	249,000	1.50%
140610	6/9/2017	ICD SEC	CD-MEDALLION BANK	58403BP26	250,000.00		250,000.00	0.00	250,000	1.00%
170721	7/22/2019	ICD SEC	CD-MERRICK BANK	59013JZB8		249,000.00	0.00	249,000.00	249,000	1.70%
150130	1/30/2017	ICD SEC	CD-MERRICK BANK	59013JDA4	100,000.00		100,000.00	0.00	100,000	0.75%
171214A	6/14/2019	ICD SEC	CD-MIDLAND STATES BA	59774QFF4		249,000.00	0.00	249,000.00	249,000	1.75%
160413	10/13/2017	ICD SEC	CD-MIDLANDS SB, IL	59774QE44	250,000.00		250,000.00	0.00	250,000	0.85%
170714C	7/15/2019	ICD SEC	CD-MIDSOUTH BANK	59805FAB5		249,000.00	0.00	249,000.00	249,000	1.70%
171214B	12/16/2019	ICD SEC	CD-MORGAN STANLEY B	61747MD65		249,000.00	0.00	249,000.00	249,000	2.00%
170728B	1/28/2020	ICD SEC	CD-NATIONWIDE BANK	63861NAH8		249,000.00	0.00	249,000.00	249,000	1.75%
151031	1/4/2018	ICD SEC	CD-NOA BANK	65487TBD2	150,000.00		0.00	150,000.00	150,000	0.90%
170330A	4/1/2019	ICD SEC	CD-NORTHFIELD BANK	66612ABG2		249,000.00	0.00	249,000.00	249,000	1.45%
160210A	2/9/2018	ICD SEC	CD-ORIENTAL BANK	686184WS7	200,000.00		0.00	200,000.00	200,000	1.20%
161221	6/21/2019	ICD SEC	CD-ORRSTOWN BANK	687377EA5	249,000.00		0.00	249,000.00	249,000	1.50%
171215B	6/15/2020	ICD SEC	CD-PACIFIC CITY BANK	69406PCT4		249,000.00	0.00	249,000.00	249,000	1.90%

2017 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2017	PURCH 2017	SOLD/ MATURE 2017	BV PRIN BAL 12/31/2017	PAR	YTM
170719B	7/19/2019	ICD SEC	CD-PEOPLES UNITED BAI	71270QQZZ		249,000.00	0.00	249,000.00	249,000	1.65%
170727	10/28/2019	ICD SEC	CD-PILOT BANK	721531BT7		249,000.00	0.00	249,000.00	249,000	1.65%
170728A	7/27/2018	ICD SEC	CD-PINNACLE BANK	72345SFJS		249,000.00	0.00	249,000.00	249,000	1.35%
171130B	11/29/2019	ICD SEC	CD-PONCE DELEON	73233AM1		53,000.00	0.00	53,000.00	53,000	1.70%
161229	6/29/2018	ICD SEC	CD-PREFERRED BANK	740367FE2	249,000.00		0.00	249,000.00	249,000	1.15%
170317	9/17/2018	ICD SEC	CD-PRIVATE BANK & TR	74267GVR5		200,000.00	0.00	200,000.00	200,000	1.15%
161228A	6/28/2018	ICD SEC	CD-PROVIDENCE BANK	74374MAD6	249,000.00		0.00	249,000.00	249,000	1.20%
171127	3/1/2019	ICD SEC	CD-ROCKFORD BANK &	77315PBM3		249,000.00	0.00	249,000.00	249,000	1.75%
161207	6/7/2018	ICD SEC	CD-ROLLSTONE BANK &	77579ABW5	200,000.00		0.00	200,000.00	200,000	1.15%
170125C	1/25/2019	ICD SEC	CD-RONDOUT SAVINGS I	776322AR0		200,000.00	0.00	200,000.00	200,000	1.00%
171222	9/23/2019	ICD SEC	CD-SACO & BIDDEFORD	78577TAV7		249,000.00	0.00	249,000.00	249,000	1.85%
160916	9/17/2018	ICD SEC	CD-SAFRA NATIONAL BA	78/658QYZ0	249,000.00		0.00	249,000.00	249,000.00	1.10%
171213	12/13/2019	ICD SEC	CD-SALLIE MAE BANK	795450G41		249,000.00	0.00	249,000.00	249,000	1.95%
140924	9/25/2017	ICD SEC	CD-SALLIE MAE BANK	40082OBK1	249,000.00		249,000.00	0.00	249,000	1.40%
160224A	8/24/2017	ICD SEC	CD-SANTANDER BANK	80280JLV3	250,000.00		250,000.00	0.00	250,000	0.95%
171229B	12/29/2020	ICD SEC	CD-STATE BANK OF FEN	856188AV9		249,000.00	0.00	249,000.00	249,000	2.15%
170623	6/24/2019	ICD SEC	CD-STATE BANK OF INDI	856285BZ3		249,000.00	0.00	249,000.00	249,000	1.70%
160930D	4/30/2018	ICD SEC	CD-STEARNS BANK	857894RN1	249,000.00		0.00	249,000.00	249,000.00	0.95%
161228B	6/28/2019	ICD SEC	CD-STEUBEN TR CO	860010BG1	160,000.00		0.00	160,000.00	160,000	1.40%
170630D	6/28/2019	ICD SEC	CD-SUMMIT COMMUNIT	86604XLX2		205,000.00	0.00	205,000.00	205,000	1.55%
140305	3/6/2017	ICD SEC	CD-SYNOVOUS BANK	87164DEB2	200,000.00		200,000.00	0.00	200,000	0.85%
161123	5/23/2018	ICD SEC	CD-TCF NATIONAL BANK	872278XK7	100,000.00		0.00	100,000.00	100,000	0.90%
170922	5/26/2020	ICD SEC	CD-TEXAS EXCHANGE B.	88241TCA6		249,000.00	0.00	249,000.00	249,000	1.85%
171027	10/27/2020	ICD SEC	CD-THIRD FEDERAL SAV	88413QBS6		249,000.00	0.00	249,000.00	249,000	1.95%
160721B	1/22/2018	ICD SEC	CD-TRANSPORTATION A	89388CBE7	249,000.00		0.00	249,000.00	249,000	0.75%
141209	9/27/2017	ICD SEC	CD-UNITED BANK	909552AQ4	250,000.00		250,000.00	0.00	250,000	0.65%
170421	4/22/2019	ICD SEC	CD-UNITED COMMUNITY	90983HAC8		249,000.00	0.00	249,000.00	249,000	1.40%
171130A	11/29/2019	ICD SEC	CD-UNIVEST NATIONAL	91527PBF3		249,000.00	0.00	249,000.00	249,000	1.75%
161219	12/19/2018	ICD SEC	CD-WEB BANK	947547JJ5	249,000.00		0.00	249,000.00	249,000	1.40%
160617	6/18/2018	ICD SEC	CD-WELLS FARGO BANK	9497485X1	150,000.00		0.00	150,000.00	150,000	1.20%
150925	9/25/2017	ICD SEC	CD-WELLS FARGO BANK	9497482H9	100,000.00		100,000.00	0.00	100,000.00	1.00%
151211B	12/11/2017	ICD SEC	CD-WEX BANK	92937CDH8	250,000.00		250,000.00	0.00	250,000.00	1.20%
170125A	1/25/2019	ICD SEC	CD-WHITNESY BANK	966594AV5		249,000.00	0.00	249,000.00	249,000	1.00%
160930B	4/2/2018	ICD SEC	CD-WOOD & HUSTON BA	978208AA4	249,000.00		0.00	249,000.00	249,000.00	1.00%
170112	1/11/2019	ICD SEC	CD-WORLDS FOREMOST	981571CS9		100,000.00	0.00	100,000.00	200,000	1.00%
170119	1/18/2019	ICD SEC	CD-WORLDS FOREMOST	981571CU4		100,000.00	0.00	100,000.00	200,000	1.00%
160525	8/25/2017	ICD SEC	CD-Z BANK	98878BAD0	249,000.00		249,000.00	0.00	249,000	0.75%
171214C	6/14/2019	ICD SEC	CD-ZB (ZION)	98878BLQ9		249,000.00	0.00	249,000.00	249,000	1.80%
			2016 Investments & MM					21,455,000.00		
090102B	12/25/2018	Com Sec	FNR 2003-120 BY	31393UGR8	13,715.78		10,143.73	3,572.05	200,000	3.98%
								3,572.05		
160606	5/1/2020	Northland	ANCHOR BAY MI SCH DI	032879-TC-2	500,000.00		0.00	500,000.00	500,000	2.12%
161114B	2/1/2024	Northland	ANDOVER MN TAX	034313-ZU-3	300,000.00		0.00	300,000.00	300,000	2.25%
130412	2/1/2024	Northland	BECKER MN TAX	075671LJ4	50,000.00		0.00	50,000.00	50,000	2.75%
160317	2/1/2019	Northland	BECKER MN TAX	075663YH9	645,000.00		0.00	645,000.00	645,000	1.15%
150903	11/1/2018	Northland	BROOKFIELD WI, TAXAB	112857-BL-0	500,000.00		0.00	500,000.00	500,000	2.20%
110310	2/1/2020	Northland	BROOKLYN CENTER ISD	113853-KG-9	285,000.00		0.00	285,000.00	285,000	4.65%
120215B	6/1/2026	Northland	CEDAR RAPIDS IO TAX	150528-JU-2	50,000.00		0.00	50,000.00	50,000	4.55%
120606B	6/1/2022	Northland	CEDAR RAPIDS IO TAX	150528-N2-6	135,000.00		0.00	135,000.00	135,000	2.50%
120606A	6/1/2023	Northland	CEDAR RAPIDS IO TAX	150528-PA-9	140,000.00		0.00	140,000.00	140,000	2.70%
140620	12/1/2020	Northland	CELINA OHIO SCHOOL D	151069-FD-8	300,000.00		0.00	300,000.00	300,000	2.13%
130815A	12/1/2020	Northland	CHASKA, MN TAX	161664-DY-0	75,000.00		0.00	75,000.00	75,000	2.50%
130815B	12/1/2021	Northland	CHASKA, MN TAX	161664-DZ-7	75,000.00		0.00	75,000.00	75,000	2.75%
140502	2/15/2020	Northland	COLLINGSWOOD NJ TAX	194756-PQ-9	145,000.00		0.00	145,000.00	145,000	3.00%
140730A	6/1/2019	Northland	DES MOINES IA TAXABLI	25009X-GB-5	115,000.00		0.00	115,000.00	115,000	2.00%
140730B	6/1/2020	Northland	DES MOINES IA TAXABLI	25009X-GC-3	145,000.00		0.00	145,000.00	145,000	2.10%
170109	6/1/2022	Northland	DESMOINES IA TAX	250097-J3-7		200,000.00	0.00	200,000.00	200,000	2.30%
17128A	4/1/2018	Northland	BURLINGTON WIS REFU	122133-KW-0		25,000.00	0.00	25,000.00	25,000	1.50%
171218B	3/1/2020	Northland	GLENDALE RIVER HILLS	378541-CN-4		135,000.00	0.00	135,000.00	135,000	1.35%
171218C	2/15/2018	Northland	HALE COUNTY TAX	405468-CN-7		25,000.00	0.00	25,000.00	25,000	3.00%
171228A	2/1/2020	Northland	SCOTT COUNTY TAX	809557-AY-7		60,000.00	0.00	60,000.00	60,000	2.15%
171228B	2/1/2021	Northland	SCOTT COUNTY TAX	809557-AZ-4		115,000.00	0.00	115,000.00	115,000	2.20%
141104	2/1/2022	Northland	DULUTH MN TAXABLE	264438-G5-5	150,000.00		0.00	150,000.00	150,000	3.00%
151217A	12/1/2018	Northland	FARGO ND TAXABLE	30747N-BC-7	435,000.00		0.00	435,000.00	435,000	1.40%
151217B	12/1/2017	Northland	FARGO ND TAXABLE	30747N-BB-9	395,000.00		395,000.00	0.00	395,000	1.00%
151216A	6/14/2018	Northland	FFCB	3133EF-SH-1	500,000.00		0.00	500,000.00	500,000	1.17%
140326	9/26/2017	Northland	FHLB	313OA15P9	350,000.00		350,000.00	0.00	350,000	1.00%
151119B	11/19/2021	Northland	FNMA	3136GSSA6	400,000.00		400,000.00	0.00	400,000	1.00%
170712	7/1/2021	Northland	GARDENDALE ALA TAX	365478-DQ-6		240,000.00	0.00	240,000.00	240,000	2.20%
171129A	2/1/2019	Northland	CHASKA, MN TAX	161664-G4-7		120,000.00	0.00	120,000.00	120,000	1.70%
150601	6/1/2017	Northland	HAWKEYE COMMUNITY	42016A-KH-3	190,000.00		190,000.00	0.00	190,000	0.90%

2017 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2017	PURCH 2017	SOLD/ MATURE 2017	BV PRIN BAL 12/31/2017	PAR	YTM
170823A	3/1/2018	Northland	HAWLEY MN SCHOOL DI	420416-EY-1		150,000.00	0.00	150,000.00	150,000	1.40%
140320A	3/1/2019	Northland	HAWLEY MN SCHOOL DI	420416-EZ-8	390,000.00		0.00	390,000.00	390,000	1.85%
140117	11/1/2019	Northland	HONOLULU TAXABLE	438670-Q4-6	275,000.00		0.00	275,000.00	275,000	1.84%
110114A	2/1/2017	Northland	HOPKINS ISD #270	439881-HB-2	100,000.00		100,000.00	0.00	100,000	2.75%
150109	10/1/2022	Northland	HUBBARD COUNTY TAX	443348-DE-4	135,000.00		0.00	135,000.00	140,000	2.70%
121211D	6/1/2017	Northland	IOWA WESTERN COMM (	462612-QM-7	100,000.00		100,000.00	0.00	100,000	0.85%
120321	3/1/2022	Northland	MADISION WI SCHOOL D	558495-KN-6	500,000.00		0.00	500,000.00	500,000	2.50%
150708	2/1/2019	Northland	MAPLEWOOD MN TAX	56557-UM-5	350,000.00		0.00	350,000.00	350,000	1.80%
161101	3/1/2019	Northland	MARSHFIELD WI TAX	572852-W4-9	145,000.00		0.00	145,000.00	145,000	1.20%
110203A	4/1/2017	Northland	MEDFORD WIS SCHOOL I	58434T-DK-3	40,000.00		40,000.00	0.00	40,000	2.75%
121228B	9/1/2023	Northland	MIDDLETON WIS REFUNI	596782-T6-7	300,000.00		0.00	300,000.00	300,000	2.36%
120214B	9/1/2025	Northland	MIDDLETON WIS REFUNI	596782-TJ-1	315,000.00		0.00	315,000.00	315,000	2.85%
150430	2/1/2022	Northland	MINNETONKA ISD #276	604195-YG-6	270,000.00		0.00	270,000.00	270,000	3.00%
130702A	1/1/2019	Northland	MINNETONKA ISD #276	604195-VW-4	285,000.00		0.00	285,000.00	285,000	1.40%
130702B	1/1/2021	Northland	MINNETONKA ISD #276	604195-VY-0	400,000.00		0.00	400,000.00	400,000	2.10%
120215A	1/1/2028	Northland	MINNETONKA ISD #276	604195-SB-4	50,000.00		0.00	50,000.00	50,000	5.20%
160812	5/1/2023	Northland	MONROE MI TAX	611101-MF-0	190,000.00		0.00	190,000.00	190,000	2.26%
130722	2/1/2021	Northland	MOUND MN TAXABLE	620S35-W4-2	95,000.00		0.00	95,000.00	95,000	2.00%
100803B	2/1/2018	Northland	NEW PRAGUE BAB	648159-TX-9	70,000.00		0.00	70,000.00	70,000	3.75%
100803C	2/1/2019	Northland	NEW PRAGUE BAB	648159-TY-7	45,000.00		0.00	45,000.00	45,000	4.00%
100803D	2/1/2020	Northland	NEW PRAGUE BAB	648159-TZ-4	70,000.00		0.00	70,000.00	70,000	4.25%
141006	6/1/2020	Northland	NORTHEAST IOWA COM!	664214-JQ-7	320,000.00		0.00	320,000.00	320,000	1.90%
161003A	2/1/2018	Northland	OLIVIA MN TAX	681079-YD-5	45,000.00		0.00	45,000.00	45,000	2.00%
161003B	2/1/2019	Northland	OLIVIA MN TAX	681079-YE-3	95,000.00		0.00	95,000.00	95,000	2.00%
161003C	2/1/2020	Northland	OLIVIA MN TAX	681079-YF-0	100,000.00		0.00	100,000.00	100,000	2.00%
111031	6/1/2018	Northland	RACINE WIS TAXABLE	750021-6D-4	755,000.00		0.00	755,000.00	755,000	2.10%
130624A	2/1/2023	Northland	RAMSEY COUNTY TAXAI	751622-HH-7	595,000.00		0.00	595,000.00	595,000	2.75%
130624B	2/1/2022	Northland	RAMSEY COUNTY TAXAI	751622-HG-9	285,000.00		0.00	285,000.00	285,000	2.50%
160420B	10/1/2018	Northland	SHEBOYGAN WIS TAX	82102R-BY-0	250,000.00		0.00	250,000.00	250,000	1.00%
150804	11/1/2018	Northland	SHEBYGAN WISCON REF	82102R-BM-6	800,000.00		0.00	800,000.00	800,000	1.25%
120308A	12/1/2020	Northland	SHOREWOOD WIS TAX	825230-KU-8	150,000.00		0.00	150,000.00	150,000	2.50%
120308B	12/1/2022	Northland	SHOREWOOD WIS TAX	825230-KW-4	150,000.00		0.00	150,000.00	150,000	2.80%
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX	825230-LB-9	225,000.00		0.00	225,000.00	225,000	3.25%
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX	825230-LC-7	465,000.00		0.00	465,000.00	465,000	3.15%
170215	5/1/2019	Northland	SPARTA WIS REFUNDINC	846748-HC-8		100,000.00	0.00	100,000.00	100,000	1.80%
120214B	4/1/2017	Northland	ST FRANCIS ISD#15	789466-PU-7	250,000.00		250,000.00	0.00	250,000	4.40%
161222	2/1/2019	Northland	ST. PAUL MN PORT AUTI	793028-WR-8	145,000.00		0.00	145,000.00	145,000	2.00%
110608	2/1/2019	Northland	WADENA MN BAB	930217-JD-7	95,000.00		0.00	95,000.00	95,000	3.94%
170620A	6/1/2019	Northland	WATERLOO IOWA TAXAI	941647-VS-5		210,000.00	0.00	210,000.00	210,000	1.55%
170620B	6/1/2020	Northland	WATERLOO IOWA TAXAI	941647-VT-3		210,000.00	0.00	210,000.00	210,000	1.75%
130624C	6/1/2018	Northland	WATERLOO IOWA TAXAI	941647-NZ-8	345,000.00		0.00	345,000.00	345,000	2.00%
170823B	10/1/2019	Northland	WESTERN LAKE SUPERIC	958522-XW-9		120,000.00	0.00	120,000.00	120,000	1.20%
150626C	10/1/2017	Northland	WESTERN LAKE SUPERIC	958522-WS-9	245,000.00		245,000.00	0.00	245,000	1.35%
120215C	10/1/2019	Northland	WESTERN LAKE SUPERIC	958522-WU-4	100,000.00		0.00	100,000.00	100,000	3.15%
110816B	10/1/2017	Northland	WESTIN LAKE SUPERIOR	958522-WS-9	350,000.00		350,000.00	0.00	350,000	2.50%
160728A	5/1/2020	Northland	WISCONSIN STATE TAX	97705M-DS-1	500,000.00		0.00	500,000.00	500,000	1.15%
141205A	9/1/2018	Northland	WYANDOTTE KANSAS SI	982696-QE-9	125,000.00		0.00	125,000.00	125,000	1.93%
			2015 Investment					15,685,000.00		
120817A	5/1/2018	UBS	NYC-TAXABLE	64971QTU7	500,000.00		0.00	500,000.00	500,000	1.60%
171211	7/1/2021	UBS	FLORIDA STATE BOARD (	341271AB0	-	235,000.00	0.00	235,000.00	235,000	2.64%
160224B	12/1/2019	UBS	MCLEAN COUNTY IL SCI	582018Ff5	450,000.00		0.00	450,000.00	450,000	2.00%
161208A	4/1/2023	UBS	NEW HOPE CULTURAL EI	64542WAY6	250,000.00		0.00	250,000.00	250,000	2.27%
161208B	11/1/2024	UBS	MICHIGAN FIN AUTH RE'	59447TJX2	250,000.00		0.00	250,000.00	250,000	2.51%
161216B	12/16/2022	UBS	CD-MERCANTIL COMM E	58733ADQ9	245,000.00		0.00	245,000.00	245,000	2.30%
161114A	7/1/2025	UBS	LEXINGTON FAYETTE AI	52909MCA0	300,000.00		0.00	300,000.00	300,000	2.75%
160927A	5/1/2021	UBS	YPSILANTI MI SCHOOL D	987864NY7	405,000.00		0.00	405,000.00	405,000.00	2.18%
160928	3/28/2025	UBS	FHLB	3130A9CN9	300,000.00		0.00	300,000.00	300,000.00	1.25%
160930E	9/30/2019	UBS	CD-JEFFERSON BANK & T	472376AA0	245,000.00		0.00	245,000.00	245,000.00	1.15%
160802	12/1/2027	UBS	TOOLE CITY UT TAX	89033RBU7	400,000.00		0.00	400,000.00	400,000	2.76%
160826D	8/24/2026	UBS	FHLB	3130A8Z63	300,000.00		0.00	300,000.00	300,000	1.25%
160830A	8/28/2026	UBS	FHLB	3130A8ZF3	300,000.00		0.00	300,000.00	300,000	1.50%
160830B	8/28/2023	UBS	FHLMC	3134GAAKO	300,000.00		0.00	300,000.00	300,000	1.25%
160830C	8/1/2022	UBS	NEW YORK CITY TAXAB	64966MED7	300,000.00		0.00	300,000.00	300,000	1.60%
160830D	8/24/2023	UBS	FNMA	3136G32Y0	250,000.00		0.00	250,000.00	250,000	1.13%
160705	11/1/2021	UBS	MICHIGAN STATE TAX	594612CX9	300,000.00		0.00	300,000.00	300,000	1.78%
160718	12/1/2021	UBS	LITTLE MIAMI OHIO SCH	537292KY9	345,000.00		0.00	345,000.00	345,000	1.76%
160726	7/26/2024	UBS	FHLMC	3134G9N78	500,000.00		0.00	500,000.00	500,000	1.25%
160727	5/1/2022	UBS	NORTH BRAND SCHOOL '	657740F50	500,000.00		0.00	500,000.00	500,000	2.08%
160601	2/15/2022	UBS	MCALLEN TAX'	582018Ff5	200,000.00		0.00	200,000.00	200,000	1.75%
160613	12/1/2020	UBS	SCHILLER PARK TAX	8062721LM6	325,000.00		0.00	325,000.00	325,000	2.50%
160526	5/1/2020	UBS	MILAN MICH SCHOOL TA	598801JD1	500,000.00		0.00	500,000.00	500,000	1.51%

2017 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2017	PURCH 2017	SOLD/ MATURE 2017	BV PRIN BAL 12/31/2017	PAR	YTM
160412	5/1/2019	UBS	LINCOLN SD TAX	533883NG5	500,000.00		0.00	500,000.00	500,000	2.03%
160422	5/15/2021	UBS	UNIVERSITY OF CA TAX	91412GFS9	500,000.00		0.00	500,000.00	500,000	1.91%
160428	10/28/2022	UBS	FNMA	3136G3JS5	250,000.00		0.00	250,000.00	250,000	1.00%
161018	7/1/2024	UBS	SELMA ALA TAX	816459QV6	500,000.00		0.00	500,000.00	500,000	2.50%
161026	10/1/2024	UBS	HONOLULU TAX	4386705W7	300,000.00		0.00	300,000.00	300,000	2.37%
130611	5/21/2018	UBS	FNMA	3135GOXDO	750,000.00		0.00	750,000.00	750,000	1.29%
030630A	6/15/2018	UBS	FHR 2628 AB	31393VMQ1C	2,641.38		2,087.88	553.50	200,000	3.12%
030730A	8/25/2018	UBS	FNR 2003-74-KN	31393EAL3C	4,910.50		3,867.93	1,042.57	300,000.00	3.59%
030930A	9/15/2018	UBS	FHR 2677 KH	31394JTP2	56.81		56.88	-0.07	300,000	4.50%
121207	11/1/2018	UBS	NYC GEN TAX	64971QH55	500,000.00		0.00	500,000.00	500,000	1.28%
140710	7/10/2019	UBS	CD-AMERICAN EXPRESS	02587CAC4	240,000.00		240,000.00	0.00	240,000	1.95%
040730A	7/15/2019	UBS	FHR 2822 DB	31395C3S8	6,325.23		5,459.42	865.81	500,000	5.00%
130606B	11/1/2019	UBS	NYC GEN TAX	64971QH63	1,000,000.00		0.00	1,000,000.00	1,000,000	1.73%
150310	4/1/2020	UBS	MONTGOMERY ALA TAX	613035L69	400,000.00		0.00	400,000.00	400,000	2.15%
151207	12/1/2020	UBS	SACRAMENTO TAXABLE	786060BB8	300,000.00		0.00	300,000.00	300,000	3.00%
970625	2/25/2021	UBS	FNMA FNR-1991-7 H	31358FZW2	1,000.00		0.00	1,000.00	129,000	7.84%
970917B	9/15/2021	UBS	FHLMC REMIC SERIES FF	312904GT6C	357.00		276.84	80.16	255,714	7.21%
151119A	11/19/2021	UBS	FNMA	3136G2SA6	500,000.00		500,000.00	0.00	500,000	1.05%
151104	3/1/2022	UBS	NEW YORK TAXALBE	64966KQC0	500,000.00		0.00	500,000.00	500,000	2.26%
001127	7/25/2022	UBS	FNR G92-35	31358PHV2C	981.33		290.47	690.86	75,215	7.49%
021004	8/25/2022	UBS	FNR 1992-125L	31358PS40C	1,076.65		273.37	803.28	52,000	7.00%
020826	10/15/2022	UBS	FHR 1391D	312912LUO	957.62		305.55	652.07	59,990	6.00%
150812	6/1/2023	UBS	CHARLOTTE TAXABLE	161037L61	300,000.00		0.00	300,000.00	300,000	2.65%
010328	6/25/2023	UBS	FHG14A	312916PD5R	2,000.00		0.00	2,000.00	152,000	6.00%
151009	9/1/2024	UBS	NJ ENVIRONMENTAL INF	645791CAO	270,000.00		0.00	270,000.00	270,000	3.15%
151023	10/1/2024	UBS	MADISON TAXABLE	55844RKN3	640,000.00		0.00	640,000.00	640,000	2.39%
150311	3/11/2025	UBS	CD-HBSC BANK	40434ASB6	240,000.00		0.00	240,000.00	240,000	2.25%
								14,657,688.18		
	TOTAL INVESTMENTS				57,425,022.30	25,943,000.00	22,336,762.07	61,031,260.23		
			Unamortized Premiums		1,454,478.04	2,857.00		1,457,335.04		
			Unamortized Discounts		(3,290,662.99)	(4,208.25)		(3,294,871.24)		
			BOW		4,039,093.60	42,724,459.37	40,027,597.68	6,735,955.29		
			Money Market Accounts		5,284,956.44	9,730,958.55	11,414,439.45	3,601,475.54		
			Net Cash and Investments		64,912,887.39	78,397,066.67	73,778,799.20	69,531,154.86		

CC Regular Session **4. 2.**

Meeting Date: 01/09/2018

By: Diana Lund, Finance

Information

Title

Receive November 2017 Financial Reports - General Fund and Enterprise Funds

Purpose/Background:

Purpose: Receive November 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

November 2017 General Fund Financial Report - Budget to Actual

November 2017 Enterprise Funds Financial Reports - Budget to Actual

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:39 PM
Form Started By: Diana Lund		Started On: 12/28/2017 07:35 AM
Final Approval Date: 01/04/2018		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2017 THROUGH PERIOD ENDING: November 30, 2017

GENERAL FUND EXPENDITURES - BY DEPARTMENT -

Dept	-CURRENT YEAR ADOPTED BUDGET-	CURRENT YTD GENERAL LEDGER
Admin	1,977,847.00	1,536,296.22
Com Dev	806,971.00	798,844.39
Contingency	180,448.00	75,891.55
Council	127,259.00	111,463.54
Finance	477,560.00	543,180.90
Fire	895,212.00	778,548.11
Legal	128,600.00	96,435.66
Police	3,453,477.00	2,942,448.93
Public Works	3,081,385.00	2,788,086.05
Grand Total	**11,128,759.00**	**9,671,195.35**

GENERAL FUND EXPENDITURES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Capital Outlay	302,406.00	249,798.30
Debt Service	120,412.00	75,891.55
Other Services & Charges	2,631,607.00	2,150,447.60
Personal Services	7,249,034.00	6,588,475.09
Supplies	825,300.00	606,582.81
Grand Total	**11,128,759.00**	**9,671,195.35**

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	624,601.54
Business Licenses/Permits	49,300.00	31,187.94
Fines and Forfeits	66,000.00	53,647.83
Federal Intergovernmental	7,500.00	-
State Intergovernmental	336,550.00	358,940.22
Interest	100,000.00	-
Local Intergovernmental	8,000.00	-
Miscellaneous	31,000.00	21,537.17
Non-Business Licenses/Permits	462,500.00	653,591.25
Transfers in	762,812.00	258,000.00
Grand Total	**11,128,759.00**	**6,483,890.15**

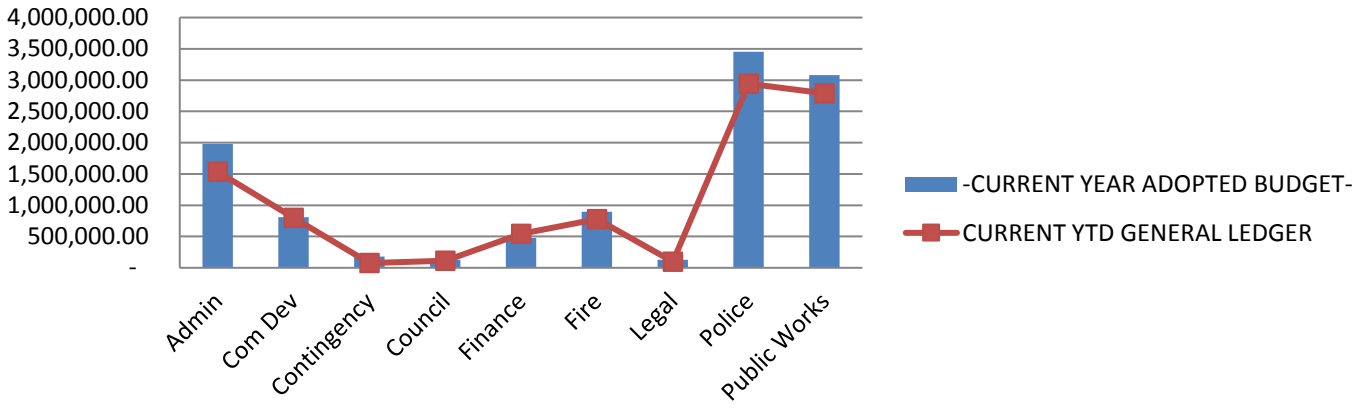
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

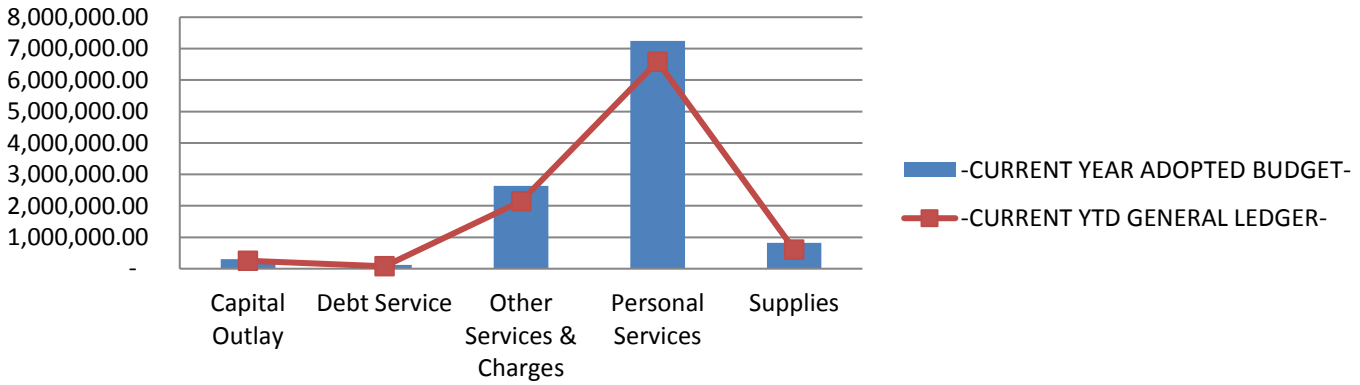
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2017 THROUGH PERIOD ENDING: **November 30, 2017**

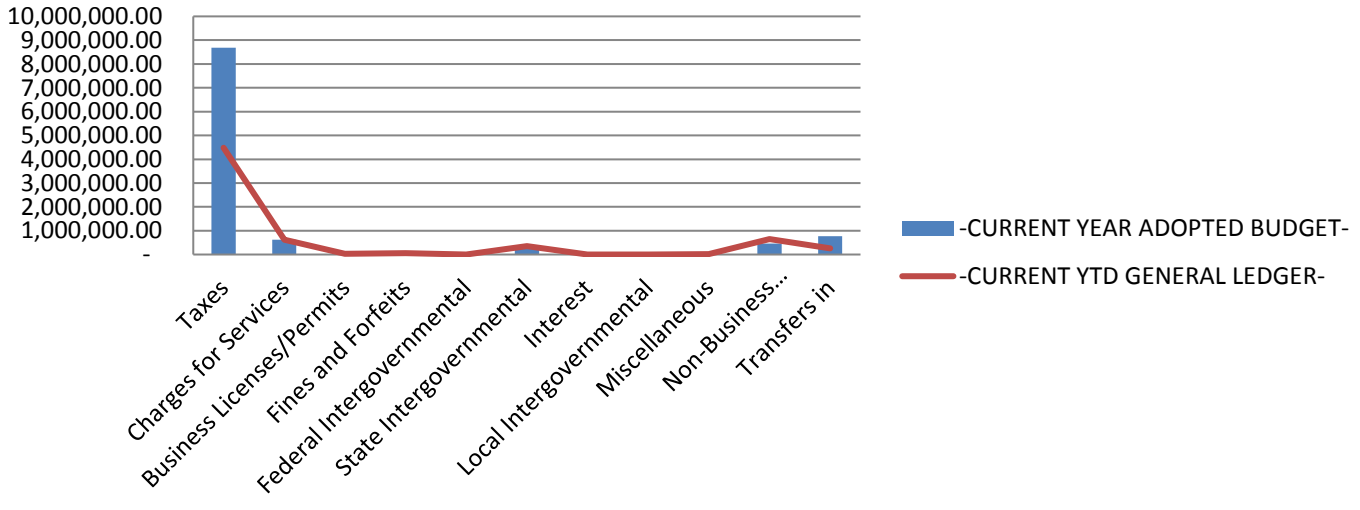
GENERAL FUND EXPENDITURES - BY DEPARTMENT



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, 2017 THROUGH PERIOD ENDING: November 30, 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)	(7,864.13)	65.53%
4609 OTHER MISCELLANEOUS REVENUES	62,000.00	62,554.60	100.89%
4651 WATER REVENUE		30.00	0.00%
4652 WATER SALES - RESIDENTIAL	1,098,237.00	1,088,169.71	99.08%
4653 WATER SALES-COMMERCIAL	859,824.00	644,638.97	74.97%
4654 WATER PENALTIES	37,995.00	32,645.54	85.92%
4655 WATER METER INSTALLATION	10,000.00	18,340.00	183.40%
4656 WATER METERS	25,000.00	43,183.42	172.73%
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)		573,075.00	0.00%
4601 MISCELLANEOUS REVENUE		753.46	0.00%
Grand Total	**2,201,556.00**	**2,465,216.40**	

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	139,182.81	62.26%
6103 FULL TIME-REGULAR-OVERTIME	13,500.00	8,289.49	61.40%
6105 TEMPORARY-WAGES & SALARIES	17,066.00	7,068.38	41.42%
6121 PERA CONTRIBUTIONS	17,779.00	11,868.24	66.75%
6122 FICA/MEDICARE CONTRIBUTIONS	19,574.00	12,542.13	64.08%
6131 GROUP INSURANCE	28,356.00	21,062.25	74.28%
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	1,469.77	41.99%
6225 DIESEL FUEL	4,500.00	3,255.01	72.33%
6229 SHOP MATERIALS	500.00	660.54	132.11%
6231 UNIFORMS & TURN-OUT GEAR	2,800.00	2,646.80	94.53%
6249 MISCELLANEOUS OPERATING SUPPLY	18,000.00	11,852.80	65.85%
6257 OTHER VEHICLE PARTS	7,000.00	1,901.14	27.16%
6273 UTILITY SYSTEM MAINT SUPPLIES	75,000.00	51,096.47	68.13%
6281 SMALL TOOLS & MINOR EQUIPMENT	6,000.00	3,030.83	50.51%
6292 WATER METERS FOR RESALE	40,000.00	45,845.32	114.61%
6315 MISCELLANEOUS PROFESSIONAL SER	190,000.00	12,763.18	6.72%
6322 POSTAGE	1,000.00	2,402.06	240.21%
6323 CELLULAR PHONES	3,000.00	2,048.07	68.27%
6335 TRAINING	1,500.00	1,115.00	74.33%
6352 GENERAL NOTICE & PUBLIC INFOR	700.00	172.00	24.57%
6361 GENERAL LIABILITY/PROPERTY INS	30,554.00	-	0.00%
6371 ELECTRIC UTILITIES	120,000.00	105,655.31	88.05%
6373 GAS	4,000.00	1,549.34	38.73%
6374 REFUSE/RECYCLING	700.00	430.59	61.51%
6381 BUILDING & STRUCTURE REPAIR	2,000.00	-	0.00%
6439 OTHER MISCELLANEOUS	53,000.00	1,771.61	3.34%
6451 MEMBERSHIP DUES	800.00	-	0.00%
6489 OTHER CONTRACTED SERVICES	72,000.00	14,539.19	20.19%
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**	**504,271.94**	

This report reflects year to date revenue and expenditures as compared to annual budget.
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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2017 THROUGH PERIOD ENDING: November 30, 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, 2017 THROUGH PERIOD ENDING: November 30, 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)	(7,286.56)	66.24%
4273	OTHER STATE GRANTS & AIDS		27,180.81	0.00%
4356	SEWER AVAILABILITY CHARGE-ADM	2,000.00	3,479.00	173.95%
4609	OTHER MISCELLANEOUS REVENUES	15,000.00	2,096.47	13.98%
4661	RESIDENTIAL-SEWER CHARGES	1,138,447.00	870,195.93	76.44%
4662	COMMERCIAL-SEWER CHARGES	350,745.00	271,923.53	77.53%
4663	SEWER PENALTIES	40,152.00	30,167.68	75.13%
4701	INTEREST ON INVESTMENTS	70,000.00	-	0.00%
4702	MISCELLANEOUS INTEREST	15,276.00	14,038.55	91.90%
4606	DEVELOPER FEES (WAC)		217,955.00	0.00%
4601	MISCELLANEOUS REVENUE		753.45	0.00%
Grand Total		**1,620,620.00**	**1,430,503.86**	

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	68,733.44	46.49%
6103	FULL TIME-REGULAR-OVERTIME	-	368.23	0.00%
6105	TEMPORARY-WAGES & SALARIES	-	9,528.79	0.00%
6121	PERA CONTRIBUTIONS	11,090.00	5,932.87	53.50%
6122	FICA/MEDICARE CONTRIBUTIONS	11,404.00	6,156.74	53.99%
6131	GROUP INSURANCE	7,821.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	4,799.00	-	0.00%
6223	GASOLINE	3,500.00	2,713.62	77.53%
6225	DIESEL FUEL	2,500.00	1,930.61	77.22%
6249	MISCELLANEOUS OPERATING SUPPLY	11,500.00	15,826.46	137.62%
6275	OTHER EQUIPMENT PARTS	7,000.00	2,643.26	37.76%
6281	SMALL TOOLS & MINOR EQUIPMENT		41.47	0.00%
6315	MISCELLANEOUS PROFESSIONAL SER	81,000.00	15,991.00	19.74%
6335	TRAINING	1,500.00	830.00	55.33%
6361	GENERAL LIABILITY/PROPERTY INS	18,540.00	-	0.00%
6371	ELECTRIC UTILITIES	15,000.00	13,821.75	92.15%
6373	GAS	3,000.00	847.25	28.24%
6374	REFUSE/RECYCLING	700.00	430.59	61.51%
6377	SEWER SERVICE CHARGE	755,600.00	755,599.80	100.00%
6489	OTHER CONTRACTED SERVICES	22,000.00	22,652.46	102.97%
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**	**958,048.34**	

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, 2017 THROUGH PERIOD ENDING: November 30, 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)	(1,788.33)	71.53%
4681 CHARGES FOR STREET LIGHTS	145,000.00	109,890.07	75.79%
4683 STREET LIGHTING PENALTIES	5,300.00	4,696.70	88.62%
4701 INTEREST ON INVESTMENTS	12,000.00	-	0.00%
4684 PRIORITY STREET LIGHT	45,000.00	37,951.68	84.34%
Grand Total	**204,800.00**	**150,750.12**	

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	87,882.30	67.60%
6489 OTHER CONTRACTED SERVICES	12,000.00	8,784.89	73.21%
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**	**115,667.19**	

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, 2017 THROUGH PERIOD ENDING: **November 30, 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)	(2,144.79)	102.13%
4287	OTHER LOCAL GOVERNMENT GRANTS	66,000.00	42,064.27	63.73%
4609	OTHER MISCELLANEOUS REVENUES	-	611.00	0.00%
4671	RECYCLING CHARGES	302,000.00	229,077.22	75.85%
4672	RECYCLING PENALTIES	8,000.00	6,907.03	86.34%
4701	INTEREST ON INVESTMENTS	2,000.00	-	0.00%
Grand Total		**375,900.00**	**276,514.73**	

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	11,777.70	58.05%
6103	FULL TIME-REGULAR-OVERTIME	-	983.93	0.00%
6104	PART TIME-WAGES & SALARIES	7,280.00	-	0.00%
6105	TEMPORARY-WAGES & SALARIES		663.74	0.00%
6121	PERA CONTRIBUTIONS	1,981.00	1,020.28	51.50%
6122	FICA/MEDICARE CONTRIBUTIONS	2,117.00	963.37	45.51%
6131	GROUP INSURANCE	2,110.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	209.00	-	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	15,500.00	25,470.45	164.33%
6322	POSTAGE	400.00	286.10	71.53%
6489	OTHER CONTRACTED SERVICES	315,000.00	288,817.48	91.69%
6820	OPERATING TRANSFERS TO OTHER F	11,000.00	11,000.00	100.00%
Grand Total		**375,885.00**	**340,983.05**	

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, 2017 THROUGH PERIOD ENDING: **November 30, 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)	(3,216.79)	91.91%
4609	OTHER MISCELLANEOUS REVENUES	-	275.00	0.00%
4693	STORM WATER-RESIDENTIAL	474,000.00	355,943.13	75.09%
4694	STORM WATER-COMMERCIAL	465,800.00	351,936.35	75.56%
4695	STORM WATER-PENALTIES	18,102.00	15,867.32	87.66%
4701	INTEREST ON INVESTMENTS	10,000.00	-	0.00%
Grand Total		**964,402.00**	**720,805.01**	

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	29,047.41	22.91%
6105	TEMPORARY-WAGES & SALARIES	-	1,538.81	0.00%
6121	PERA CONTRIBUTIONS	9,508.00	2,306.25	24.26%
6122	FICA/MEDICARE CONTRIBUTIONS	9,724.00	2,292.87	23.58%
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	4,222.10	105.55%
6249	MISCELLANEOUS OPERATING SUPPLY	10,000.00	4,245.15	42.45%
6257	OTHER VEHICLE PARTS	8,000.00	8,698.79	108.73%
6315	MISCELLANEOUS PROFESSIONAL SER	60,000.00	30,032.50	50.05%
6361	GENERAL LIABILITY/PROPERTY INS	8,000.00	-	0.00%
6371	ELECTRIC UTILITIES	2,800.00	1,834.72	65.53%
6373	GAS	3,000.00	847.23	28.24%
6374	REFUSE/RECYCLING	700.00	430.56	61.51%
6451	MEMBERSHIP DUES	21,000.00	20,965.00	99.83%
6489	OTHER CONTRACTED SERVICES	20,000.00	32,203.88	161.02%
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**	**167,665.27**	

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. 3.**

Meeting Date: 01/09/2018

By: JoAnn Shaw, Community Development

Information

Title

Note the Following Boards and Commissions Meeting Minutes:

- Planning Commission Meeting Minutes Dated November 2, 2017
- Economic Development Authority Meeting Minutes Dated November 9, 2017
- Environmental Policy Board Meeting Minutes Dated November 13, 2017

Attachments

Planning Minutes

EDA Minutes

EPB Minutes

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:37 PM
Form Started By: JoAnn Shaw		Started On: 12/27/2017 10:42 AM
Final Approval Date: 01/04/2018		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, November 2, 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 Surma, to approve the agenda as amended removing approval of Planning Commission Minutes.

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

4. APPROVE PLANNING COMMISSION MINUTES

None.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

DRAFT

5.01: Public Hearing: Consider Request for a Variance to Rear Yard Setbacks to Accommodate an Addition to the Rear of the Home at 15395 Armstrong Boulevard NW; Case of Peter and Lynn Medved.

Public Hearing

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

Presentation

City Planner Anderson presented the staff report stating the City has received an application from Peter and Lynn Medved (the "Applicant") to construct an addition to the rear of their home at 15395 Armstrong Boulevard NW (the "Subject Property") that would encroach into the required rear yard setback. Staff provided further comment on the request and recommended approval of the variance.

Citizen Input

Lynn Medved, 15395 Armstrong Boulevard, thanked the Commission for their consideration.

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

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

Chairperson Bauer closed the public hearing closed at 7:07 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to adopt Resolution #17-11-280 granting a variance for the proposed addition to encroach into the rear yard setback at 15395 Armstrong Blvd NW and approving the favorable Findings of Fact.

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

6. COMMISSION BUSINESS

6.01: Consider Sketch Plan Review for Rum River Prairie (Project #17-149); Case of Eric Thomsen.

Presentation

City Planner Anderson presented the Staff Report stating the purpose of this case is to review a Sketch Plan for a proposed 24 lot detached single-family subdivision located at the intersection of Armstrong Blvd and Tiger Street (PIDs 07-32-25-14-0001 and 07-32-25-13-0001, together, the "Subject Property"). The Subject Property is zoned R-1 Residential (Rural Developing) and the subject lots would be serviced by private well and septic services. Staff commented further on the proposal and requested feedback on the Sketch Plan.

Commission Business

Chairperson Bauer stated he was open to considering a variance.

Commissioner VanScoy agreed and asked if a portion of the land could be dedicated to Park Dedication fees.

Community Development Director Gladhill explained this was not part of the City's plan.

Commissioner VanScoy commented he could support the addition of one more lot.

Commissioner Anderson asked if the outlot was large enough to have well and septic.

City Planner Anderson stated the lot was 1.78 acres in size. He explained soil borings would be necessary to ensure the land could support well and septic, but noted the size of the lot was adequate.

Commissioner Anderson indicated he would like to see the developer alter the lots so as to conform with the City's current zoning and lot size requirements.

Community Development Director Gladhill stated staff could look at the lot width requirements for lots on a cul-de-sac which would assist the developer in not losing a lot on the cul-de-sac.

Commissioner VanScoy asked if staff had considered any other configuration for the cul-de-sac.

City Planner Anderson reported staff had not drafted any alternative plans.

Eric Thomsen, 6210 Green Valley Road, stated he would be willing to increase the frontage along the cul-de-sac and could adjust the lot sizes.

Bob Bentz, 8881 167th Lane, stated he lived just south of the proposed development. He explained he has spoken to his neighbors and was surprised that the Commission was discussing this matter as no notification was given to the neighbors. He expressed concern with how this development would impact wildlife. He commented on how this rural development would impact the water table through everyday water usage and lawn irrigation. He feared at some point the City would be pulling out more water than it recharges.

City Planner Anderson stated the City had a better understanding on municipal water use than on private wells and how this was impacting the water table.

Mr. Bentz encouraged the developer to consider planting a grass type other than Kentucky bluegrass as this would require less watering. He also suggested some amount of prairie grass be maintained versus having each five-acre lot becoming turf. In addition, he recommended the storm ponds not be installed as the area was all sand.

Cheri Frame, 8901 167th Lane, stated she lived in the Hunter's Ridge development. She indicated she supported the proposed development versus clustered developments. She encouraged the City to consider how the Itasca Trail environmental area and the water table would be impacted by the proposed development. She commented the amount and speed of traffic along Armstrong Boulevard. She encouraged the City to consider a trail connection at Armstrong and Tiger. She suggested the developer consider noise mitigation in order to address the excess noise that would be created by the new homes.

Chairperson Bauer recommended an evergreen barrier be considered by the developer as a buffer for the development.

City Planner Anderson stated the developer would be completing a noise study. He explained that a mix of deciduous and evergreen trees would provide for the best buffer for the development.

Further discussion ensued regarding the City's notification process for Public Hearings. Staff encouraged the neighbors to sign up for notifications regarding this case on the City's website.

6.02: Public Hearing: Consider Recommendations related to proposed Villas at North Fork Subdivision; Case of Paxmar, LLC (Project No. 17-145).

1. **Comprehensive Plan Amendment from Rural Developing to Medium Density Residential.**
2. **Zoning Amendment from Planned Unit Development to R-2 Residential.**

Public Hearing

Chairperson Bauer called the public hearing to order at 7:36 p.m.

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to consider a recommendation for a proposed Sketch Plan Review (100 lot subdivision), Comprehensive Plan Amendment (Rural Developing to Medium Density Residential + Urban Service Area Extension), Zoning Amendment (Northfork Planned Unit Development to R-2 Residential). Conditional Zoning Amendments are allowed by City Code Section 117-50 that allow a Zoning Amendment, but require that it follows a specific site plan to avoid the potential for a completely different project to be proposed after said Zoning Amendment.

Community Development Director Gladhill explained this is the first time the Planning Commission has reviewed this project. Please note that Paxmar, LLC has previously proposed a separate project in close proximity to this proposal, known as North Fork Meadows. The current proposal, Villas at North Fork, is a new proposal on a different site proposed by the same developer. The City has significant discretion in review of this project. Since the project requires a Comprehensive Plan Amendment and Zoning Amendment, the City is not obligated to approve said project. It has been the City's policy that the Developer must demonstrate a compelling reason to approve the change. This results in a higher standard of review compared to projects that meet all minimum standards of their respective zoning district.

Citizen Input

Chairperson Bauer requested further information on the density of the surrounding neighborhoods.

Community Development Director Gladhill provided the Commission with further comment on the density and zoning of the surrounding developments.

Kent Roessler, Paxmar, LLC, thanked the Commission for their time and consideration. He explained the 35 acres were originally purchased for a 16 single-family home subdivision. After Capstone received approval of their development, he reconsidered how to develop this site. He commented on the high-quality homes adjacent to the golf course and stated there was a huge need for a 55+ high-end housing communities. It was his hope to develop a 55+ housing development as the Villas at North Fork for empty nesters in the community. He explained the housing community would have a homeowner's association with amenities. It was his hope he would be able to continue working on his vision for a 55+ community with the City.

Chairperson Bauer questioned what the price point would be for the proposed Villas.

Mr. Roessler stated these units would range in price from $300,000 to $500,000. He discussed the amenities that would be offered with these units noting all would have a three or four car garage.

Commissioner Gengler asked how many different types of units would be available within the Villas.

Mr. Roessler explained his vision would be to have a custom neighborhood and not to have redundancy. He anticipated his buyer would be snowbirds that have homes in Arizona or Florida but would like to spend six months of the year in Minnesota.

Commissioner Surma inquired if Mr. Roessler would share his pictures for the units with the public.

Mr. Roessler stated he would be more comfortable sharing these photos once a developer is selected. He reported that the photos he had were simply concept plans and were not pictures of the actual units he would be building.

Commissioner Anderson commented the streets within this development have got to be wide and could not be narrow.

Mr. Roessler explained he was proposing to have 32-foot-wide streets. He was uncertain of the streets would be public or private.

Community Development Director Gladhill reported for this development the streets would have to be public.

Commissioner VanScoy requested further information regarding the traffic along Alpine Drive and Armstrong Boulevard.

Community Development Director Gladhill commented on the baseline data the City had for Alpine Drive and Armstrong Boulevard. He understood there were concerns regarding traffic along these roadways and stated the City could request a traffic study from the applicant for this development.

Commissioner VanScoy asked if the applicant had considered any transitioning between the development and Alpine Drive.

Mr. Roessler stated transitioning on this site would be quite difficult. He explained there would be a great deal of screening along Alpine Drive, which would be required in order to sell a high-end unit along this roadway.

Commissioner VanScoy inquired what the compelling reasons were for changing the zoning.

Mr. Roessler believed the City had the opportunity to capitalize on a new high-end development that would accommodate the aging population in the community. He explained this neighborhood was offering something different and was a step-up for Ramsey.

Commissioner Nosan stated she had concerns with traffic in this area of the City. While she liked the proposed concept, she indicated this was supposed to be a rural development. She asked how the concept would be amended if the lots were increased to 80-foot-wide lots.

Mr. Roessler explained his concept would still work, but reported his buyers did not want 80 to 100 foot lots. He reported the 55+ community was looking to downsize their homes and lot size. He indicated the close proximity to the golf course was another draw for this community.

Chairperson Bauer questioned if City water and sewer were key to Paxmar's plans.

Mr. Roessler stated City water and sewer was key to the 55+ villa concept.

Chairperson Bauer requested further information on the City's vision for Alpine Drive.

Community Development Director Gladhill reviewed the City's vision for this corridor per the Highway 10 Access Plan. He commented on the findings within the traffic study and explained the City would have to advocate for State dollars in order to complete improvements.

Chairperson Bauer questioned the timeframe to complete North Fork Villas and North Fork Meadows.

Mr. Roessler anticipated it would take four years to complete the projects with roughly 25 units constructed each year. He commented further on how lots were downsizing throughout the metro area.

Commissioner Anderson stated he was confused on the Comprehensive Plan Amendment request.

Mr. Roessler explained the parcel was currently zoned PUD for large lots. He would like to see the PUD remain in place, but allow for a reduced lot size along with extension of the MUSA line.

Further discussion ensued regarding the public benefit of the proposed development.

Mr. Roessler believed the public benefit would be to create additional rooftops to support the City's commercial and retail nodes, while also offering the City $300,000 in park dedication fees.

Commissioner Anderson asked if the proposed lot widths complied with the City's residential zoning standards.

Community Development Director Gladhill indicated the proposed lot widths complied with the R-2 (Medium Density) zoning districts standards.

Chairperson Bauer called for comments from the public. There were no additional comments at this time.

Chairperson Bauer requested the comments and concerns addressed at the worksession meeting be made a part of the record.

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

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

Chairperson Bauer closed the public hearing closed at 8:34 p.m.

Commission Business

DRAFT

Commissioner Surma stated he did not object to Paxmar or the proposed adjustment. He asked why the Commission was considering this request when the first development had yet to be approved by the City Council.

Community Development Director Gladhill commented North Fork Meadows was a separate project and was referred back to the Planning Commission by the City Council for further consideration. He explained North Fork Villas was not tied to North Fork Meadows.

Commissioner Anderson requested further information on the City Attorney's concerns with this request.

Community Development Director Gladhill stated the City Attorney had concerns with contract rezoning. He reported conditional rezoning would be allowed by the City.

Commissioner Nosan indicated she was struggling with the Comprehensive Plan Amendment as the Planning Commission was being asked to change this parcel from rural to R-2 Medium Density.

Community Development Director Gladhill reported this was the request before the Commission. He explained if the Commission was not comfortable making a recommendation this evening, action could be postponed to the December meeting.

Commissioner Nosan stated she had a problem with the fact residents voiced concerns with the proposed development at the worksession but did not stay for this meeting. She did not believe this meant they were no offering their support. For this reason, she was not comfortable moving this item forward.

Chairperson Bauer requested staff summarize the comments and concerns that were expressed during the worksession meeting.

Community Development Director Gladhill summarized the comments and concerns raised by the 10 residents that attended the worksession meeting. He explained there was opposition to increasing the density noting this would also increase traffic. He reported there were concerns on how property values would be impacted. In addition, there were comments made on if this development met the City's vision for transitional housing.

Mr. Roessler stated he had four residents in Ramsey already on a waiting list hoping to purchase a unit within the 55+ community.

Commissioner VanScoy understood the residents were concerned with traffic and the proposed density within the North Fork Villas. He believed the proposed development was unique and would be successful in Ramsey.

Community Development Director Gladhill appreciated the feedback being provided by the Commission but understood further information was needed on a traffic study, architectural

renderings, a response from MnDOT regarding the node at Alpine Drive and Highway 10; and a response from Anoka County regarding the node at Alpine Drive and Armstrong Boulevard, along with a Plan B for the sewer and water plan.

Commissioner Anderson stated he had mixed feelings on this development and anticipated it would take three to four years to get sewer and water to this area. He explained he wanted to know how the City would install infrastructure and what the timeline would be.

Community Development Director Gladhill commented on the timeline for the infrastructure.

Commissioner VanScoy questioned what would happen if the Commission were to table action on this item to allow staff to gather additional information. He stated he would still like to hear more from the neighboring residents.

Community Development Director Gladhill anticipated the development could still be in the ground by August of 2018 if the item were tabled to December for further information.

Commissioner Anderson stated he did not want this project to fall apart. For that reason, he supported action on this item being tabled to December to allow staff time to gather additional information on the proposed project.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to table action on this item to the December 7, 2017 Planning Commission meeting to allow staff to gather further information on a traffic study, architectural renderings, additional input from neighboring residents, City Attorney input on the conditional rezoning agreement, a response from MnDOT regarding the node at Alpine Drive and Highway 10; and a response from Anoka County regarding the node at Alpine Drive and Armstrong Boulevard, along with a Plan B for the sewer and water plan.

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

6.03: Preliminary Approvals related to proposed North Fork Meadows Subdivision; Case of Paxmar, LLC (Project No. 17-126).

1. **Introduce Ordinance #17-16, Approving a Conditional Zoning Amendment to Planned Unit Development.**
2. **Adopt Resolution #17-10-276, Authorizing Conditional Rezoning Agreement.**

Presentation

Community Development Director Gladhill presented the Staff Report stating the City Council tabled action on this case for additional information. The City Council requested a better delineation of the Lake Itasca Greenway boundary as well as a Park Dedication/Trail Development Fee and Open Space Pro-Forma comparison. Staff is currently working on this request along with

the Developer. Staff provided further comment on the request and recommended the Commission approve the PUD approach.

Commission Business

Chairperson Bauer commented on the public benefit of this project, which was necessary for a PUD.

Commissioner Surma asked what it would take to fast track this item for the applicant.

Community Development Director Gladhill stated to move this item forward to the City Council staff was looking for a recommendation on the additional information presented this evening.

Commissioner VanScoy requested further information on the plans for the Greenway.

Community Development Director Gladhill reviewed the location of the existing Greenway with the Commission and noted the areas that would be added through the proposed development. He commented on how closing instructions would be provided to the developer for the Greenway corridor.

Commissioner Anderson supported the plans for the Greenway and believed this amenity was a huge public benefit.

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend to the City Council that the additional information supports a sufficient public benefit for the North Fork Meadows Planned Unit Development.

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

6.04: Review Concept Plan for Affinity at Ramsey; Case of Inland Group.

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review a concept plan prior to an official land use application for a proposed 175-unit apartment building known as Affinity at Ramsey. The Inland Group presented the idea of the project at a recent Planning Commission Meeting. Staff updated the Commission on this topic Please note that the concept prepared by Loucks was a concept ordered by the City to frame a conversation and provide overall context. Staff provided further comment on the concept plan and requested feedback from the Commission.

Commission Business

Commissioner VanScoy asked if the proposed development was consistent with the districts zoning.

Community Development Director Gladhill reported this was the case.

Commissioner Anderson commented this development would be highly visible in downtown and for this reason, had to be visible pleasing as it would be a focal point in the City. He asked if the City had any plans for the proposed park. He indicated he would like to have this park completed along the same timeline as this development.

Ryan Dupuis, Inland Group architect, understood the concerns and importance of this project. He agreed this development would be a focal point and a high-quality building was being proposed. He stated he would be bringing elevations for the Commission to review in December. He agreed the public park space adjacent to this development would be valuable to the new residents.

Community Development Director Gladhill reported he would forward this park space onto the Park Commission for consideration in December.

Commissioner Nosan asked if these units would be rental.

Mr. Dupuis indicated this was the case.

Commissioner Nosan questioned how many floors of apartments were being proposed.

Mr. Dupuis reported there would be four floors of apartments and one floor (slightly underground) would be used for parking.

Commissioner Nosan inquired if this building would be taller than the other buildings within The COR.

Community Development Director Gladhill explained this building would be slightly taller because the parking could not be located fully underground due to water table concerns. He indicated staff would have further information about the building elevations in the coming weeks.

Commissioner Anderson asked where the parking garage would be entered.

Mr. Dupuis reported reviewed the concept plan with the Commission and noted the location of the entrance to the below grade parking.

Commissioner VanScoy inquired if parking ramps were still being considered for The COR.

Community Development Director Gladhill explained the need for parking ramps have evolved over time. Rather underground and surface lots were being proposed for this development. He explained if a community center were considered additional parking would be needed in The COR.

DRAFT

Commissioner Surma asked if the developer was proposing enough parking spaces underground for each of the apartments.

Mr. Dupuis stated 172 parking stalls were being proposed below grade. It was noted the site would also have surface stalls.

Commissioner Surma questioned where the pool would be located.

Mr. Dupuis discussed the location of the lobby, pool and other amenities within the development. It was noted the pool with be a separate building and would have an exterior roof.

7. COMPREHENSIVE PLAN UPDATE ITEMS

Community Development Director Gladhill provided the Commission with an update on the Comprehensive Plan and noted staff would continue taking input from the public through the end of the year.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

Chairperson Bauer encouraged residents to participate in the City's organics composting program. Further information and compost kits for this program are available at City Hall.

Commissioner Surma commented on a story that ran on FOX News at 9:00 p.m. on Monday, October 30th regarding Solar Gardens. He requested staff find a link to this story and forward it to each of the Commissioners and City Councilmembers. He encouraged all City representatives and residents to view this story.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:41 p.m.

Respectfully submitted,

DRAFT

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

DRAFT

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, November 9, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Wayne Skaff Member Glen Hardin Member Chris Riley
Members Absent:	Chairperson Jim Steffen Member Brian Burandt Member John LeTourneau
Also Present:	Patrick Brama, Econ. Dev. Mgr/Assistant City Administrator Tim Gladhill, Community Development Manager Kurt Ulrich, City Administrator Kevin Kielb, Senior Project Manager at Bolton & Menk Cody Gundstenson, Buxton Jim Hornecker, Oppidan Dominic Kanaventi Brian Pankratz, CBRE

1. CALL TO ORDER

Acting Chairperson Skaff called the Economic Development Authority meeting to order at 7:30 a.m.

It was noted that the EDA did not have a quorum present and therefore would not take formal action today but would still move forward with the discussion items.

2. APPROVE AGENDA

The agenda was approved as presented.

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated October 12, 2017

This item will be considered at the next meeting.

4. EDA BUSINESS

4.01: Preliminary Deal Structure: Case of National Auto Body and Glass User

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

Jim Hornecker provided background information on Oppidan noting that the company is primarily a retail developer, providing examples of clients that the company works with nationwide. He stated that Oppidan is a national company, primarily based between Minnesota and California. He stated that the user has identified a gap in their network and believe Ramsey to be a good location for their business. He stated that this is a four-acre parcel, but the user would only need a building size of 18,000 square feet on the western half of the site, which means that the eastern portion of the site would be preserved for future development.

Acting Chairperson Skaff asked if the business would be open six days per week or seven days per week.

Mr. Hornecker replied that the business would be open six days per week.

Acting Chairperson Skaff asked if there would be any impact with the future overpass of the railroad crossing.

Community Development Director Gladhill replied that once staff receives renderings they would be able to better gauge.

Member Hardin asked for input on how the building would face.

Mr. Hornecker provided details on how the building would be faced.

Member Riley stated that Oppidan seems to be a great developer for Ramsey and the site seems to be a good fit for the user.

Economic Dev. Mgr./Assistant City Administrator Brama stated that staff would continue discussions about the remnant parcel and the City's policies for remnant lots.

Member Riley stated that he likes the proposal for the commission.

Acting Chairperson Skaff stated that he would also like to see this item move forward and confirmed the consensus of the members present.

4.02: Preliminary Deal Structure: Case of Paxmar

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

Member Hardin asked if the cost-share for the road would be the typical cost-share.

Economic Dev. Mgr./Assistant City Administrator Brama noted that is a future item outside of this potential purchase agreement as that would be done through the entitlement process.

Acting Chairperson Skaff stated that this seems to make sense and the details will come forward the following month.

Member Riley agreed that this seems to make sense, as this would simply be the other side of the parcel.

4.03: Public Infrastructure Feasibility Study for The COR

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

Kevin Kielb displayed the Center Street area analysis, noting that this not only looks at the individual parcels but at the area as a whole. He explained that The COR has been developed from the outside in, and therefore the study will provide staff with something they can use to talk with developers about. He stated that this would give the City a level of confidence that they will not be selling themselves short when the parcels are developed. He stated that developers would see this as a benefit as there will not be surprises with the road costs and development expectations. He appreciated the cooperation of staff, noting that staff had to pull together all the record drawings and as-builts in order for this company to use those elements in the study. He hoped to have a report done for the Center Street portion by the end of the month and the remaining portion of The COR by the end of the year.

Member Riley stated that someone originally planned where elements are already and asked how things already built interacts with this study and specifically whether this should be the last time the City has to plan things.

Mr. Kielb replied that this should be the last time this planning needs to occur. He explained that this portion of the planning would in essence be the third dimension of the plan that looks at road interaction and drainage. He explained that development has been pieced together and slowed down during the recession, but now that development is increasing again, this should be the last look to ensure that everything fits together.

Economic Dev. Mgr./Assistant City Administrator Brama stated that the Master Plan for The COR has evolved over time, noting that everything needs to be up to date and up to speed before the last phase of infrastructure for The COR is implemented. He noted that there are many inconsistencies.

Member Riley asked the scope of the study.

Economic Dev. Mgr./Assistant City Administrator Brama confirmed that this study would include public infrastructure elements including roads, sidewalks, and drainage.

Member Hardin stated that he was glad to see that the cost estimates were included and hoped those elements would be as accurate as possible.

Acting Chairperson Skaff confirmed the consensus of the EDA to authorize the Bolton & Menk Work Order, not to exceed $25,384 to complete concept designs and feasibility reports for all remaining public infrastructure needed in The COR.

4.04: Buxton Group, Review Available Services

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

Cody Gundstenson stated that he met with staff about one month ago and had some discussion with the City's challenges for retail development. He stated that he would like to highlight some of the new products and benefits that Buxton has gained since the group last crossed paths with the City ten years ago. He stated that Buxton comes from the retail world and has partnered with over 5,000 concepts, helping those companies grow their brand by adding new locations. He stated that within the private sector Buxton helps to create a data consumer driven story. He noted that Buxton has also partnered with 800 municipalities and provided examples of municipalities that have recently partnered with Buxton in the past five years that received a beneficial return on investment. He provided details on the retail recruitment and business retention element of the Buxton plan. He noted that they would not want to bring in new business that would harm the existing businesses. He stated that the first step in recruiting retail is to get beyond the demographics. He explained that Buxton provides a consumer driven approach, which is what a retailer wants to see, as demographics are only a small portion of the pie. He stated that retailers want to know where their core customers are working and living and that is why Buxton leads with a consumer driven story.

He provided details on where Buxton gathers their data on consumers, noting that they have a very unique partnership with the largest credit card provider in the world. He stated that he can then look at the household data to determine which brands the household members are purchasing. He stated that Buxton looks beyond the political boundaries and looks instead at a drive-time trade area. He stated that typically you would look at a ten to 15-minute trade area and provided a map of this area. He stated that Buxton can quantify the demographics and then take it several steps forward with the consumer driven story. He stated that Buxton would use the consumer profile added with the drive-time trade area and the retail market conditions to identify the strongest retail matches.

He stated that in the past Buxton provided a much larger list of possible retailers, but has found instead that it benefits to focus on a smaller list of about 20 retailers that would be the best fit the community, fit the long-term strategy, and also fit the checklist for the individual retailer. He stated that a huge difference from the past partnership is that Buxton now has an implementation piece of the partnership. He stated that once the list of retailers is developed, Buxton would send out targeted information to the retailer, written in the retailer format. He stated that the Buxton names goes a long way in the retail world and with Buxton starting the outreach process, that shows the retailer that the City is retail friendly. He stated that this information helps retailers see similar markets where the retailer has been successful and that they can be successful in the Ramsey market. He stated that Ramsey would receive an outreach team of four to five individuals that would do the upfront data collection work and then begin the initial outreach process. He stated that the outreach team would then facilitate conversations and in-person site

visits with Ramsey staff members. He noted that the most successful clients lean on the outreach team to the fullest, including the conference calls and on-site visits. He stated that a huge component of what they do is business retention as well; capitalizing on how new foot traffic could also benefit the existing businesses. He stated that they would provide the existing retail businesses with a competitive advantage with on-demand trade area reports and market intelligence specific to each business, which helps keep local dollars local. He stated that the application is included in the package and is called LSMX, which helps local businesses understand who their customers are, how to target customers, and how to market to those customers and potential customers.

Member Riley left the meeting.

Mr. Gundstenson provided information on the Scout platform that Buxton uses and the City would have available for all members of staff able to access. He thanked the EDA for their time and provided information on what the City could expect in the first 60 days of a one-year partnership. He noted that within the first 60 days Buxton would gather the data for the consumer driven story to develop the strategic list of retails and then work on implementation of that list.

Acting Chairperson Skaff stated that he was a member of the EDA ten years ago when the City partnered with Buxton and felt that the City did not get much out of it at that time, acknowledging the challenges of the recession.

Mr. Gundstenson acknowledged that in the past model some clients were successful while others were not and therefore Buxton revamped their model to provide additional support with implementation. He stated that Buxton works every day with retailers to find new locations. He stated that very different from the last partnership, Buxton will be involved in implementation, reaching out to retailers that would fit with Ramsey and marketing to those retailers. He stated that Buxton would stay involved through conference calls, in person site visits, and conference attendance on behalf of the City.

Acting Chairperson Skaff stated that there are questions from the community on the desire for an anchor, such as Target, and asked if this partnership would provide that information to share with the community.

Mr. Gundstenson stated that after completing the data collection process, perhaps it would be found that Target would not be the best for this community. He stated that perhaps the process would identify that retailer would not be the best fit and would identify a retailer that would be a better fit for the consumers in this area and spur additional foot traffic to bring in more retailers.

Acting Chairperson Skaff asked for information on the fee.

Mr. Gundstenson stated that in the past they looked at a one-year term but now model on a three-year term. He stated that within the first 60 days of year one they would do all the leg work to identify the City's grow strategy and find brands that fit within that strategy to develop the list of targeted retailers. He stated that once that list is composed, the implementation team would send

out targeted marketing materials. He stated that the subsequent years would be a refresh of those efforts, as retails brings retail. He stated that the subsequent investment is $50,000 per year. He stated that while they initially structure on a three-year agreement, there is an annual opt-out clause included.

Economic Dev. Mgr./Assistant City Administrator Brama thanked Mr. Gundstenson for coming to the meeting today. He noted that the next steps would be to bring back the notes from this discussion to the full EDA the following month for further discussion.

4.05: CBRE Real Estate Listing Contract: Amendment #3

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report. He noted that a detailed update would be provided by CBRE at the next meeting of the EDA and to the Council in December.

Member Hardin stated that he is okay with adding number to the CBRE contract. He asked if it would make sense to do an RFP for the McDonald's site, rather than just automatically adding that site to CBRE to get thoughts and ideas from other brokers.

Economic Dev. Mgr./Assistant City Administrator Brama stated that perhaps that could be discussed in a case at the December meeting. He noted that from a marketing prospective removing that site geographically might not make sense.

Member Hardin stated that it is a shovel ready site that has been off the market for some time and thinks it would be beneficial to have other input.

City Administrator Ulrich stated that CBRE has been marketing that site and has been talking to prospective clients. He stated that CBRE has been working hard and whether CBRE is listed or not, they would receive the broker's commission if they brought a deal in. He stated that if CBRE is not successful on that site, the City could look at bringing in someone else.

Acting Chairperson Skaff stated that he would be fine with allowing CBRE to handle that site and therefore perhaps this should be moved to the next meeting when more members are present.

Economic Dev. Mgr./Assistant City Administrator Brama confirmed that the EDA members present would be comfortable moving amendment #3 forward to the Council only with site #37.

4.06: 2018 Annual EDA Business Expo: Select Date

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

5. MEMBER / STAFF UPDATE

The EDA reviewed the Staff Update.

5.01: MNCAR/Xceligent Integrated Commercial Listings

Economic Dev. Mgr/Assistant City Administrator Brama stated that MNCAR has an online listing service available that cities can subscribe to. He noted that the cost would be $3,300 per year and advised that staff would like to subscribe to the service and link to the City's website update. He stated that this would put things out in front of staff and brokers and would be a time savings as developers would be able to access the information as well. He stated that City staff would also be able to add sites that are not listed with a broker to the City's map. He stated that there are funds available in the marketing budget.

Member Hardin asked who, on City staff, would verify the accuracy of the data.

Mr. Pankratz explained the process that a broker follows to enter in the information for parcels. He noted that brokers are then required to update the listings at a minimum of every 60 days.

Economic Dev. Mgr./Assistant City Administrator Brama stated that the data is gathered using current broker listings. He noted that City staff would then be able to submit a work order for parcels that are listed within the City that are not marketed by a broker. He noted that staff could then review that information to ensure that it is update to date.

Acting Chairperson Skaff confirmed the consensus of the EDA to move forward with this item.

City Administrator Ulrich noted that the School District referendum was passed and therefore the new elementary school site will move forward. He provided an update on recent activity, upcoming meetings, and projects.

Economic Dev. Mgr./Assistant City Administrator Brama provided an update on recent activity noting that Stonebrook closed the previous day and construction should begin today. He advised of a recent grant application submit by the City. He provided an update on the Sunfish Lake gas station site, noting that the building should be removed by the end of next week. He noted that the outside walls of the first PSD building are almost complete and the long-term lease from Adrenaline Sports has been signed.

6. ADJOURNMENT

The regular meeting of the Economic Development Authority adjourned at 9:10 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.

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, November 13, 2017, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Chairperson Thomas Stodola
Board Member Colleen Anderson
Board Member Reid Bernard
Board Member Jane Covart
Board Member Michael Hiatt
Board Member Lucas Trossen (arrived 6:55pm)
Board Member Michael Valentine

Members Absent: None

Also Present: Councilmember LeTourneau
City Planner Chris Anderson

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated October 16, 2017

Motion by Chairperson Stodola and seconded by Board Member Covart to approve the regular meeting minutes dated October 16, 2017.

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

5. POLICY BOARD BUSINESS

5.01: Receive Presentation from Resilient Communities Project Student Group

City Planner Anderson presented the staff report.

The RCP student group presented their work to the Board.

The student group noted several items other communities are doing that may be of interest. For example, the city of Edina requires a sustainability survey be completed and submitted with initial land use application that indicates what the project accomplishes from a sustainable/resilience perspective. They also noted that it would likely get a greater cross section of the community population to use events like the summer concert series and to ask folks a very short, simple question, such as what does natural resources mean to you?

The student group noted other recommendations as well, such as developing a key terms page for the website with some illustrations too would be helpful and developing an FAQ for developers to be accessible via the website.

There was a question and answer period as well as some general discussion between the Board and the student group.

The Board noted that the demographic information was quite interesting.

The Board thanked the students for their work and presentation.

City Planner Anderson recommended that the Board consider Case 5.03 next as there was someone in attendance for that case.

5.03: Confirm Recommendation for Lake Itasca Benefit to Related North Fork Meadows Subdivision; Case of Paxmar, LLC (Project No. 17-126)

City Planner Anderson presented the staff report. He reported that the City Council tabled action on this case; requesting a better delineation of the Lake Itasca Greenway boundary as well as a park dedication/trail development fee and open space pro-forma comparison. He stated that staff is currently working on this request with the developer. He noted that there are no changes to the proposal from the previous EPB review.

Alan Reissler with Paxmar, LLC, introduced himself and offered to address any questions the Board may have.

The Board requested further information from staff about the potential gap in the greenway corridor on land that was not under the same ownership.

City Planner Anderson stated that the intention would be to complete a contiguous greenway corridor but that that property owner had not yet been approached about a potential trail easement to accommodate the project.

Motion by Board Member Valentine and seconded by Board Member Anderson to recommend to the City Council that the additional information supports a sufficient public benefit for the North Fork Meadows Planned Unit Development.

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

5.02: Consider Amendment to Landscape Plan for Vistas at North Commons

City Planner Anderson presented the staff report. He noted that the subdivision received all the necessary approvals earlier this year and is now under construction. He noted that subsequent to plan development and the entitlement process, ownership of the project was transferred to Morning Sun Homes. He stated that the builder is nearing completion of the first home and was attempting to complete landscaping on site when they approach the City to inquire about the possibility of eliminating the use of a seed mix and instead finishing the entire site with sod.

Motion by Board Member Hiatt and seconded by Chairperson Stodola to recommend approval of the requested amendment to the Landscape Plan to allow the use of sod rather than seed mix.

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

6. BOARD / STAFF INPUT

- **Consider Updates to City's Environmental Webpage(s)**

City Planner Anderson requested that the Board review the City's website, especially those pages focused on recycling and natural resources and provide any feedback for improvements in advance of the city rolling out a new website this coming spring.

7. ADJOURNMENT

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

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

_____

Chris Anderson
City Planner

ATTEST:

_____

JoAnn Shaw
Community Development Secretary

CC Regular Session **4. 4.**

Meeting Date: 01/09/2018

By: Jo Thieling, Administrative Services

Information

Title

Approve Licenses

Purpose/Background:

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

Background: Certain businesses in the City of Ramsey are required to apply for a license in addition to the Business Registration Certificate (BRC). Other businesses that may require a license, but are not required to have a BRC may also be included in this approval. Those new license requests and/or renewals are attached for Council approval.

Recommendation:

Staff recommends approval of license applications.

Action:

Motion to approve license applications.

Attachments

Licenses

Form Review

Form Started By: Jo Thieling Started On: 01/04/2018 12:24 PM

Final Approval Date: 01/04/2018

License Applications
For Year 2018

Garbage	Ace Solid Waste	6601 McKinley Street NW	Ramsey, MN 55303	763-427-3110
Garbage	Republic Services	8661 Rendova Street NE	Circle Pines, MN 55014	763-784-0809
Garbage	Aspen Waste Systems, Inc.	2951 Weeks Avenue S.E.	Minneapolis, MN 55414	612-884-8000
Garbage	LePage & Sons	23602 University Ave NW	Bethel, MN 55005	763-757-7100
Garbage	Randy's Sanitation, Inc.	P.O. Box 169	Delano, MN 55328	763-972-3335
Garbage	Walters Recycling & Refuse	2830 – 101st Avenue NE	Blaine, MN 55449	763-780-8464
Garbage	Waste Management of Minnesota, Inc.	10050 Naples Street NE	Blaine, MN 55449	952-890-1100
Garbage	Curbside Waste Inc	5232 Hanson Court N.	Crystal, MN 55429	763-504-2872
Tobacco	Coborn's, Incorporated dba Coborn's Liquor	7880 Sunwood Drive NW	Ramsey, MN 55303	763-323-1382
Tobacco	Coborn's, Incorporated dba Coborn's	7900 Sunwood Drive NW	Ramsey, MN 55303	763-576-6821
Tobacco	Rademacher Companies Inc. dba Bill's Superette	15299 St. Francis Boulevard NW	Ramsey, MN 55303	763-422-8383
Tobacco	Casey's Retail Company dba Casey's General Store #1988	14131 Sunfish Lake Boulevard NW	Ramsey, MN 55303	763-427-1658
Tobacco	Casey's Retail Company dba Casey's General Store #3460	7222 Sunwood Drive NW	Ramsey, MN 55303	515-371-7129
Tobacco	Northern Tier Retail LLC, dba SuperAmerica #4508	14000 St. Francis Boulevard NW	Ramsey, MN 55303	763-576-9444
Tobacco	Holiday StationStore	14075 Ramsey Boulevard NW	Ramsey, MN 55303	763-421-3075
Tobacco	Holiday StationStore	14350 Xkimo Street NW	Ramsey, MN 55303	763-422-8397
Tobacco	Yayin Gadol, LLC dba Rum River Liquors	14107 St. Francis Boulevard NW	Ramsey, MN 55303	763-427-7131
Tobacco	Atlantic Cargo Company Inc., dba Fairway Liquors	5900 – 167th Avenue NW	Ramsey, MN 55303	763-753-2544
Tobacco	Ramsey #1 Smoke Shop Inc., dba Ramsey Smoke Shop	14050 St. Francis Boulevard NW – Suite E.	Ramsey, MN 55303	763-323-1444
Tobacco	Ramsey Market Inc.	14911 Ramsey Boulevard NW	Ramsey, MN 55303	763-427-7560
Tobacco	Links At Northfork GC, LLC dba The Links at Northfork	9333 Alpine Drive NW	Ramsey, MN 55303	763-241-0506
Tobacco	Templer Group Inc. dba Jr's Outpost	6141 Highway #10 NW	Ramsey, MN 55303	763-427-3381
Tobacco	E-CIG Warehouse Inc. dba E-CIG Warehouse	6111 Highway #10 NW #500	Ramsey, MN 55303	763-208-4062
Tobacco	Ohm Premier Vaping LLC dba Ohm Premier Vaping	7876 Sunwood Drive NW	Ramsey, MN 55303	763-422-8707
Therapeutic Massage	**Oasis Massage LLC**	**14037 St. Francis Blvd NW**	**Ramsey, MN 55303**	**612-545-6608**

Establishment				
Therapeutic Massage Therapist	**Xiao Ying Qiu – therapist at Oasis Massage, 14037 St. Francis Blvd.**	**9765 – 101st Avenue N**	**Maple Grove, MN 55369**	**612-545-6608**
Pawnbroker	**Ramsey Pawn, LLC d/b/a Twin Cities Pawn**	**6650 Highway 10 NW**	**Ramsey, MN 55303**	**651-730-7296**
Therapeutic Massage Establishment	**Pure Reflexology and Massage**	**7850 Riverdale Drive NW**	**Ramsey, MN 55303**	**763-213-5761**
Therapeutic Massage Therapist	**Nichole Roy**	**7850 Riverdale Drive NW**	**Ramsey, MN 55303**	**763-213-5761**
Therapeutic Massage Establishment	**Trinity Massage Therapy**	**7533 Sunwood Drive NW #212**	**Ramsey, MN 55303**	**763-412-2273**
Therapeutic Massage Therapist	**Trinity Massage Therapy - Krista Havlik**	**7533 Sunwood Drive NW #212**	**Ramsey, MN 55303**	**763-412-2273**
Therapeutic Massage Therapist	**Xiangju Zhao at Oasis Massage**	**14037 St. Francis Blvd NW**	**Ramsey, MN 55303**	**312-721-9192**
***Temporary On-Sale Liquor License – Wine**	**Northern Starz Theatre Company**	**5300 Alpine Drive NW**	**Ramsey, MN 55303**	**612-669-7268**
****Temporary On-Sale Liquor License**	**Church of St. Katharine Drexel**	**7101 – 143rd Avenue NW, Suite 5**	**Ramsey, MN 55303**	**763-323-4424**

BOLDED type – paperwork has not yet been received but is expected shortly. The approval is contingent upon receiving completed paperwork within the month. Renewals were sent out a little later than the norm, therefore, applicants were given until January 31, 2018 to get paperwork back in to the City.

***Temporary On-Sale - Wine license for Northern Starz Theater Company are for January 25 – 28, February 16 – 25, April 5 – 8, May 11 – 20, June 14 – 17, July 21, August 10 – 12, October 11 – 14, and December 6 – 16. All fees were waived.**

****Temporary On Sale Liquor license for St. Katharine's is for January 27. Fees waived.**

CC Regular Session **4. 5.**

Meeting Date: 01/09/2018

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 Licenses

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:55 PM
Form Started By: JoAnn Shaw		Started On: 01/03/2018 10:59 AM
Final Approval Date: 01/04/2018		

Report Name: Rental License - License Types
Council Dates: 1/9/2018 to 1/9/2018
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					
FDC MN 3, LLC	15461 Radium St NW		1/9/2021	1/9/2018	A
FDC MN 3, LLC	15525 Sodium Way NW		1/9/2021	1/9/2018	A

Rental License Count: 2

Total Licenses: 2

CC Regular Session **4. 6.**

Meeting Date: 01/09/2018

By: Jo Thieling, Administrative Services

Information

Title

Approve Amending City Council Meeting Schedule for 2018

Purpose/Background:

Purpose: To amend the meeting schedule for the City Council due to elections and holidays.

Background: As Council is aware, City meetings are not allowed on Election nights until after the polls close. Rather than starting meetings at 8:01, past practice has been to reschedule the meeting nights that would be affected. Those dates for 2018 are as follows: February 13 for Special Primary Election, April 10 for Special General Election, and August 14 for Primary Election. The last date would be December 25 for Christmas Day.

All the above dates will be rescheduled to the Monday before, with the exception of the December meeting. That meeting will be canceled altogether as has been done in the past.

Notification:

All notifications will be posted on the bulletin board where meetings are posted as well as on the Website calendar.

Observations/Alternatives:

N/A

Funding Source:

N/A

Recommendation:

Staff is recommending rescheduling the February, April and August dates to the Monday before and to cancel the December date.

Action:

Motion to reschedule the February 13, 2018 City Council Work Session and Regular Meeting to Monday, February 12, the April 10, 2018 City Council Work Session and Regular Meeting to Monday, April 9, the August 14, 2018 City Council Work Session and Regular Meeting to Monday, August 13, and to cancel the December 25, 2018 City Council Work Session and Regular Meeting.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 04:04 PM
Form Started By: Jo Thieling		Started On: 01/04/2018 01:08 PM
Final Approval Date: 01/04/2018		

CC Regular Session **4. 7.**

Meeting Date: 01/09/2018

By: Jo Thieling, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 12/12/2017
2. City Council Regular dated 12/12/2017

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 12/12/2017
2. City Council Regular dated 12/12/2017

Attachments

CCWS Mts

CC Reg Mts

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 04:04 PM
Form Started By: Jo Thieling		Started On: 01/04/2018 01:05 PM
Final Approval Date: 01/04/2018		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, December 12, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Kurtis Ulrich
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
Human Resources Manager Colleen Lasher
Community Development Director Timothy Gladhill
City Planner Chris Anderson
Asst. City Administrator/Economic Development Manager Patrick Brama
Information Technology Manager Jason Fredrickson

1. CALL TO ORDER

Mayor Strommen called the City Council Work Session to order at 5:31 p.m.

2. TOPICS FOR DISCUSSION

2.01: 6745 Highway 10 Lease Renewal Request

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

Councilmember Kuzma asked and received confirmation that the language in the current lease offers a three-year lease extension option. He asked if there is language in the lease that would allow the City to cancel the lease.

Assistant City Administrator/Economic Development Manager Brama noted that there are a few provisions within the lease that would allow the City to cancel the lease.

Councilmember Kuzma stated that if there is language in the lease that offers an extension, he would believe that the lease should be continued. He asked the tenant, and confirmed, that the tenant would be comfortable with extending the lease and with the maintenance responsibility.

Mayor Strommen asked for clarification from the tenant that if the current lease is extended, the tenant would be responsible for maintenance and if a more market rate lease is negotiated, the City would be responsible for maintenance.

Assistant City Administrator/Economic Development Manager Brama confirmed that if there is a negotiation on a more market rate lease, perhaps the City could make a one-time investment in maintenance but from then on, any maintenance would be the responsibility of the tenant.

Councilmember LeTourneau stated that he is curious of the lease rate and asked if there is a current policy on how the rate is viewed, whether the lease could remain at the current rate, or whether the rate should be changed to market. He asked how that would apply to other RALF properties as well.

Assistant City Administrator/Economic Development Manager Brama stated that the lowest rate that the City would allow is 90 percent of the market rate. He stated that this lease was negotiated at the lowest point in the economic downfall. He noted that the lease of this building was also an attempt to fill the vacant building and assist a Ramsey business. He stated that this rate is about 60 percent of the market rate and noted that jumping to the market rate would be a substantial difference for the business.

Allen Berg, owner of Independent Auto stated that the building was not in 100 percent condition when he began his lease and he is aware that there are not relocation funds available because this is a RALF property and therefore when the road is expanded he will be out of his location with no relocation costs and that is why the lower rate was agreed upon. He noted that he began his building with no assistance and started from nothing.

Councilmember Riley stated that it would be helpful to have a memorandum from the City Attorney on this issue. He stated that the most important thing he has heard is that there is a contract in place that should be honored and that should answer the question regarding market value. He stated that with the shape the building is in, perhaps this would be considered market value. He stated that if there are things the tenant would need to do in terms of maintenance under the contract, that should be done. He agreed that the lease language should be clarified to address what will or will not do, but the lease should be renewed.

Mayor Strommen agreed that the lease should be extended, and this would be an opportunity to clarify the language in the lease.

Councilmember Kuzma asked for additional information on late payments.

Assistant City Administrator/Economic Development Manager Brama stated that there is no default language in the contract that would address late payments. He noted that the lease is currently up to date.

Mr. Berg replied that there was an issue with late payments when he began leasing the second storage building because of unanticipated problems with summer storage and provided additional

details. He stated that he is no longer leasing that portion of the building and has not had problems since that time, noting that occurred about two years ago.

Councilmember Riley stated that there is a large amount of work that would need to be done in the future and hoped that would be two to three years out which would allow the City time to rethink whether to extend the lease further at that time. He noted that would also give the tenant time to think of a plan for their future after that point.

Mayor Strommen noted that health safety improvements would need to be addressed.

Assistant City Administrator/Economic Development Manager Brama noted that staff would develop a recommendation on which party would be responsible for the needed improvements.

Marty Fischer, Premier Commercial Realty, stated that the work was bid to determine what would be needed for improvements and $115,000 would be needed to bring the building up to code. He noted that the work was split into life safety issues, most of which is electrical work. He noted that additional work was done on the garage door. He stated that the driveway and parking lot also need work which would have a cost of about $40,000 and would be needed prior to three years.

Mr. Berg replied that there are three pot holes in the parking lot that need to be cut out and filled. He stated that there are additional pot holes and damage between the building and the church from the bus traffic. He stated that patching seemed to help to provide a short-term fix. He noted that the sink hole in the parking lot existed prior to him taking space as a tenant.

Mr. Fischer stated that the concrete aprons on the property lead inward rather than outward and cause water to drain into the building, which has caused the water damage to the electric.

Mayor Strommen stated that the consensus of the Council is that the Council is willing to renew the lease, but if the lease is going to be renewed at the current lease rate, the City will not take responsibility for all of the maintenance responsibilities. She asked what could be done differently in the drafting of the leases to ensure that there is not a document with inconsistencies in the language.

Assistant City Administrator/Economic Development Manager Brama noted that staff will continue to work with the tenant and bring back proposed language and negotiation of the maintenance responsibilities noting that he would also obtain input from the City Attorney.

2.02: Review Drafts of Comprehensive Plan Update and Discuss Next Steps

Community Development Director Gladhill reviewed the staff report.

Councilmember Riley referenced the language “balanced transportation” noting that he would like to see a focus on vehicles driving on the corridors.

Community Development Director Gladhill agreed that perhaps different language could be used and provided clarification noting that the intent was to balance the study and focus on different transportation corridors within the City, such as Hwy 47, Hwy 10, and CR 5. He continued to review the staff report.

Councilmember LeTourneau asked if the household and population estimates align with the actual amount of housing space available.

Community Development Director Gladhill confirmed that the future land use plan was used to make that estimated determination of population. He continued to review the staff report and provide an update on the process and draft plan. He noted that because a substantial amount of work was put into the future land use plan, little amendment will be needed for that section. He provided additional input on the future developing areas staging and the implementation plan. He reviewed the remaining meetings associated with the Comprehensive Plan update.

Councilmember LeTourneau asked if an update could be provided at the end of this meeting, if time allows, on the recent open house that occurred.

Community Development Director Gladhill confirmed that he could give an update and noted that there is a scheduled update to occur in January.

Councilmember LeTourneau stated that this is a huge document and great undertaking and is pleased to see that the process began 18 months out to allow for the community engagement portion. He stated that this is a comprehensive planning document and yet there are constantly Comprehensive Plan updates, which can be confusing. He acknowledged that development is market driven and hoped that there would be a better way to communicate that this document should be flexible to a point.

Mayor Strommen stated that she views the Comprehensive Plan as a ten-year document that provides information to residents. She stated that while there is flexibility in some areas, the values, vision and for most part, the land use should stay as designated. She stated that perhaps there is a communication plan that goes along with the document that outlines expectations.

Community Development Director Gladhill stated that this is a conversation that planners have constantly and agreed that regular communication may help to answer those questions.

Councilmember Shryock agreed that adding language on the intention of the document would help to clarify that this will be used as a guide and not set in stone.

City Administrator Ulrich stated that the process to amend the plan could perhaps be spelled out, including the driving criteria.

Community Development Director Gladhill noted that language is not included in the current plan. He noted that the process is pretty clear, but perhaps additional information to encapsulate a narrative of why the plan could be amended could be drafted.

Councilmember Riley asked if a vocal minority has been a driving force.

Community Development Director Gladhill noted that staff has done a great job with the Steering Committee and to increase community engagement and participation to ensure that there is not a vocal minority driving conversation and input. He acknowledged that there may be a minority of population not participating in the process but noted that staff will continue, through implementation, to continue to reach out to ensure all portions of the City are represented throughout the process.

2.03: New City Website Project Update

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

Councilmember Kuzma stated that he does not like the website design. He stated that the type is too small to easily read, although acknowledging that he could zoom in. He believed that the type font could be increased.

Mayor Strommen agreed that the font size could be increased, noting that this appears to be a mobile layout that could be zoomed in. She stated that this is too stripped down for the homepage, noting that the four items are not applicable to residents. She stated that most of the items that a resident would contact City Hall for are not easily findable on the homepage.

Councilmember Kuzma stated that the consultant was selected because of their experience with municipalities but noted that perhaps this was the wrong choice.

Councilmember Shryock acknowledged that the intent is to be able to transition to mobile use but noted that the main site layout should not be just mobile looking in appearance. She noted that the residents that will use the site vary in age from young to old and therefore the site should be easy to use for all residents.

Mayor Strommen stated that people often look for information on the website rather than calling the City and this is not obvious as to where you would find the information. She stated that while she would agree the intent is not to clutter the site, this seems to go to the extreme in being simple. She stated that the majority of the homepage is a picture of a flower, and that does not make sense.

Information Technology Manager Fredrickson stated that because this is a still image, the font size is not to scale of what it will be, noting that the font size and type will be different as this is just a mock up. He stated that it would be helpful to have information on the design. He noted that the recommended number of selections for the main button options would be five and asked for input, noting that e-permits is already an option.

Assistant City Administrator/Economic Development Manager Brama stated that staff made similar comments on the text font and size, noting that there is difficulty in shrinking everything down to show on a presentation of this nature. He noted that many websites are going in this direction to have the dropdown menus that appear when you move the cursor over the text. He

recognized that the text size makes that difficult to see and acknowledged that perhaps that should have been changed for the presentation.

Councilmember Kuzma stated that would be hard to provide input on without being able to clearly see the information.

Mayor Strommen noted that employment does not need to be a main button as that is not the reason most people will go to the website.

Councilmember Shryock asked if there is traffic data on the current website use, as the most used features would show what those main buttons should be.

Information Technology Manager Frederickson stated that the current website does not have analytics. He stated that the new website does have that feature and therefore the main buttons could be amended after one year of use, when that most used features could be tracked.

City Administrator Ulrich stated that another option would be to look at similar benchmark cities that have updated websites to see the options that are promoted on their homepages.

Councilmember Kuzma asked if other options for the header photograph could be provided.

Information Technology Manager Fredrickson stated that the banner will be linked to a repository that would change the image upon each visit.

Mayor Strommen stated that she does not want people to see the flower image, as that is not the image the City wants to convey. She stated that the City logo is also too small and should be increased in size.

Information Technology Manager Fredrickson stated that he would also like to increase the size of the City logo and noted that the photograph could be changed at any time.

Councilmember Johns noted that she pulled up some other city websites during this discussion and their city name is much more visible.

Mayor Strommen suggested that another update be given soon to ensure that this does not go too far down the wrong path, given the strong input provided tonight.

Assistant City Administrator/Economic Development Manager Brama stated that staff will work to incorporate the comments made tonight and will come back with a presentation that provides a better feel for the actual sizes of font.

2.04: Discussion Regarding Improving the Board and Commission Interview Questions

Human Resources Manager Lasher reviewed the staff report.

Mayor Strommen stated that she likes the idea of tailoring specific to the Commission or Board, as better information is then received. She noted that if someone is interested in multiple Boards/Commissions, one question could be asked of each group. She stated that making the questions too broad makes it so that the Council does not really receive any information and therefore she would prefer to make more specific questions so that better information is received through the interview. She stated that one question from each Board/Commission could be asked for someone that has interest in two different groups and then you would be receiving information relative to each group.

Councilmember Shryock stated that she would like to see the questions kept more neutral or positive in nature, rather than asking for concerns, which could make it seem that the City is asking for complaints.

Councilmember Riley referenced question five, noting that there was vagueness and perhaps additional language should be added "in regard to the Economic Development Authority/Park Commission" which would provide more detail in the applicant's response.

Mayor Strommen agreed that the question could be made topical, such as related to economic development or park and recreation as some of the meetings are not televised and therefore asking for input on the topic in general could provide the clarity.

Councilmember LeTourneau referenced question three, which references ethics and integrity, and suggested rewording the question to ask for examples of how groups of people working together provides a positive outcome. He suggested removing the language "to the Board/Commission of your preference" and instead using language such as "to the City".

Mayor Strommen referenced the last question asking if there is anything else the applicant would want the City to know, which usually does not get much response and suggested instead asking a question that would give more information.

Councilmember LeTourneau agreed that question should be removed and instead a different question is asked that would give input on the person's personality if that is the desired outcome.

Councilmember Riley asked if HR would be concerned with that in terms of personal divulgence related to asking someone what they like to do in their spare time.

Human Resources Manager Lasher stated that while she would not ask that in an employment interview, it would be okay for this situation. She confirmed the consensus of the Council that additional interview questions will not be asked to the supplemental application and the changes will only be made to the interview questions. She confirmed that the website used to submit the applications is being changed from the previous format.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:58 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, December 12, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

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

1. CALL TO ORDER

Mayor Strommen called the regular meeting of the Ramsey City Council to order at 7:05 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

4.01: Receive Cash and Investments for Period Ending November 30, 2017

4.02: Note the Following Boards and Commissions Meeting Minutes

- Economic Development Authority Meeting Minutes dated October 12, 2017
- Planning Commission Meeting Minutes dated October 12, 2017
- Park and Recreation Commission Meeting Minutes dated October 12, 2017
- Environmental Policy Board Meeting Minutes dated October 16, 2017

4.03: Schedule Public Hearing to Consider Adoption of 2018-2027 Capital Improvement Plan

4.04: Approve Licenses:

Therapeutic Massage Therapist
MeiJuan Lu/14037 St. Francis Blvd NW

4.05: Approve the following Meeting Minutes:

1) City Council Work Session dated November 28, 2017
2) City Council Regular dated November 28, 2017

4.06: Approve Rental Licenses

4.07: Authorize Work Order from Tierney Brothers for Audio Visual Upgrades to City Hall Meeting Spaces

4.08: Authorize Renewal of Master Agreement with OPUS 21 (Utility Billing Provider) for Five Years

4.09: Adopt Resolution #17-12-310 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of November 23, 2017 through December 6, 2017

4.10: Adopt Resolution #17-12-314 Establishing Precinct and Polling Locations for 2018 Election Year

4.11: Adopt Resolution #17-12-312 to Hire Temporary Ice Rink Attendants

4.12: Adopt Resolution #17-12-313 to Hire a Temporary On-Call Snow Plow Driver

4.13: Adopt Resolution #17-12-301 Approving Final Payment to AAA Striping Service Company for IP #17-04, Sunwood Drive Striping Improvements

4.14: Adopt Resolution #17-12-135 Accepting Feasibility Report and Ordering Public Hearing for Improvement Project #18-03, 2018 Street Overlay Improvements

4.15: Adopt Resolution #17-12-311 Accepting Fee Title to Outlot A, Covenant Meadows per the Approved Planned Unit Development (Project No. 2017-102); Case of Brookview Estates, LLC

4.16: Report from the Public Works Committee Meeting dated November 21, 2017:

1) Consider Recommending City Council Approval of Pedestrian Trail Easement Vacation on Lot 6, Block 3, Wildlife Sanctuary Third Addition – *Ratify the recommendation of the Public Works Committee to not vacate the pedestrian trail easement on Lot 6, Block 3, Wildlife Sanctuary Third Addition, but talk with the resident about removing the blacktop with the resident responsible for restoration.*
2) Consider Request for Additional Stop Signs at the Intersection of 163rd Avenue/Marble Street – *Ratify the recommendation of the Public Works Committee to not install additional stop signs at this intersection based on the traffic counts and accident history, that speed limits signs be posted in both directions, and the Police Department continue to enforce the 30-mph speed limit in the area in an effort to reduce speeds on 163rd Avenue.*

3) Consider Public Infrastructure Feasibility Study for The COR – *Ratify the recommendation of the Public Works Committee to authorize the Bolton and Menk work order, not to exceed $25,384, to complete concept designs and feasibility reports for all remaining public infrastructure needed in The COR.*
4) Consider Recommending City Council Approval of September 2017 Comprehensive Sanitary Sewer Study Update – *Ratify the recommendation of the Public Works Committee to approve the September 2017 Comprehensive Sanitary Sewer Study Update.*
5) Consider Recommending City Council Approval of the September 2017 Comprehensive Water System Study Update – *Ratify the recommendation of the Public Works Committee to approve the September 2017 Comprehensive Water System Study Update and ask staff to address the questions raised relating to dead end stubs.*
6) Consider Recommending City Council Approval of Municipal State Aid Maintenance Allocation Reduction – *Ratify the recommendation of the Public Works Committee to approve reducing the City of Ramsey's MSA maintenance allocation from 35% to 25%.*
7) Consider the Addition of Street Lights in our Industrial Area – *Ratify the recommendation of the Public Works Committee to approve installation of priority street lights at the following intersections: Ramsey Boulevard/143rd Avenue; Jasper Street/143rd Avenue; Ebony Street/143rd Avenue; Ebony Street/141st Avenue; and Azurite Street/144th Avenue.*

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

5. APPROVE AGENDA

City Administrator Ulrich requested to move Item 7.10 to be considered as 7.00.

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

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

6. PUBLIC HEARING

6.01: Public Hearing to Consider 2018 Levies and General Fund Budget and Adopt Resolution #17-12-302 Adopting the 2017, Payable 2018 Municipal Tax Levy; Adopt Resolution #17-12-303 Adopting the 2018 General Fund Budget and Adopt Resolution #17-12-304 Adopting the 2018 Economic Development Authority (EDA) Budget

Presentation

Finance Director Lund reviewed the staff report and recommendation to adopt Resolution #17-12-302 adopting the 2017, payable 2018 municipal tax levies in the amount of $11,374,395.

Public Hearing

Mayor Strommen called the public hearing to order at 7:27 p.m.

Citizen Input

There was none.

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

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

The public hearing was closed at 7:27 p.m.

Council Business

Councilmember Riley stated that this is the same budget and levy that was voted on earlier this fall. He stated that there was hope that amount would be decreased and asked if there were options reviewed to decrease the levy and budget.

Finance Director Lund stated that staff had reviewed the budget in depth prior to the preliminary adoption of the budget and noted that there were multiple worksessions with the Council to reach the preliminary budget and levy figures with the understanding that those would be the final amounts.

City Administrator Ulrich noted that there were not additional budget cuts made since the preliminary adoption and the figures are reflective of the adoptions made in September.

Councilmember Riley stated that he is disappointed that zero cuts were made to the preliminary figures. He stated that this is an 8.5 percent increase which seems out of line and therefore he will not be supporting this as proposed.

Councilmember LeTourneau stated that it is a fair question that Councilmember Riley asked, noting that Councilmember Riley was not present at the last worksession discussion regarding the budget where the Council delved into the line items to find out the reasoning behind the amounts. He stated that he received feedback from the community and wanted to be aware of the reasons behind requests. He stated that he came to the conclusion that the budget is driven by the growth of the community, which allows the Council to make the appropriate decisions for the community. He stated that there was a discussion regarding the service level the City would be able to provide and that is the test he used, as there were promises made to the community to provide those services and items such as road improvement.

Mayor Strommen offered a different perspective, noting that general metrics of inflation that Councilmember Riley used for comparison do not adequately apply to the City. She stated that as the City continues to grow, there are different expectations on the roads, trail and park maintenance and the City needs to continue to meet those expectations. She stated that the Council considered what is needed to meet that level of service and carefully reviewed the personnel requests that came forward to ensure that each of the added positions address the expectations for service to the community. She stated that the additional parks maintenance worker is related to the increased demands for the parks and the city planner is a direct relation to the number of development applications and permits that continue to be received and the staff needed to review those requests. She stated that she was shocked to find the City Engineer is doing his own administrative work and therefore she sees the need for the administrative assistant for that position to ensure that his time is better spent providing service to the needs of the community. She stated that if the Council has not picked positions that are a need to the community, she would invite those comments from the public.

Councilmember Kuzma stated that there were a number of items mentioned by Mayor Strommen that expressed support for the budget but believed there to be additional items that should be highlighted. He stated that Ramsey is growing and provided further explanation noting that there are additional miles of road that have been added and therefore an additional plow truck was needed to ensure that resident expectations are still met for plowing the roads. He stated that the road repair debt is a major item and the roads need to be fixed. He stated that the City did not address that problem for a number of years and that continues to impact future budgets.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #17-12-302 Adopting the 2017, Payable 2018, Municipal Tax Levy; and Resolution #17-12-303 Adopting the 2018 City of Ramsey General Fund Operating Budget; and Resolution #17-12-304 Adopting the 2018 City of Ramsey Economic Development Authority Fund Budget.

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

7. COUNCIL BUSINESS

7.00: Consider Adopting Resolution #17-12-309 Approving a Beekeeping License for the Property Located at 16137 Dysprosium St NW (Project No. 17-154); Case of Kathleen Rosenow (Previously Agenda Item 7.10)

City Planner Anderson reviewed the staff report and recommendation to adopt Resolution #17-12-309. He noted that the request complies with all standards outlined in Ramsey City Code Section 10-1(f) and all of the immediate neighbors have signed a form stating that they have no objections to the Beekeeping License request.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to Adopt Resolution #17-12-309 Approving a Beekeeping License on a Residential Property Generally Known as 16137 Dysprosium Street NW.

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

7.01: Consider Adopting Resolution #17-12-305 to Authorize the City's 2018 Non-Union City Health and Dental Insurance Contributions and Cost of Living Adjustments

Human Resources Manager Lasher reviewed the staff report and recommendation to authorize the non-union City health and dental insurance contributions and the non-union cost of living adjustment.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to Adopt Resolution #17-12-305 to Authorize the City's 2018 Non-Union City Health and Dental Insurance Contributions and Non-Union Cost of Living Adjustments.

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

7.02: Consider Adopting Resolution #17-12-307 to Hire a City Planner in Community Development

Human Resources Manager Lasher reviewed the staff report and recommendation to adopt Resolution #17-12-307 to hire Ms. McGuire Brigl as a non-union, exempt employee; as City Planner, effective on or near January 2, 2018.

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to Adopt Resolution #17-12-307 to Hire a City Planner in Community Development.

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

7.03: Consider Adopting Resolution #17-12-308 to Hire a Streets Maintenance Worker to Fill a Vacant Position

Human Resources Manager Lasher reviewed the staff report and recommendation to hire Scott Berscheid as a full-time Public Works Streets Maintenance Worker, effective on or near December 13, 2017.

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to Adopt Resolution #17-12-308 to Hire a Streets Maintenance Worker to Fill a Vacant Position.

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

7.04: Consider Adoption of Resolution #17-12-306 to Approve Increasing the IT Support Technician to Full-Time

Human Resources Manager Lasher reviewed the staff report and recommendation to increase the IT Support Technician to full-time.

Mayor Strommen noted that these were all positions that were discussed in depth as a part of the budget discussion and simply need to be approved for hiring.

Motion by Councilmember Shryock, seconded by Councilmember Johns, to Adopt Resolution #17-12-306 to Approving Increasing the IT Support Technician to Full-Time.

Further discussion: Councilmember LeTourneau stated that this employee has been with the City for a few years and has done an excellent job. He noted that this is a great opportunity to increase his hours and opportunity for a career with the City.

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

7.05: Consider Approving Contract for Prosecution Legal Services with the Law Firm of Eckberg Lammers

Police Chief Katers reviewed the staff report and recommendation to formally enter into a contract with the law firm of Eckberg Lammers to provide the criminal prosecution legal services and related services.

Councilmember Kuzma asked for input from the attorneys.

Joe Van Thomme, Eckberg Lammers, stated that they are very excited for the opportunity to work for the City as prosecutors. He stated that Eckberg Lammers has a long history of municipal experience. He stated that he is most excited by their true partnership with communities to meet the needs of their city. He stated that a focus from the Ramsey police department through the RFP was on traffic enforcement. He stated that they attempt to meet the goals of the community comprehensively to reach the desired outcomes for that community. He stated that he is a proud representative of Eckberg Lammers and is excited to work with the City of Ramsey.

Councilmember Riley asked the office location.

Mr. Van Thomme replied that the office is in Stillwater. He noted that they provide representation across five counties and have not had an issue with the distance or different municipalities.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to approve entering into a contract with the law firm of Eckberg Lammers to provide criminal prosecution services and related services for a term effective January 1, 2018 through December 31, 2021, with renewable options.

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

7.06: Consider Adopting Ordinance #17-17 Vacating Drainage and Utility Easements on Outlot A, Estates of Silver Oaks (Project No. 17-119); Case of Royal Oaks Realty

City Planner Anderson reviewed the staff report and recommendation to adopt Ordinance #17-17 vacating the drainage and utility easements over, under, and across Outlot A, Estates of Silver Oaks.

Councilmember Riley asked for clarification on the contingency that could be made and what benefit that would provide.

City Planner Anderson noted that the property is an outlot now and no improvements could be made until a plat is approved and therefore the easements could be vacated as the lot is not currently buildable. He noted that the contingency would make it so that vacation would not go into effect until the Final Plat for the Estates of Silver Oaks 2nd Addition is recorded.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to waive the City Charter requirement to read the ordinance aloud and Adopt Ordinance #17-17 Vacating Drainage and Utility Easements on Outlot A, Estates of Silver Oaks, contingent on the recording of the Final Plat for the Estates of Silver Oaks 2nd Addition.

A roll call vote was performed by the Recording Secretary:

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

Motion carried.

Mayor Strommen thanked staff for their extraordinary efforts to contact the property owner that made public comments at the first reading of the ordinance.

7.07: Consider Approving COR System Plans: Public Infrastructure Feasibility Study

Assistant City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to award the work order to Bolton & Menk based on the record of accomplishment of the company helping City staff successfully with similar projects and the fact that Bolton & Menk has completed several recent projects in The COR and is familiar with The COR. He noted that the Parks Commission will be considering a separate work order, from a landscape architect, to complete concept level planning for the Lake Ramsey area and moving the Bolton & Menk work order forward now will allow both studies (infrastructure and park) to

be completed at the same time, which will allow for communication that will make the plans more cohesive and effective.

Mayor Strommen stated that she appreciates the review by the EDA, but also wanted to ensure that the Planning Commission is also kept in the loop. She recognized that this focuses on economic development but stated that this would also provide an overall benefit to planning.

Councilmember Riley stated that one of the EDA Workplan items was to prepare all City owned land, to the extent possible, to sell and this would remove an unknown.

Motion by Councilmember Riley, seconded by Councilmember Johns, to authorize the Bolton & Menk work order, not to exceed $25,384, to complete concept designs and feasibility reports for all remaining public infrastructure needed in The COR.

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

7.08: Consider Approving COR System Plans: Schematic Design for Parks

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and noted that Bruce Jacobson and LHB have a demonstrated effectiveness in working with City staff and the Park and Recreation Commission in developing the *COR Parks + Public Places – Public Realm Framework* document. He noted that the plan has informed, in a favorable way, many aspects of The COR Interim Development Plan. He noted that Mr. Jacobson is intimately familiar with The COR, having worked with the City's staff, Park and Recreation Commission and City Council over the years. He stated that staff is very comfortable recommending the consulting team of Bruce Jacobson and LHB for the work discussed in this case.

Councilmember Kuzma stated that it seemed that there was a proposal for a study that would include a comprehensive study of all the parks and asked how this would be different.

Parks and Assistant Public Works Superintendent Riverblood noted that the overall study looks comprehensively at all the parks and planning for future parks throughout the entire system. He noted that this study would look at the itemized planning for these two parks including elevations and spatial dimensions, and grading for the area.

Councilmember Riley asked if the price was surprising as the cost is $10,000 higher than the cost for the infrastructure for the entire COR.

Parks and Assistant Public Works Superintendent Riverblood noted that the infrastructure study is more an overall comprehensive study while this will be a more in-depth schematic.

Councilmember Shryock noted that between the two studies this will give the City a better idea of what The COR will be.

Motion by Councilmember Shryock, seconded by Councilmember Johns, to authorize the Schematic Design Proposal (consulting team of Bruce Jacobson and LHB) at a not to exceed cost of $30,000, with a $5,000 contingency to complete concept designs and feasibility reports for the two park spaces in The COR.

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

7.09: Consider Adopting Resolution #17-12-316 Ordering Plans and Specifications for Improvement Project 18-05, Bunker Lake Boulevard and Puma Street Improvements

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-12-316 ordering Plans and Specifications for Improvement Project #18-05, Bunker Lake Boulevard and Puma Street Improvements.

City Administrator Ulrich asked for the exhibit to be displayed for the benefit of the public viewing the meeting.

City Engineer Westby displayed the aerial photograph, identifying the proposed improvement area.

Councilmember Kuzma asked the funding source.

City Engineer Westby replied that TIF and Anoka County HRA funds would be used for the project.

Councilmember Riley asked if those funds would be used for the feasibility report.

City Engineer Westby explained the assessment agreement that was reached, noting that these funding sources (TIF and Anoka County HRA) would be used to cover the City's portion of the funds for both the engineering and construction costs.

Motion by Councilmember Shryock, seconded by Councilmember LeTourneau, to Adopt Resolution #17-12-316 Ordering Plans and Specifications for Improvement Project #18-05, Bunker Lake Boulevard and Puma Street Improvements.

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

7.10: Consider Adopting Resolution #17-12-309 Approving a Beekeeping License for the Property Located at 16137 Dysprosium St NW (Project No. 17-154); Case of Kathleen Rosenow (Previously Agenda Item 7.10)

This item was considered as Case 7.00.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 8:40 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. 8.**

Meeting Date: 01/09/2018

Submitted For: Jo Thieling, Administrative Services

By: Jo Thieling, Administrative Services

Information

Title

Approve Request to Declare Surplus Property

Purpose/Background:

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

- 2012 Chevrolet Caprice - VIN #6G1MK5R25CL663057 - 74,689 Miles

This vehicle was an old squad that has been replaced with a new unit. The vehicle has had some mechanical issues in the past and is no longer needed by any other departments within the City.

Recommendation:

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

Action:

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

2012 Chevrolet Caprice - VIN #6G1MK5R25CL663057 - 74,689 Miles

Attachments

No file(s) attached.

Form Review

Form Started By: Jo Thieling Started On: 01/04/2018 01:26 PM

Final Approval Date: 01/04/2018

CC Regular Session **4. 9.**

Meeting Date: 01/09/2018

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title

Approve Greenway Terrace Right of Entry Agreement

Purpose/Background:

PURPOSE

Approve the attached right-of-entry agreement.

During construction of the proposed apartment complex, located on Lot 1 Block 1 Greenway Terrace, Aeon's general contractor will need access to the adjoining city-owned property for temporary construction staging and access (Outlot A, Greenway Terrace). This temporary agreement will allow for orderly and efficient construction of the proposed project. This is a common request for construction projects. Staff considers this an administrative request--and has reviewed this agreement with the City Attorney.

BACKGROUND

On November 29, 2017, the city closed on the sale of a roughly 88,000 sf parcel of city-owned land to Aeon. The City began working on this project in March of 2016 (site selection) and entered into a purchase agreement in May of 2016. This project is located in The COR, just north of The Draw, and includes a 54-unit workforce apartment complex. The City sold its property for $183,000. This project is anticipated for completion by the end of 2018.

Staff would note, Aeon has a separate second PA in place with the City, for a 59,000 sf property located directly adjacent to, and contiguous with, the 54-unit apartment project mentioned above. Aeon is hopeful to begin working on this second site soon. Closing on the second site is planned for fall of 2018. The proposed right-of-entry agreement would be located on the "phase II" parcel.

Notification:

NA

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

NA

Action:

Motion to approve:

The attached right-of-entry agreement, for the Greenway Terrace Apartment Complex construction project.

Attachments

Aeon Plat

Right of Entry Agreement

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:37 PM
Form Started By: Patrick Brama		Started On: 12/21/2017 12:28 PM
Final Approval Date: 01/04/2018		

OFFICIAL PLAT

21872291.003

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 17 day of NOVEMBER 2017.

City of Ramsey, a Minnesota municipal corporation

By: _____ its MAYOR

SARAH STROMMEN
Printed Name

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on 17th day of November, 2017 by Sarah Strommen, its Mayor of City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

JoAnn E. Shaw
Anoka County,
My commission expires 1/31/2020

JoAnn E. Shaw
Printed Name

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 6 day of NOVEMBER, 2017

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

STATE OF MINNESOTA
COUNTY OF Dakota

This instrument was acknowledged before me on this 6th day of November 2017 by Marcus F. Hampton.

Scott County, Minnesota
My commission expires January 31, 2019

Patrick Miller
Printed Name

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 22nd day of August, 2017, 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

_____ 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 28 TH day of November, 2017.

Larry D. Hoium by Charles F. Gletzer, Deputy
Larry D. Hoium, Anoka County Surveyor

COUNTY AUDITOR/TREASURUER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2017 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 28th day of November, 2017.

Jonell M. Sawyer
Property Tax Administrator

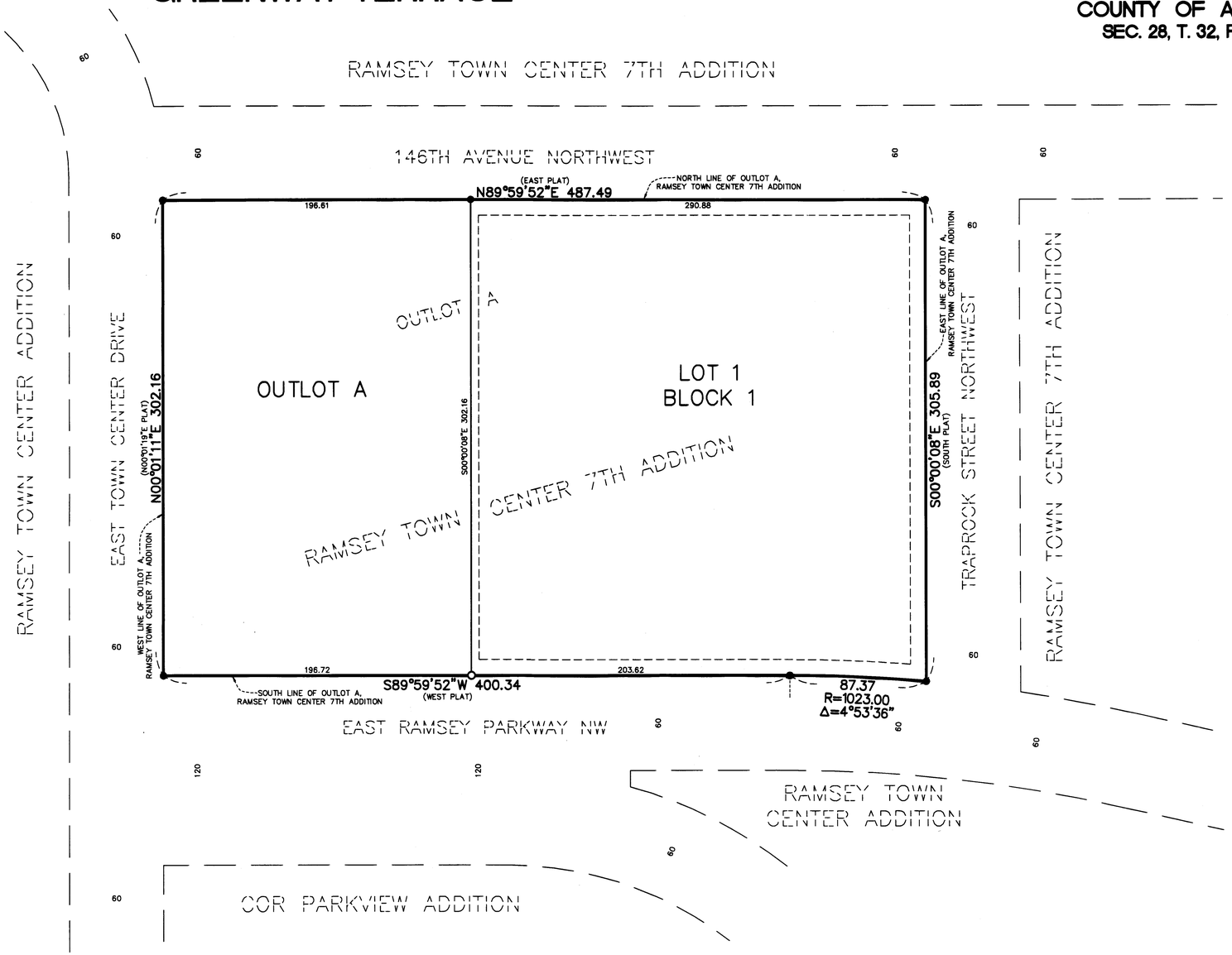
By: _____ Deputy

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

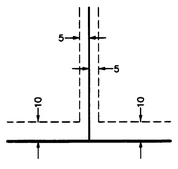
I hereby certify that this plat of GREENWAY TERRACE was filed in the office of the County Recorder/Registrar of Titles for public record on this 8 day of November, 2017, at 12:33 o'clock P. M. and was duly recorded as Document Number 2187229.003.

Jonell M. Sawyer
County Recorder/Registrar of Titles

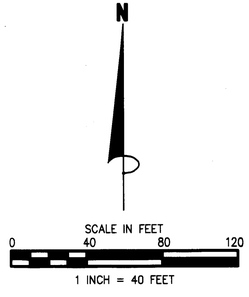
By: _____ Deputy



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

$50

JAMES R. HILL, INC.

Recc
Acco

Record ID 4072869

THIS DOCUMENT NUMBER REPRESENTS A PLAT

This page has been added for recording purposes only. It is not part of the document.

MUNICIPALITY: RAMSEY CERTIFIED BY: MDK ON: 11/28/17

MAP # 4363

2187229.003

DOC. DATE: 11/17/17 NO OF PAGES: 1

PLAT
SHORT NAME: GREENWAY TERRACE

LONG NAME: GREENWAY TERRACE

A/T	PARENT PINS & TCA CODES	RES	GRANTORS (Fees, C/Ps, Mortgagees)
A	28-32-25-13-0033 630111	N	RAMSEY CITY OF

FILED BY: Commercial Partners Title PHONE: 612-337-2490

TAXPAYER NAME: RAMSEY CITY OF

ADDRESS: 7550 SUNWOOD DRIVE, RAMSEY, MN 55303

NEW PARCELS

LOT	BLOCK	LOT	BLOCK	LOT	BLOCK
1	1				
O/L A					

DELQ & CURRENT TAXES ARE PAID: INITIALS: _____ DATE: _____

DIV. NO.: _____

ANOKA COUNTY MINNESOTA

Document No.: 2187229.003 ABSTRACT

I hereby certify that the within instrument was filed in this office for record on: 11/28/2017 12:33:00 PM

Fees/Taxes In the Amount of $56.00

JONELL M. SAWYER

Anoka County Property Tax Administrator/Recorder/Registrar of Titles

MDK, Deputy

Record ID: 4072869

RIGHT OF ENTRY AGREEMENT

This **AGREEMENT,** made on this _____ day of January, 2018 by and between the **CITY OF RAMSEY**, a municipal corporation under the laws of Minnesota ("**City**"), and Ramsey Station Apartments Limited Partnership ("**Owner**").

I. RECITALS

1.01. **City** is the fee owner of the real property legally described as follows ("**PROPERTY**"):

Outlot A, Greenway Terrace, Anoka County, Minnesota.

1.02. **OWNER** seeks to access the **Property** as part of the development of the Greenway Terrace building and site work on the adjacent parcel.

1.03. **City** is willing to permit **the Owner** and its agents, employees, contractors and invitees to enter onto the **Property** for construction purposes. This access right is limited to construction staging and materials storage for the construction of Greenway Terrace.

II. AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

2.01. **Entry.** Effective upon the date hereof, **City** hereby grants the **Owner** and its agents, employees, contractors and invitees the right to enter upon the **Property** for the purpose of construction consistent with Section 1.03. This right of entry expires the earlier of the issuance of a Certificate of Occupancy for Owner's adjacent parcel or December 31, 2018.

2.02. **Indemnification of the City.** In consideration for such entry, **Owner** agrees to and shall indemnify, defend and hold harmless **City**, its agents, employees and personal representatives from and against any action, claim, damage, liability, loss, cost or expense (including, without limitation, attorney's fees and costs), resulting from **Owner's** access of and construction within the **Property**.

2.03 **Hazardous Materials.** Owner shall not deposit or store hazardous materials on the Property, or carry hazardous materials across the Property, without the City's written permission. Owner is solely liable for any and all damages to people or property, and for any and all environmental response and/or clean-up costs, arising out of Owner's deposit, storage or transfer of hazardous materials upon or across the Property.

2.03. **Governing Law.** This agreement shall be interpreted in accordance with and governed by the laws of the state of Minnesota.

2.04. Notices and Demands. All notices, demands or other communications under this agreement shall be effective only if made in writing and shall be sufficiently given and deemed given when delivered personally or mailed by certified mail (return receipt requested), postage prepaid, properly addressed as follows:
(a) City of Ramsey, 7550 Sunwood Drive NW, Ramsey, Minnesota 55303, Attention Kurt Ulrich, City Administrator

(b) Ramsey Station Apartments Limited Partnership, 901 N 3rd Street, Suite 150, Minneapolis, MN 55401, Attention: Leslie Roering

or to such other persons as the parties may, from time to time, designate in writing and forward to the other as proved in this section.

2.05 **Repair and Restore.** Buyer must repair any damage Buyer or its employees, agents or contractors cause to the Property, specifically including damage to concrete curb and gutters, remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property, and restore the Property to the condition it was in prior to Owner accessing the Property.

2.06. Amendment. This agreement may be amended by the parties hereto only by written instrument executed with the same procedures and formality followed in the execution of this agreement.

IN WITNESS WHEREOF, the parties have caused this agreement to be duly executed in their names and behalves and on or as of the date first above written.

The City of Ramsey, Minnesota

By: _____ Dated: _____, 2018
Sarah Strommen, Mayor

By: _____ Dated: _____, 2018
Kurt Ulrich, City Administrator

Ramsey Station Apartments Limited Partnership

By: _____ Dated: _____, 2018
Caroline Horton, Vice President/Treasurer

CC Regular Session **4. 10.**

Meeting Date: 01/09/2018

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution # 18-011 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 7, 2017 through December 28, 2017

Action:

Motion to Adopt Resolution # 18-011 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 7, 2017 through December 28, 2017.

Attachments

Bills List 12/28/2017

Resolution 01/09/2018

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	01/02/2018 08:03 AM
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:43 PM
Form Started By: Jackie Lipski		Started On: 12/28/2017 02:45 PM
Final Approval Date: 01/04/2018		

CITY OF RAMSEY - FINANCE OFFICE Printed 12/27/2017

RAMSEY CITY COUNCIL MEETING

12/28/2017

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 12/7/17-12/28/17	405,688.42
Accounts Payable 12/7/17-12/28/17	475,671.38
Payroll 12/15/17	157,000.82
Pay Estimates- Projects	340,503.32

Saul Stern
12/28/2017

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 1,378,863.94**

	APPROVED PREV. MTG	2017 Y.T.D.
DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:		
NET PAYROLL TOTAL	$ 158,397.12	$ 3,851,276.69
- CORRECTION TO PAYROLL		
PREPAIDS	235,910.58	7,347,287.11
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE	1,411,672.51	2,909,685.02
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	294,441.74	5,507,771.70
ADD (DELETE) BILLS LIST SUBMITTED PAY ESTIMATE(S)	11,986.10	2,867,871.42
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 2,112,408.05**	**$ 22,483,891.94**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
104518	**12/7/2017**		**100948 ANOKA COUNTY LICENSE CENTER**						
		47.00	RENEWAL TABS 352		89380	120617	0194.6249		MISCELLANEOUS OPERA
		47.00							
104519	**12/7/2017**		**100948 ANOKA COUNTY LICENSE CENTER**						
		21.75	TABS 372 UNMARKED		89432	120717	0211.6249		MISCELLANEOUS OPERA
		21.75							
104520	**12/7/2017**		**106687 BLUML, BRAD**						
		14.99	PD HOLIDAY CARDS		89381	120417	0211.6204		STATIONERY, ENVELOPE
		14.99							
104521	**12/7/2017**		**114612 BRUMMER REALTY**						
		2,058.85	UB REFUND 15406-A FLUORINE ST		89382	113017	9601.4651		WATER REVENUE
		2,058.85							
104522	**12/7/2017**		**116081 CHA VANG, TSAI**						
		155.00	REFUND DAMAGE/KEY DEPOSIT		89383	120617	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
104523	**12/7/2017**		**110734 CITY OF RAMSEY**						
		30.00	# 713463949		89385	120717	9601.4651		WATER REVENUE
		30.00							
104524	**12/7/2017**		**111696 CITY OF RAMSEY**						
		300.00	REF CREDIT 6760 HWY 10 NW		89384	113017	9601.4651		WATER REVENUE
		300.00							
104525	**12/7/2017**		**100116 CONNEXUS ENERGY**						
		11.66	6401 W HWY 10- SHELL STATION		89386	444931-270863 NOV 17	9603.6371		ELECTRIC UTILITIES
		1,235.74	MISC CITY ACCOUNTS		89387	759126-303107 NOV 17	0220.6371		ELECTRIC UTILITIES
		6,332.19	MISC CITY ACCOUNTS		89387	759126-303107 NOV 17	0194.6371		ELECTRIC UTILITIES
		131.34	MISC CITY ACCOUNTS		89387	759126-303107 NOV 17	0194.6371		ELECTRIC UTILITIES
		73.17	MISC CITY ACCOUNTS		89387	759126-303107 NOV 17	9230.6249		MISCELLANEOUS OPERA
		4,664.80	MISC CITY ACCOUNTS		89387	759126-303107 NOV 17	9240.6371		ELECTRIC UTILITIES
		31.03	MISC CITY ACCOUNTS		89387	759126-303107 NOV 17	9410.6371	00041018	ELECTRIC UTILITIES
		658.36	MISC CITY ACCOUNTS		89387	759126-303107 NOV 17	9410.6371	00041012	ELECTRIC UTILITIES
		532.72	MISC PW ACCOUNTS		89388	759126-303106 NOV 17	0311.6371		ELECTRIC UTILITIES
		1,654.79	MISC PW ACCOUNTS		89388	759126-303106 NOV 17	0452.6371		ELECTRIC UTILITIES
		177.57	MISC PW ACCOUNTS		89388	759126-303106 NOV 17	9601.6371		ELECTRIC UTILITIES
		177.57	MISC PW ACCOUNTS		89388	759126-303106 NOV 17	9602.6371		ELECTRIC UTILITIES
		177.57	MISC PW ACCOUNTS		89388	759126-303106 NOV 17	9605.6371		ELECTRIC UTILITIES
		883.74	TRAFFIC SIGNALS		89389	759126-303100	0260.6371		ELECTRIC UTILITIES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
104525	12/7/2017		100116 CONNEXUS ENERGY						Continued.
						NOV 17			
		85.00	SIRENS		89390	759126-303095	0220.6371		ELECTRIC UTILITIES
						NOV 17			
		9,633.00	STREET LIGHTS		89391	759126-303101	9603.6371		ELECTRIC UTILITIES
						NOV 17			
		7,421.01	WTR TWR/WELLS/LIFT STATIONS		89392	759126-303102	9601.6371		ELECTRIC UTILITIES
						NOV 17			
		620.55	WTR TWR/WELLS/LIFT STATIONS		89392	759126-303102	9602.6371		ELECTRIC UTILITIES
						NOV 17			
		34,501.81							
104526	12/7/2017		100141 DAVE PERKINS CONTRACTING INC						
		4,684.00	WORK AT 7699 147TH WAY		89393	26294	9601.6489		OTHER CONTRACTED SE
		4,684.00							
104527	12/7/2017		100158 ECM PUBLISHERS INC						
		217.00	PW STREETS POSITION- AD		89394	549053	0130.6354		HELP WANTED ADVERTIS
		217.00							
104528	12/7/2017		100870 EDINA REALTY TITLE						
		138.15	UB REFUND 14862 PERIDOT ST NW		89395	113017	9601.4651		WATER REVENUE
		29.69	UB REFUND 16540 YTTRIUM		89396	113017A	9601.4651		WATER REVENUE
		167.84							
104529	12/7/2017		116059 ELECTRO SIGNS AND DESIGN						
		1,435.00	PYLON SIGN 50% DEPOSIT		89397	1026171	0130.6246		MARKETING & PROMOTI
		1,435.00							
104530	12/7/2017		111356 EXECUTIVE TITLE OF MN						
		159.58	UB REFUND 14230 XENON ST		89398	113017	9601.4651		WATER REVENUE
		159.58							
104531	12/7/2017		111674 FIRST AMERICAN TITLE						
		41.19	UB REFUND 7298 147TH LANE NW		89399	113017	9601.4651		WATER REVENUE
		41.19							
104532	12/7/2017		116060 FIRST AMERICAN TITLE CO						
		118.78	UB REFUND 15206 COBALT ST NW		89400	113017	9601.4651		WATER REVENUE
		118.78							
104533	12/7/2017		116061 HENDERSON, SARA L.						
		146.28	UB REFUND 5670 156TH LANE NW		89401	113017	9601.4651		WATER REVENUE
		146.28							
104534	12/7/2017		116062 HOLCOMB, BRIAN						
		170.83	UB REFUND 15216 KRYPTON TER		89402	113017	9601.4651		WATER REVENUE
		170.83							
104535	12/7/2017		113561 HOME TITLE INC						
		169.44	UB REFUND 16154 LITHIUM CT		89403	113017	9601.4651		WATER REVENUE
		169.44							
104536	12/7/2017		116063 KNOKE, JODI						
		6.58	UB REFUND 6918 139TH LN NW		89404	113017	9601.4651		WATER REVENUE
		6.58							

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104536	12/7/2017		116063 KNOKE, JODI						Continued.
104537	12/7/2017		113464 LAND TITLE						
		175.50	UB REFUND 15228 TUNGSTEN ST		89405	113017	9601.4651		WATER REVENUE
		175.50							
104538	12/7/2017		111865 LIBERTY TITLE INC						
		196.18	UB REFUND 15340 RADIUM WAY		89406	113017	9601.4651		WATER REVENUE
		172.46	UB REFUND 5664 154TH CT NW		89407	113017A	9601.4651		WATER REVENUE
		151.56	UB REFUND 14044 DYSPROSIUM ST		89408	113017B	9601.4651		WATER REVENUE
		146.93	UB REFUND 5815 158TH AVE NW		89409	113017C	9601.4651		WATER REVENUE
		83.78	UB REFUND 5563 153RD CT NW		89410	113017D	9601.4651		WATER REVENUE
		40.11	UB REFUND 7318 BUNKER LK BLVD		89411	113017E	9601.4651		WATER REVENUE
		30.72	UB REFUND 17151 WILLEMITE ST		89412	113017F	9601.4651		WATER REVENUE
		821.74							
104539	12/7/2017		115334 MINNESOTA TITLE LLC						
		162.77	UB REFUND 14601 OLIVINE TER		89414	113017	9601.4651		WATER REVENUE
		162.77							
104540	12/7/2017		100329 MN FALL MAINTENANCE EXPO						
		100.00	MN FALL EXPO 2017		89413	101717	0311.6335		TRAINING
		100.00							
104541	12/7/2017		115449 MODERN TITLE						
		108.56	UB REFUND 15241 TONTO ST NW		89415	113017	9601.4651		WATER REVENUE
		108.56							
104542	12/7/2017		116064 NELSON, LANCE						
		172.32	UB REFUND 5672 154TH AVE NW		89416	113017	9601.4651		WATER REVENUE
		172.32							
104543	12/7/2017		116065 PARTNERS TITLE						
		32.91	UB REFUND 6854 139TH LN NW		89418	113017	9601.4651		WATER REVENUE
		32.91							
104544	12/7/2017		116066 PARTNERS TITLE						
		7.58	UB REFUND 6117 146TH AVE NW		89419	113017	9601.4651		WATER REVENUE
		7.58							
104545	12/7/2017		113962 PARTNERS TITLE OF NORTH SUBURBAN						
		128.72	UB REFUND 6030 145TH LN NW		89417	113017	9601.4651		WATER REVENUE
		128.72							
104546	12/7/2017		116067 PEKA, RUTH						
		34.84	UB REFUND 7072 139TH AVE NW		89420	113017	9601.4651		WATER REVENUE
		34.84							
104547	12/7/2017		100391 POSTMASTER						
		1,540.39	RAMSEY RECYCLER FALL 17-POST		89421	120517	9604.6249		MISCELLANEOUS OPERA
		1,540.39							
104548	12/7/2017		116068 PROPERTIES BY JSUN INC						
		54.30	UB REFUND 5561 148TH LN		89422	113017	9601.4651		WATER REVENUE
		54.30							

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									Continued.
104549	12/7/2017		116080 ROSELAWN STABLES						
		500.00	TROLLEY-TREE LIGHTING 2017		89423	120417	0111.6249		MISCELLANEOUS OPERA
		500.00							
104550	12/7/2017		116069 RUGUT, STANLEY						
		3.26	UB REFUND 5553 154TH TER		89424	113017	9601.4651		WATER REVENUE
		3.26							
104551	12/7/2017		116043 SAFETY SIGNS LLC						
		1,935.95	RENTAL-SAFETY ROAD SIGNS		89425	17001900	9605.6249		MISCELLANEOUS OPERA
		1,935.95							
104552	12/7/2017		106915 SHANK, KENNETH L						
		250.00	SANTA- TREE LIGHTING 2017		89426	112817	0111.6249		MISCELLANEOUS OPERA
		250.00							
104553	12/7/2017		101103 SPRINT						
		54.90	OCT-NOV 17 SERVICE		89427	570683319-192	0130.6323		CELLULAR PHONES
		109.80	OCT-NOV 17 SERVICE		89427	570683319-192	0191.6323		CELLULAR PHONES
		54.90	OCT-NOV 17 SERVICE		89427	570683319-192	0240.6323		CELLULAR PHONES
		514.10	OCT-NOV 17 SERVICE		89427	570683319-192	0211.6323		CELLULAR PHONES
		122.10	OCT-NOV 17 SERVICE		89427	570683319-192	0194.6323		CELLULAR PHONES
		266.60	OCT-NOV 17 SERVICE		89427	570683319-192	0311.6323		CELLULAR PHONES
		319.42	OCT-NOV 17 SERVICE		89427	570683319-192	0452.6323		CELLULAR PHONES
		252.98	OCT-NOV 17 SERVICE		89427	570683319-192	0301.6323		CELLULAR PHONES
		164.87	OCT-NOV 17 SERVICE		89427	570683319-192	0220.6323		CELLULAR PHONES
		109.80	OCT-NOV 17 SERVICE		89427	570683319-192	0192.6321		TELEPHONE
		227.07	OCT-NOV 17 SERVICE		89427	570683319-192	9601.6323		CELLULAR PHONES
		2,196.54							
104554	12/7/2017		115045 TITLE NEXUS LLC						
		137.84	UB REFUND 15242 KRYPTON TER		89428	113017	9601.4651		WATER REVENUE
		137.84							
104555	12/7/2017		115456 TITLE SMART						
		41.19	UB REFUND 14735 OLIVINE ST		89429	113017	9601.4651		WATER REVENUE
		41.19							
104556	12/7/2017		113610 TRADEMARK TITLE						
		132.68	UB REFUND 6001 146TH AVE NW		89430	113017	9601.4651		WATER REVENUE
		132.68							
104557	12/7/2017		116070 VANG, XONG						
		114.52	UB REFUND 14304 WACO ST NW		89431	113017	9601.4651		WATER REVENUE
		114.52							
104622	12/14/2017		100012 ACE SOLID WASTE INC						
		25,945.85	DEC 17 CONTRACT RECYCLE		89509	3348161	9604.6489		OTHER CONTRACTED SE
		185.86	DEC 17 PW MISC ACCTS		89510	3348176	0194.6374		REFUSE/RECYCLING
		172.63	DEC 17 PW MISC ACCTS		89510	3348176	0311.6374		REFUSE/RECYCLING
		165.92-	DEC 17 PW MISC ACCTS		89510	3348176	0452.6374		REFUSE/RECYCLING
		57.54	DEC 17 PW MISC ACCTS		89510	3348176	9601.6374		REFUSE/RECYCLING
		57.54	DEC 17 PW MISC ACCTS		89510	3348176	9602.6374		REFUSE/RECYCLING
		119.58	DEC 17 PW MISC ACCTS		89510	3348176	9604.6249		MISCELLANEOUS OPERA
		57.54	DEC 17 PW MISC ACCTS		89510	3348176	9605.6374		REFUSE/RECYCLING
		26,430.62							

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104622	12/14/2017		100012 ACE SOLID WASTE INC						Continued.
104623	12/14/2017		113076 BRAMA, PATRICK						
		57.67	MILEAGE REIMB		89511	121317	9230.6331		TRAVEL & LODGING
		57.67							
104624	12/14/2017		100167 CORNERSTONE FORD						
		434.24	REPAIR 557		89512	16195673/1	0220.6388		OTHER VEHICLE REPAIR
		434.24							
104625	12/14/2017		112272 CUSTOM REMOLDELERS INC						
		77.00	CANCEL RA035666		89513	120517	9101.4205		BUILDING PERMIT
		1.00	CANCEL RA035666		89513	120517	9101.2081		SURCHARGES-PERMITS
		78.00							
104626	12/14/2017		115959 HOSCH, HELEN						
		23.90	REPLACE UB REFUND 15035 RAMSEY		89514	121417	9601.4651		WATER REVENUE
		23.90							
104627	12/14/2017		100291 MET COUNCIL SAC						
		181,405.00	NOV 17 SAC CHARGES		89515	120817	9602.2083		SAC CHARGES
		1,814.05-	NOV 17 SAC CHARGES		89515	120817	9602.4356		SEWER AVAILABILITY CH
		179,590.95							
104628	12/14/2017		112624 NELSON, CINDY						
		25.47	REIMB MILEAGE APA MTG		89516	121217	0153.6335		TRAINING
		25.47							
104629	12/14/2017		115595 ORACLE AMERICA INC						
		912.50	2018 1ST QTR SERVICE		89517	604496	9101.1550		PREPAID EXPENSE
		912.50							
104630	12/14/2017		100391 POSTMASTER						
		1,465.97	18 JAN/FEB RAM RES POSTAGE		89518	121417	9101.1550		PREPAID EXPENSE
		1,465.97							
104631	12/14/2017		114151 TASC (FEES)						
		377.50	REBA/VEBA NOV 17 FEES		89519	IN1172539	0130.6315		MISCELLANEOUS PROFE
		377.50							
104632	12/14/2017		115008 THOMSEN CONSTRUCTION SERVICES LLC						
		1,500.00	REFUND ERO ESC 6405 GREEN VALL		89520	121417	9804.6433	00115893	REFUNDS
		1,500.00							
104633	12/14/2017		109912 ULRICH, KURTIS G.						
		537.06	REIMB. ICMA CONF OCT 2017		89521	120817	0130.6331		TRAVEL & LODGING
		537.06							
104634	12/14/2017		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	6701 HWY 10 YOUTH FIRST		89522	150-1687-1105 NOV 17	9410.6315	00041012	MISCELLANEOUS PROFE
		24.95	7650 SUNWOOD DR NW		89523	150-1681-4280 NOV 17	9240.6315		MISCELLANEOUS PROFE
		24.95	7550 SUNWOOD DR NW		89524	150-1681-6340 NOV 17	0194.6489		OTHER CONTRACTED SE
		77.85							

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104634	12/14/2017		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						Continued.
104635	12/18/2017		100257 LAW ENFORCEMENT LABOR SRV INC						
		563.50			89305	1130171117333	9101.2177		UNION DUES
		563.50			89501	121417806332	9101.2177		UNION DUES
		1,127.00							
104636	12/18/2017		100298 MN AFSCME COUNCIL 5						
		725.83			89306	1130171117334	9101.2177		UNION DUES
		725.83			89502	121417806333	9101.2177		UNION DUES
		1,451.66							
104637	12/21/2017		100012 ACE SOLID WASTE INC						
		84.53	DEC 17 FIRE STATIONS		89588	3358991	0220.6374		REFUSE/RECYCLING
		84.53							
104638	12/21/2017		111377 ANOKA MUNICIPAL UTILITY						
		56.80	RAMSEY STREET LIGHTS		89589	22-990005-01 DEC 17	9603.6371		ELECTRIC UTILITIES
		104.92	CTY RD 116/HWY 47 SIGNAL		89590	22-613120-01 DEC 17	0260.6371		ELECTRIC UTILITIES
		32.81	BUNKER/DYSPOSIUM SIGNAL		89591	22-612000-01 DEC 17	0260.6371		ELECTRIC UTILITIES
		194.53							
104639	12/21/2017		110734 CITY OF RAMSEY						
		32.91	# 721489		89592	122017	9601.4651		WATER REVENUE
		600.00	# 725870		89592	122017	9601.4651		WATER REVENUE
		632.91							
104640	12/21/2017		109213 MOLDENHAUER, DREW						
		28.41	TRAINING LUNCHES DEC 2017		89593	121917	0211.6331		TRAVEL & LODGING
		28.41							
104641	12/21/2017		116094 STEINKE, GARY						
		500.00	REFUND ERO ESC 15825 JUNIPER		89594	122117	9804.6433	00116049	REFUNDS
		500.00							
104642	12/21/2017		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	5650 ALPINE DR - FIRE STATION		89595	150-1691-2206 NOV 17	0220.6489		OTHER CONTRACTED SE
		27.95	7550 SUNWOOD DR- POLICE		89596	150-1682-6501 NOV 17	0211.6489		OTHER CONTRACTED SE
		55.90							
90444809	12/15/2017		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		50.00			89439	1211171552311	9101.2174		PERA-EMPLOYEE
		50.00			89440	1211171552312	9101.2183		PERA-EMPLOYER
		17,365.81			89503	121417806334	9101.2174		PERA-EMPLOYEE
		23,115.48			89504	121417806335	9101.2183		PERA-EMPLOYER
		40,581.29							
91289664	12/15/2017		100601 MN DEPT OF REV WH						
		345.07			89435	1211171216351	9101.2172		STATE WITHHOLDING
		83.00			89441	1211171552313	9101.2172		STATE WITHHOLDING
		9,594.88			89505	121417806336	9101.2172		STATE WITHHOLDING

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91289664	12/15/2017		100601 MN DEPT OF REV WH						Continued.
		10,022.95							
95053732	12/15/2017		101306 IRS						
		373.48			89436	1211171216352	9101.2171		FEDERAL WITHHOLDING
		1,626.25			89437	1211171216353	9101.2173		FICA & MEDICARE-EMPL(
		1,626.25			89438	1211171216354	9101.2182		FICA & MEDICARE-EMPL(
		361.66			89442	1211171552314	9101.2171		FEDERAL WITHHOLDING
		249.31			89443	1211171552315	9101.2173		FICA & MEDICARE-EMPL(
		249.31			89444	1211171552316	9101.2182		FICA & MEDICARE-EMPL(
		24,019.42			89506	121417806337	9101.2171		FEDERAL WITHHOLDING
		10,735.87			89507	121417806338	9101.2173		FICA & MEDICARE-EMPL(
		10,735.87			89508	121417806339	9101.2182		FICA & MEDICARE-EMPL(
		49,977.42							
98121507	12/15/2017		115568 ALERUS FINANCIAL NA						
		960.00			89500	1214178063314	9101.2176		LIFE/HEALTH-EMPLOYEE
		960.00							
98121517	12/15/2017		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		3,112.56			89496	1214178063310	9101.2176		LIFE/HEALTH-EMPLOYEE
		3,112.56							
99121417	12/14/2017		100629 MN DEPT OF REV SALES TX						
		31.71	Nov Sales & Use Tax		89433	11302017	9101.4305		RENTAL FEES
		8.44	Nov Sales & Use Tax		89433	11302017	9101.4328		ACCIDENT REPORTS
		4.99	Nov Sales & Use Tax		89433	11302017	9101.4308		SALES OF MAPS & PUBLI
		.14	Nov Sales & Use Tax		89433	11302017	9101.4609		OTHER MISCELLANEOUS
		156.72	Nov Sales & Use Tax		89433	11302017	9601.2082		SALES/USE TAX PAYABLE
		202.00							
99121517	12/15/2017		108768 COMDATA NETWORK INC						
		47.94	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6229		SHOP MATERIALS
		13.99	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		287.34	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES
		16.57	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		15.99	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		15.99	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		15.99	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		208.89	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES
		.01	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES
		91.98	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6237		CRIME SCENE KIT MATEI
		31.96	AMAZON MKTPLACE PMTS W , BLUML		89445	NOV 17 COMDATA PCARD	0211.6229		SHOP MATERIALS
		26.10	AMAZON.COM AMZN.COM/BI , BLUML		89445	NOV 17 COMDATA PCARD	0211.6207		TRAINING SUPPLIES

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99121517	12/15/2017		108768 COMDATA NETWORK INC						
		189.24	JIMMY JOHNS - , BLUML		89445	NOV 17 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		50.00	SAFE KIDS WORLDWIDE , BLUML		89445	NOV 17 COMDATA PCARD	0280.6335		TRAINING
		25.00	TLO TRANSUNION , BLUML		89445	NOV 17 COMDATA PCARD	0211.6315		MISCELLANEOUS PROFE
		188.90	WEATHER TECH, BLUML SQ 377		89445	NOV 17 COMDATA PCARD	0211.6550		MOTOR VEHICLES
		118.95	WEATHER TECH, BLUML SQ 372		89445	NOV 17 COMDATA PCARD	0211.6550		MOTOR VEHICLES
		17.56	AMAZON MKTPLACE PMTS , FREDRIC		89445	NOV 17 COMDATA PCARD	0311.6208		MISCELLANEOUS OFFICI
		.01	AMAZON MKTPLACE PMTS , FREDRIC		89445	NOV 17 COMDATA PCARD	0311.6208		MISCELLANEOUS OFFICI
		43.95	AMAZON MKTPLACE PMTS , FREDRIC		89445	NOV 17 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		39.98	AMAZON MKTPLACE PMTS , FREDRIC		89445	NOV 17 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		31.67	AMAZON MKTPLACE PMTS , FREDRIC		89445	NOV 17 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		35.80	AMAZON MKTPLACE PMTS , FREDRIC		89445	NOV 17 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		103.44	AMAZON MKTPLACE PMTS , FREDRIC		89445	NOV 17 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		36.18	AMAZON MKTPLACE PMTS , FREDRIC		89445	NOV 17 COMDATA PCARD	0130.6208		MISCELLANEOUS OFFICI
		68.99	WWW.NEWEGGBUSINESS.COM , FREDR		89445	NOV 17 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		59.96	WWW.NEWEGGBUSINESS.COM , FREDR		89445	NOV 17 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		25.00	ECM SUBSCRIPTIONS , GLADHILL		89445	NOV 17 COMDATA PCARD	0191.6452		SUBSCRIPTIONS
		320.00	CHIEF SUPPLY CRM , KOHNER		89445	NOV 17 COMDATA PCARD	0220.6249		MISCELLANEOUS OPERA
		436.85	POSITIVE PROMOTIONS IN , KOHNE		89445	NOV 17 COMDATA PCARD	0220.6249		MISCELLANEOUS OPERA
		195.00	AMERICAN PLANNING A , LASHER		89445	NOV 17 COMDATA PCARD	0130.6354		HELP WANTED ADVERTIS
		400.00	ASSESSMENTLEADERS.COM , LASHER		89445	NOV 17 COMDATA PCARD	0130.6315		MISCELLANEOUS PROFE
		32.94	COBORN'S SUPERSTORE , LASHER		89445	NOV 17 COMDATA PCARD	0130.6249		MISCELLANEOUS OPERA
		52.88	SUBWAY , LASHER		89445	NOV 17 COMDATA PCARD	0130.6335		TRAINING
		58.67	ELK RIVER LANDVILLE , RIEMER		89445	NOV 17 COMDATA PCARD	0311.6374		REFUSE/RECYCLING
		110.00	SQ *SQ *OTI, INC. GOSQ , RIEME		89445	NOV 17 COMDATA PCARD	0452.6374		REFUSE/RECYCLING
		130.00	U OF M CONTLEARNING , RIEMER		89445	NOV 17 COMDATA PCARD	0311.6335		TRAINING
		67.67	TLF*WHITE BEAR FLORAL , THIELI		89445	NOV 17 COMDATA PCARD	0130.6249		MISCELLANEOUS OPERA
		13.92	AMAZON MKTPLACE PMTS , TORSETH		89445	NOV 17 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI

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99121517	12/15/2017		108768 COMDATA NETWORK INC						
		14.99	AMAZON MKTPLACE PMTS , TORSETH		89445	NOV 17 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		125.00	U OF M CONTLEARNING , WESTBY		89445	NOV 17 COMDATA PCARD	0301.6335		TRAINING
		3.98	THE HOME DEPOT , NELSON		89445	NOV 17 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR E
		3.98	THE HOME DEPOT , NELSON		89445	NOV 17 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR E
		3.98	THE HOME DEPOT , NELSON		89445	NOV 17 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR E
		16.98	THE HOME DEPOT , NELSON		89445	NOV 17 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR E
		16.98	THE HOME DEPOT , NELSON		89445	NOV 17 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR E
		199.00	THE HOME DEPOT , NELSON		89445	NOV 17 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR E
		143.09	BACKFLOW PREVENTION DE , RIEME		89445	NOV 17 COMDATA PCARD	9601.6249		MISCELLANEOUS OPERA
		44.44	NORTHERN TOOL EQUIP , NELSON		89445	NOV 17 COMDATA PCARD	9602.6249		MISCELLANEOUS OPERA
		49.41	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		10.68	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		23.52	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		20.89	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		38.00	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0311.6223		GASOLINE
		42.45	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		41.46	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0301.6223		GASOLINE
		47.64	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		40.75	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0240.6223		GASOLINE
		65.65	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		43.33	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0240.6223		GASOLINE
		31.76	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		33.38	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		56.64	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		50.25	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		35.33	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		31.35	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE

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99121517	12/15/2017		108768 COMDATA NETWORK INC						Continued.
		55.25	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		24.31	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		23.35	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		63.50	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		37.34	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		31.95	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		21.07	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		34.01	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		17.01	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		16.62	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		51.29	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		30.00	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		28.49	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		24.90	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		3.20	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		106.03	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		50.04	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		30.95	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0240.6223		GASOLINE
		34.50	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0240.6223		GASOLINE
		36.32	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0240.6223		GASOLINE
		60.00	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0311.6223		GASOLINE
		37.80	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0240.6223		GASOLINE
		55.77	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0301.6223		GASOLINE
		38.72	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0301.6223		GASOLINE
		53.38	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0311.6223		GASOLINE
		65.16	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		24.75	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE

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99121517	12/15/2017		108768 COMDATA NETWORK INC						Continued.
		19.00	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		38.71	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		104.52	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0311.6223		GASOLINE
		84.74	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		50.01	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		29.54	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		63.59	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		49.91	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		65.60	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		30.66	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0301.6223		GASOLINE
		58.14	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		41.08	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0301.6223		GASOLINE
		57.73	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0311.6223		GASOLINE
		54.74	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0194.6223		GASOLINE
		43.48	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0194.6223		GASOLINE
		53.80	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0301.6223		GASOLINE
		26.65	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		27.89	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		46.84	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		32.58	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		20.35	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		39.04	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0194.6223		GASOLINE
		26.39	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		26.74	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		32.34	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		49.41	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		57.22	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE

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99121517	12/15/2017		108768 COMDATA NETWORK INC						Continued.
		64.20	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0311.6223		GASOLINE
		53.43	SUPERAMERICA		89446	NOV 17 COMDATA FUEL	0301.6223		GASOLINE
		53.76	SUPERAMERICA		89446	NOV 17 COMDATA FUEL	0301.6223		GASOLINE
		55.04	SUPERAMERICA		89446	NOV 17 COMDATA FUEL	0311.6223		GASOLINE
		59.22	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		53.86	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		33.12	CASEYS GEN STORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		35.85	CASEYS GEN STORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		35.58	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		17.86	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		43.45	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		38.56	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		15.54	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		35.67	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		31.39	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		31.75	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		23.70	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		29.28	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		31.59	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		32.62	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		15.34	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		31.56	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		23.91	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		14.38	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		24.80	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		23.66	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		27.85	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE

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99121517	12/15/2017		108768 COMDATA NETWORK INC						Continued.
		21.88	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		28.95	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		21.16	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		30.42	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		21.14	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		25.04	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		14.39	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		33.23	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		19.81	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		25.41	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		37.56	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		23.00	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		19.00	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		12.90	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		25.39	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		56.15	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		33.51	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		38.19	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		13.72	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		13.64	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		10.89	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		10.15	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		37.29	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		49.24	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		73.75	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		33.19	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		40.46	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE

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99121517	12/15/2017		108768 COMDATA NETWORK INC						Continued.
		46.44	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		36.75	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		31.10	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		39.50	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		37.81	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		34.59	HOLIDAY DEALER		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		50.00	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		19.88	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		40.12	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		27.57	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		32.82	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		26.76	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		30.82	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		38.99	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		31.75	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		38.10	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		39.57	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		25.96	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		74.37	KWIK TRIP		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		36.02	KWIK TRIP		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		17.66	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		46.50	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		22.58	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		22.26	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		30.37	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		49.47	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		25.68	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE

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99121517	12/15/2017		108768 COMDATA NETWORK INC						Continued.
		49.48	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		11.83	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		56.48	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		37.88	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		26.21	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		30.12	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		21.58	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		13.23	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		39.96	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		13.98	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		31.20	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		33.06	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		31.30	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		16.56	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		24.30	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		25.93	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		39.73	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		34.74	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		27.40	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		20.31	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		39.40	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		18.77	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		21.31	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		13.60	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		35.58	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		34.15	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		18.07	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE

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99121517	12/15/2017		108768 COMDATA NETWORK INC						Continued.
		42.92	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		55.44	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		30.64	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		32.43	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		8.51	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		32.71	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		15.86	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		20.88	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		24.47	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		12.93	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		29.92	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		11.11	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		20.37	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		32.42	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		24.08	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		28.09	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		22.24	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		20.05	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		18.02	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		21.23	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		11.58	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		52.31	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		31.18	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		49.48	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		55.84	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		17.38	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		17.05	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99121517	12/15/2017		108768 COMDATA NETWORK INC						Continued.
		38.79	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		53.36	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		45.19	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		36.16	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		28.16	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		34.65	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		33.95	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		38.54	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		39.22	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		33.50	SUPERAMERICA		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		37.02	SUPERAMERICA		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		38.50	SUPERAMERICA		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		50.85	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	9601.6223		GASOLINE
		36.67	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	9601.6223		GASOLINE
		73.55	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	9602.6223		GASOLINE
		80.00	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	9602.6223		GASOLINE
		74.08	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	9602.6223		GASOLINE
		12,083.99							
99121817	12/18/2017		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						
		534.80	NOV 17 PURCHSES		89525	112817	0220.6249		MISCELLANEOUS OPERA
		534.80							
99122117	12/21/2017		107885 DEPARTMENT OF LABOR AND INDUSTRY						
		5,089.39	Nov Surcharges		89434	11302017	9101.2081		SURCHARGES-PERMITS
		101.81-	Nov Surcharges		89434	11302017	9101.4604		SURCHARGES
		4,987.58							
99223819	12/15/2017		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		1,298.75			89499	1214178063313	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,298.75							
99232557	12/15/2017		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		8,715.00			89498	1214178063312	9101.2175		DEFERRED COMPENSAT
		8,715.00							
99241217	12/15/2017		114486 SUN LIFE ASSURANCE COMPANY OF CANADA						
		828.62			89300	11301711173312	9101.2176		LIFE/HEALTH-EMPLOYEE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99241217	**12/15/2017**		**114486 SUN LIFE ASSURANCE COMPANY OF CANADA**						**Continued.**
		827.53			89497	1214178063311	9101.2176		LIFE/HEALTH-EMPLOYEE
		21.40	COBRA Payment		89497	1214178063311	9101.2176		LIFE/HEALTH-EMPLOYEE
		781.50	LTD		89497	1214178063311	9101.2170		DENTAL/DISABILITY/LIFE
		23.50	Berscheid Life Insurance		89497	1214178063311	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,482.55							
99530469	**12/15/2017**		**100223 ICMA RETIREMENT TRUST 457**						
		2,045.33			89495	121417806331	9101.2175		DEFERRED COMPENSAT
		2,045.33							
		405,688.42	Grand Total						

Payment Instrument Totals

Checks	268,684.20
EFT Payments	137,004.22
Total Payments	405,688.42

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Originator	JLIPSKI
Payment Instrument	Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
111610	A DYNAMIC DOOR CO. INC.	ANNUAL DOOR MAINT. PW	PV	89447	001	09101	12/11/2017	21712071	912.45
	A DYNAMIC DOOR CO. INC.	ANNUAL DOOR MAINT. PW	PV	89447	002	09101	12/11/2017	21712071	161.94
	4588 194TH AVENUE NE EAST BETHEL MN 55092				Summary Total				1,074.39
					Payment Amount				1,074.39
100009	ACCAP RAMSEY TOWNHOMES LTD	TIF 9 SITE IMPROVEMENTS	PV	89597	001	09209	12/21/2017	122117	20,700.00
	ACCAP RAMSEY TOWNHOMES LTD 1201 89TH AVENUE NE SUITE 345 BLAINE MN 55434				Summary Total				20,700.00
					Payment Amount				20,700.00
110402	ADVANCE AUTO PARTS	NOV 17 PURCHASES	PV	89559	001	09101	11/30/2017	113017	124.05
	ADVANCE AUTO PARTS	NOV 17 PURCHASES	PV	89559	002	09101	11/30/2017	113017	81.75
	AAP FINANCIAL SERVICES	NOV 17 PURCHASES	PV	89559	003	09101	11/30/2017	113017	38.32
	P O BOX 742063	NOV 17 PURCHASES	PV	89559	004	09101	11/30/2017	113017	129.94
	ATLANTA GA 30374-2063	NOV 17 PURCHASES	PV	89559	005	09101	11/30/2017	113017	9.96
		NOV 17 PURCHASES	PV	89559	006	09101	11/30/2017	113017	30.08
					Summary Total				414.10
					Payment Amount				414.10
100017	AIRGAS USA, LLC	MISC GASES	PV	89448	001	09101	11/30/2017	9949233484	28.00
	AIRGAS USA LLC P O BOX 802576 CHICAGO IL 60680-2576				Summary Total				28.00
					Payment Amount				28.00
106641	AMERICAN PRESSURE INC	HOSE/ASSEMBLY/BRACKET	PV	89560	001	09101	12/19/2017	99060	195.70
	AMERICAN PRESSURE INC 3810 W BROADWAY ROBBINSDALE MN 55422				Summary Total				195.70
					Payment Amount				195.70
100033	ANOKA COUNTY ATTORNEY	DRUG FORFEITURE	PV	89598	001	09290	12/15/2017	121517	82.00
	ANOKA COUNTY ATTORNEY				Summary Total				82.00

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	2100 - 3RD AVENUE NORTH ANOKA MN 55303								
				Payment Amount					82.00
108468	ANOKA COUNTY HISTORICAL SOCIETY	HISTORY PROGRAM 11/9/2017	PV	89528	001	09101	11/25/2017	131	150.00
	ANOKA COUNTY HISTORICAL SOCIETY 2135 THIRD AVE N. ANOKA MN 55303								
				Summary Total					150.00
				Payment Amount					150.00
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	2017 PICTOMETRY FLIGHT	PV	89662	001	09101	12/4/2017	120417	3,470.95
	ANOKA COUNTY PROPERTY RECORDS TAXATION								
				Summary Total					3,470.95
	2100 - 3RD AVENUE ANOKA MN 55303	NOV 17 CHARGES	PV	89663	001	09804	12/1/2017	534 12/1/2017	66.00
		NOV 17 CHARGES	PV	89663	002	09804	12/1/2017	534 12/1/2017	138.00
		NOV 17 CHARGES	PV	89663	003	09804	12/1/2017	534 12/1/2017	46.00
				Summary Total					250.00
				Payment Amount					3,720.95
107587	ANOKA COUNTY TREASURY DEPARTMENT	JAN 2018 BROADBAND	PV	89664	001	09101	12/4/2017	B171204M	604.50
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303								
				Summary Total					604.50
				Payment Amount					604.50
111377	ANOKA MUNICIPAL UTILITY	14034 DYSPOSIUM ST LT	PV	89617	001	09603	12/8/2017	22-610280-00 DEC 17	51.67
	ANOKA MUNICIPAL UTILITY CITY HALL 2015 FIRST AVENUE NO ANOKA MN 55303								
				Summary Total					51.67
				Payment Amount					51.67
100052	ANOKA POLICE DEPARTMENT	ANIMAL CONTAINMENT NOV 17	PV	89599	001	09101	12/11/2017	121117	225.00
	ANOKA POLICE DEPARTMENT 275 HARRISON STREET								
				Summary Total					225.00

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ANOKA MN 55303								
				Payment Amount					225.00
100063	ASPEN MILLS	MISC- K. BROTKOWSKI	PV	89449	001	09101	11/30/2017	207639	1,118.00
	ASPEN MILLS			Summary Total					1,118.00
	8201 C CENTRAL AVE NE	HAT- A. PIPENHAGEN	PV	89450	001	09101	11/30/2017	207640	14.00
	SPRING LAKE PARK MN 55432			Summary Total					14.00
		A. PIPENHAGEN MISC	PV	89451	001	09101	11/30/2017	207638	123.63
				Summary Total					123.63
		K. CAMACHO - SHIRTS	PV	89452	001	09101	11/30/2017	207641	97.70
				Summary Total					97.70
		CHIEF KOHNER- SHIRT/MISC	PV	89529	001	09101	12/7/2017	208113	62.80
				Summary Total					62.80
		K. BROTKOWSKI- KNIT CAP	PV	89600	001	09101	12/7/2017	208115	14.00
				Summary Total					14.00
		A. ERICKSON BOOTS	PV	89601	001	09101	12/7/2017	208114	149.95
				Summary Total					149.95
				Payment Amount					1,580.08
106346	BAUER BUILT INCORPORATED	WORK ON 668	PV	89453	001	09101	12/5/2017	940048272	3,579.48
	BAUER BUILT INCORPORATED	WORK ON 668	PV	89453	002	09101	12/5/2017	940048272	502.00
	8270 W 35W SERVICE DR			Summary Total					4,081.48
	BLAINE MN 55449			Payment Amount					4,081.48
100086	BLUE VELVET INC	FIRE DEPT WASHES DEC 17	PV	89454	001	09101	12/4/2017	120417	149.75
	BLUE VELVET INC			Summary Total					149.75
	14101 ST FRANCIS BLVD	PD NOV 17 WASHES	PV	89455	001	09101	12/4/2017	120417A	299.50
	RAMSEY MN 55303			Summary Total					299.50
				Payment Amount					449.25
100647	BOLTON AND MENK INC	RAMSEY BLVD BENEFIT COST	PV	89531	001	09101	11/22/2017	0210915	3,812.50

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	BOLTON AND MENK INC			Summary Total					3,812.50
	1960 PREMIER DRIVE	MISS SKYWAY FIN DESIGN NOV 17	PV	89564	001	09805	12/14/2017	0211704	36,378.49
	MANKATO MN 56001-5900			Summary Total					36,378.49
				Payment Amount					40,190.99
103641	BOYER TRUCKS ROGERS	CLAMP MIRROR 668	PV	89456	001	09101	12/7/2017	189207R	29.19
	BOYER TRUCKS			Summary Total					29.19
	2601 NE BROADWAY	HEAD MIRROR	PV	89457	001	09101	12/6/2017	189171R	64.95
	MINNEAPOLIS MN 55413			Summary Total					64.95
		MISC PARTS 662	PV	89532	001	09101	12/13/2017	189428R	71.44
				Summary Total					71.44
		WORK ON 668	PV	89565	001	09101	12/14/2017	476604	1,295.30
		WORK ON 668	PV	89565	002	09101	12/14/2017	476604	2,680.50
				Summary Total					3,975.80
		PARTS FOR 669	PV	89566	001	09101	12/19/2017	189656R	151.34
				Summary Total					151.34
				Payment Amount					4,292.72
100619	BRAUN INTERTEC CORPORATION	2017 MILL AND OVERLAY	PV	89530	001	09435	12/7/2017	B114366	2,500.00
	BRAUN INTERTEC CORPORATION			Summary Total					2,500.00
	NW 7644 PO BOX 1450	SERVICES DEC 17-SITE 37	PV	89567	001	09201	12/14/2017	B115377	1,291.50
	MINNEAPOLIS MN 55485-7644			Summary Total					1,291.50
				Payment Amount					3,791.50
100095	BRIGGS AND MORGAN PA INC	COR- GENERAL MCDONALDS	PV	89602	001	09214	12/21/2017	610544	14,709.17
	BRIGGS AND MORGAN			Summary Total					14,709.17
	P O BOX 64591	RE: TIF #15	PV	89603	001	09215	12/21/2017	610002	500.00
	ST PAUL MN 55164-0591			Summary Total					500.00
		RE: TIF # 16	PV	89604	001	09230	12/21/2017	610010	3,500.00
				Summary Total					3,500.00
		RE: TIF # 14	PV	89605	001	09214	12/21/2017	609993	500.00
				Summary Total					500.00
				Payment Amount					19,209.17

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100297	CENTERPOINT ENERGY	6701 HIGHWAY 10	PV	89533	001	09410	12/8/2017	6011580-5 DEC17	220.17
				Summary Total					220.17
	CENTERPOINT ENERGY P O BOX 4671	7550 SUNWOOD DR	PV	89568	001	09101	12/8/2017	6702493-5 DEC 2017	2,784.86
				Summary Total					2,784.86
	HOUSTON TX 77210-4671	15050 ARMSTRONG	PV	89640	001	09101	12/8/2017	5914352 DEC 2017	267.58
				Summary Total					267.58
		14515 E TOWN CENTER DR	PV	89641	001	09601	12/8/2017	8782239-1 DEC 2017	155.81
				Summary Total					155.81
		5650 ALPINE DR	PV	89642	001	09101	12/8/2017	5961540-1 DEC 2017	432.29
				Summary Total					432.29
		PW MISC ACCOUNTS	PV	89666	001	09101	12/18/2017	8000014064-2 DEC 17	562.51
		PW MISC ACCOUNTS	PV	89666	002	09101	12/18/2017	8000014064-2 DEC 17	187.50
		PW MISC ACCOUNTS	PV	89666	003	09101	12/18/2017	8000014064-2 DEC 17	187.50
		PW MISC ACCOUNTS	PV	89666	004	09101	12/18/2017	8000014064-2 DEC 17	187.51
		PW MISC ACCOUNTS	PV	89666	005	09101	12/18/2017	8000014064-2 DEC 17	434.31
				Summary Total					1,559.33
				Payment Amount					5,420.04
112019	CENTRAL HYDRAULICS INC	MISC PARTS 672	PV	89458	001	09101	12/11/2017	0050628	148.98
				Summary Total					148.98
	CENTRAL HYDRAULICS INC 21877 INDUSTRIAL COURT	PIPE	PV	89534	001	09101	12/15/2017	0050718	11.80
				Summary Total					11.80
	ROGERS MN 55374	MISC PARTS	PV	89535	001	09101	12/15/2017	0050714	96.79
				Summary Total					96.79
				Payment Amount					257.57
100404	CENTURYLINK	NOV/DEC 17 SERVICE	PV	89665	001	09101	11/25/2017	763 422-1452 795 NOV 17	65.35
				Summary Total					65.35
	CENTURYLINK P O BOX 91154 SEATTLE WA 98111-9254								
				Payment Amount					65.35

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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
110734	CITY OF RAMSEY	CASH UTILITY PYMTS	PV	89643	001	09601	12/22/2017	122217	170.00
	CITY OF RAMSEY P O BOX 251100 ST PAUL MN 55125-6100					Summary Total			170.00
						Payment Amount			170.00
108228	COBORN'S INC	RE: L. MCDOWALL	PV	89536	001	09101	11/9/2017	103218857	47.08
	COBORN'S INC 1921 COBORN BLVD ST CLOUD MN 56301					Summary Total			47.08
						Payment Amount			47.08
100112	COMMISSIONER OF TRANSPORTATION	MATERIAL TEST/CONCRETE INSPEC	PV	89569	001	09402	11/30/2017	P00008685	325.93
	COMMISSIONER OF TRANSPORTATION					Summary Total			325.93
						Payment Amount			325.93
100116	CONNEXUS ENERGY	WTR TWR/LIFT STAT/WELLS	PV	89645	001	09601	12/21/2017	759126-303102DEC17	6,773.37
	CONNEXUS ENERGY	WTR TWR/LIFT STAT/WELLS	PV	89645	002	09601	12/21/2017	759126-303102DEC17	685.56
	PO BOX 1808 MINNEAPOLIS MN 55480-1808					Summary Total			7,458.93
		PW MISC ACCTS	PV	89646	001	09101	12/21/2017	759126-303106 DEC 17	616.97
		PW MISC ACCTS	PV	89646	002	09101	12/21/2017	759126-303106 DEC 17	205.66
		PW MISC ACCTS	PV	89646	003	09101	12/21/2017	759126-303106 DEC 17	205.66
		PW MISC ACCTS	PV	89646	004	09101	12/21/2017	759126-303106 DEC 17	205.64
		PW MISC ACCTS	PV	89646	005	09101	12/21/2017	759126-303106 DEC 17	795.57
						Summary Total			2,029.50
		TRAFFIC LIGHTS	PV	89647	001	09101	12/21/2017	759126-303100 DEC 17	841.65
						Summary Total			841.65
		SUNFISH STATION	PV	89648	001	09603	12/18/2017	44931-270863 DEC 17	12.39
						Summary Total			12.39
		MISC CITY ACCOUNTS	PV	89649	001	09230	12/21/2017	759126-303107 DEC 17	72.59

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
		MISC CITY ACCOUNTS	PV	89649	002	09230	12/21/2017	759126-303107 DEC 17	2,261.89
		MISC CITY ACCOUNTS	PV	89649	003	09230	12/21/2017	759126-303107 DEC 17	30.95
		MISC CITY ACCOUNTS	PV	89649	004	09230	12/21/2017	759126-303107 DEC 17	862.44
		MISC CITY ACCOUNTS	PV	89649	005	09230	12/21/2017	759126-303107 DEC 17	5,513.53
		MISC CITY ACCOUNTS	PV	89649	006	09230	12/21/2017	759126-303107 DEC 17	4,809.80
		MISC CITY ACCOUNTS	PV	89649	007	09230	12/21/2017	759126-303107 DEC 17	120.69
				Summary Total					13,671.89
		STREET LIGHTS	PV	89650	001	09603	12/21/2017	759126-303101 DEC 17	9,598.27
				Summary Total					9,598.27
		SIRENS	PV	89651	001	09101	12/21/2017	759126-303095 DEC 17	85.00
				Summary Total					85.00
				Payment Amount					33,697.63
100117	CONNEXUS ENERGY	STREET LGT 143RD/EBONY	PV	89622	001	09603	9/15/2017	LGT0000405	3,485.50
				Summary Total					3,485.50
	CONNEXUS ENERGY 14601 RAMSEY BLVD NW	STREET LGT JASPAR/143RD AVE	PV	89623	001	09603	9/15/2017	LGT0000397	10,473.00
	RAMSEY MN 55303			Summary Total					10,473.00
		STREET LGT 144TH AVE/AZURITE	PV	89624	001	09603	9/15/2017	LGT0000395	6,269.50
				Summary Total					6,269.50
		STREET LGT EBONY/141ST AVE	PV	89625	001	09603	9/15/2017	LGT0000394	3,485.50
				Summary Total					3,485.50
		STREET LGT 143RD AVE/RAMSEY BL	PV	89644	001	09603	9/15/2017	LGT0000396	5,722.50
				Summary Total					5,722.50
				Payment Amount					29,436.00
100167	CORNERSTONE FORD	JET KIT 406	PV	89459	001	09101	12/8/2017	15211024	9.54
	CORNERSTONE FORD 17219 HIGHWAY 10 NW			Summary Total					9.54

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	PO BOX 304 ELK RIVER MN 55330								
				Payment Amount					9.54
100125	COUNTRYSIDE PRINTING INC	FIRE- BUSINESS CARDS	PV	89460	001	09101	12/6/2017	35004	118.00
	COUNTRYSIDE PRINTING 6250 BUNKER LAKE BLVD NW SUITE 113 RAMSEY MN 55303			Summary Total					118.00
		WINDOW ENVELOPES-FINANCE	PV	89461	001	09101	12/1/2017	34998	280.00
				Summary Total					280.00
		RAMSEY RECYCLER 2017	PV	89667	001	09604	12/15/2017	35013	2,071.30
				Summary Total					2,071.30
		CERTIFICATES- FIRE DEPT	PV	89668	001	09101	12/13/2017	35011	48.00
				Summary Total					48.00
				Payment Amount					2,517.30
100127	CROW RIVER FARM EQUIPMENT COMPANY	MISC SUPPLIES	PV	89537	001	09101	12/7/2017	186945	88.01
	CROW RIVER FARM EQUIPMENT COMPANY 17685 - 53RD STREET NE ROGERS MN 55374			Summary Total					88.01
				Payment Amount					88.01
100129	CRYSTEEL TRUCK EQUIPMENT	CUTTING EDGES	PV	89462	001	09101	12/11/2017	F41031	1,578.96
	CRYSTEEL MANUFACTURING 1130 73RD AVENUE NE FRIDLEY MN 55432			Summary Total					1,578.96
		HEADLIGHT KIT 637	PV	89538	001	09101	12/14/2017	F41062	477.00
				Summary Total					477.00
				Payment Amount					2,055.96
111818	DEANO'S COLLISION SPECIALISTS INC	NEW BUILD SQUAD 377	PV	89463	001	09101	12/7/2017	49188	1,056.05
	DEANO'S COLLISION SPECIALISTS INC 11063 173RD AVENUE ELK RIVER MN 55330			Summary Total					1,056.05
				Payment Amount					1,056.05
113306	DEFINITIVE TECHNOLOGY	DEC 2017 CONTRACT	PV	89669	001	09101	12/22/2016	INV156443	228.64

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Payment Instrument		Check Payment
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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	SOLUTIONS INC								
	DEFINITIVE TECHNOLOGY SOLUTIONS INC 9401 JAMES AVENUE SOUTH SUITE 120 BLOOMINGTON MN 55431			Summary Total					228.64
				Payment Amount					228.64
100144	DEHN OIL COMPANY	DIESEL FUEL	PV	89464	001	09101	12/8/2017	58883	2,108.00
	DEHN OIL COMPANY 6735 141ST AVENUE NW RAMSEY MN 55303			Summary Total					2,108.00
		DIESEL FUEL	PV	89465	001	09101	12/8/2017	58884	705.00
				Summary Total					705.00
		FUEL	PV	89570	001	09101	12/15/2017	58943	268.80
				Summary Total					268.80
		DIESEL FUEL	PV	89571	001	09101	12/15/2017	58942	1,820.43
				Summary Total					1,820.43
		DIESEL FUEL	PV	89670	001	09101	12/21/2017	58982	1,054.00
				Summary Total					1,054.00
		DIESEL FUEL	PV	89697	001	09101	12/21/2017	58983	235.00
				Summary Total					235.00
				Payment Amount					6,191.23
111093	DOUGLAS KERR UNDERGROUND LLC	LIFT STATION 8 COATING	PV	89671	001	09602	12/21/2017	2017-11S-1A	9,540.00
	DOUGLAS KERR UNDERGROUND LLC P O BOX 85 MORA MN 55051			Summary Total					9,540.00
				Payment Amount					9,540.00
115192	EAST SIDE OIL COMPANIES	RECYCLE OIL AND FILTERS	PV	89573	001	09101	12/4/2017	R71570	75.00
	EAST SIDE OIL COMPANIES 625 LINCOLN AVENUE SE ST CLOUD MN 56304			Summary Total					75.00
				Payment Amount					75.00
100158	ECM PUBLISHERS INC	PROPOSED BUDGET 2018 PH	PV	89466	001	09101	12/1/2017	553709	37.63
	ECM PUBLISHERS INC 4095 COON RAPIDS BLVD			Summary Total					37.63
		ORD 17-13	PV	89539	001	09101	12/8/2017	555180	53.75

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	COON RAPIDS MN 55433					Summary Total			53.75
		ORD 17-19	PV	89540	001	09101	12/8/2017	555183	53.75
						Summary Total			53.75
		ORD 17-20	PV	89541	001	09101	12/8/2017	555182	80.63
						Summary Total			80.63
		ORD- 17-14	PV	89542	001	09101	12/8/2017	555181	59.13
						Summary Total			59.13
		ORD 17-18	PV	89543	001	09101	12/1/2017	553708	86.00
						Summary Total			86.00
		ADMIN ASST. AD	PV	89672	001	09101	12/24/2017	559563	186.00
						Summary Total			186.00
		ORD 17-17	PV	89673	001	09101	12/22/2017	559213	48.38
						Summary Total			48.38
		SCHOOL DISTRICT- PH	PV	89674	001	09804	12/22/2017	559214	75.25
						Summary Total			75.25
						Payment Amount			680.52
104267	ELITE SANITATION	TOILET RENTAL NOV 17	PV	89544	001	09101	12/7/2017	24564	108.00
	ELITE SANITATION					Summary Total			108.00
	PO BOX 526								
	ELK RIVER MN 55330								
						Payment Amount			108.00
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	LIGHTS FOR 372	PV	89606	001	09101	12/8/2017	WC120817-21	95.12
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC					Summary Total			95.12
	2755 GENEVA AVE N	MISC LIGHTS FOR 377	PV	89607	001	09101	12/1/2017	AW111617-7	114.90
	OAKDALE MN 55128					Summary Total			114.90
		WORK ON 372	PV	89626	001	09101	12/18/2017	AW121517-3	270.80
						Summary Total			270.80
		WORK ON 377	PV	89627	001	09101	12/19/2017	AW121917-4	110.45
						Summary Total			110.45
						Payment Amount			591.27
113991	EMERGENCY RESPONSE SOLUTIONS	ALTAIR CHARGER	PV	89545	001	09101	12/5/2017	9920	95.24
	EMERGENCY RESPONSE SOLUTIONS					Summary Total			95.24
	4817 VIKING BLVD SUITE	GAS MONITOR CALIB.	PV	89546	001	09101	12/7/2017	9936	300.00

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102									
	EAST BETHEL MN 55092			Summary Total					300.00
		REPLACE SENSOR	PV	89675	001	09101	12/15/2017	9971	310.51
				Summary Total					310.51
		STREAMLIGHT	PV	89676	001	09101	12/13/2017	9950	355.58
				Summary Total					355.58
				Payment Amount					1,061.33
102862	ENERGY SALES, INC	FILTERS AND BOOT REPLACE KIT	PV	89618	001	09101	12/15/2017	33897	823.05
	ENERGY SALES, INC 1200 EAST 115TH STREET BURNSVILLE MN 55337			Summary Total					823.05
				Payment Amount					823.05
113321	FACTORY MOTOR PARTS CO	SPLASHWASH	PV	89467	001	09101	12/6/2017	6-1490817	11.94
	FACTORY MOTOR PARTS CO			Summary Total					11.94
	BIN 139107	SHOP SUPPLIES	PV	89468	001	09101	12/5/2017	6-1490664	13.02
	P O BOX 9107			Summary Total					13.02
	MINNEAPOLIS MN 55480-9107	SPLASHWASH	PV	89608	001	09101	12/20/2017	6-1491920	34.11
				Summary Total					34.11
		OIL- PD SUPPLY	PV	89609	001	09101	12/6/2017	6-1490818	33.48
				Summary Total					33.48
				Payment Amount					92.55
107099	FASTENAL	MISC PARTS	PV	89572	001	09101	12/7/2017	MNTC8159565	7.08
	FASTENAL COMPANY			Summary Total					7.08
	P O BOX 1286	MISC PARTS	PV	89574	001	09101	12/11/2017	MNTC8159631	15.11
	WINONA MN 55987			Summary Total					15.11
				Payment Amount					22.19
112421	FIRST SCRIBE	DEC 17 ROWAY WEB	PV	89469	001	09101	12/1/2017	2475356	200.00
	FIRST SCRIBE 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00
				Payment Amount					200.00

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116084	FORD OF HIBBING	2017 FORD EXPLORER PD 372	PV	89470	001	09101	11/29/2017	9992074	30,104.00
	FORD OF HIBBING			Summary Total					30,104.00
	2627 13TH AVENUE E	2017 FORD TAURUS 377	PV	89471	001	09101	11/29/2017	9992075	26,420.71
	HIBBING MN 55746			Summary Total					26,420.71
				Payment Amount					56,524.71
100186	FRANKENSIGNS INC	GRAPHIC- EMERG. PHONE	PV	89575	001	09101	11/30/2017	270872	90.00
	FRANKENSIGNS			Summary Total					90.00
	9133 DAVENPORT STREET NE								
	P O BOX 490301								
	BLAINE MN 55449								
				Payment Amount					90.00
100189	G AND K SERVICES INC	UNIFORM CLEANING	PV	89472	001	09101	12/6/2017	6006808071	21.00
	G AND K SERVICES INC	UNIFORM CLEANING	PV	89472	002	09101	12/6/2017	6006808071	5.00
	P O BOX 842385	UNIFORM CLEANING	PV	89472	003	09101	12/6/2017	6006808071	25.69
	BOSTON MA 02284-2385	UNIFORM CLEANING	PV	89472	004	09101	12/6/2017	6006808071	25.69
				Summary Total					77.38
		FIRE- MATS	PV	89473	001	09101	11/29/2017	6006796897	13.20
				Summary Total					13.20
		UNIFORM CLEANING	PV	89576	001	09101	12/13/2017	6006819275	21.00
		UNIFORM CLEANING	PV	89576	002	09101	12/13/2017	6006819275	5.00
		UNIFORM CLEANING	PV	89576	003	09101	12/13/2017	6006819275	21.52
		UNIFORM CLEANING	PV	89576	004	09101	12/13/2017	6006819275	21.52
				Summary Total					69.04
		UNIFORM CLEANING	PV	89620	001	09101	12/20/2017	6006830460	21.00
		UNIFORM CLEANING	PV	89620	002	09101	12/20/2017	6006830460	5.00
		UNIFORM CLEANING	PV	89620	003	09101	12/20/2017	6006830460	22.69
		UNIFORM CLEANING	PV	89620	004	09101	12/20/2017	6006830460	22.69
				Summary Total					71.38
		FIRE DEPT- MATS	PV	89677	001	09101	12/20/2017	6006830458	16.56
				Summary Total					16.56
				Payment Amount					247.56
100204	GRAFIX SHOPPE	WORK ON 372	PV	89474	001	09101	11/30/2017	118171	843.00
	GRAFIX SHOPPE			Summary Total					843.00
	3240 MIKE COLLINS DRIVE								

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	EAGAN MN 55121								
				Payment Amount					843.00
100650	GRAINGER	SNOW PUSHERS	PV	89577	001	09101	12/11/2017	9640758893	138.86
				Summary Total					138.86
	GRAINGER INC								
	DEPT. 806511127	TIMER/COFFEE FIL. BASKET	PV	89578	001	09101	12/15/2017	9645164212	44.62
	PALATINE IL 60038-0001								
				Summary Total					44.62
		GLOVES-COLD WEATHER	PV	89621	001	09101	12/20/2017	9649916989	153.15
				Summary Total					153.15
				Payment Amount					336.63
100211	HAWKINS INC	CHEMICALS	PV	89678	001	09601	12/11/2017	4196584	770.69
				Summary Total					770.69
	HAWKINS INC								
	P O BOX 860263								
	MINNEAPOLIS MN 55486-0263								
				Payment Amount					770.69
112154	HOPE HAVEN INC	PAINTED LATHS	PV	89579	001	09101	11/30/2017	27066	1,417.06
				Summary Total					1,417.06
	HOPE HAVEN INC								
	P O BOX 70								
	ROCK VALLEY IA 51247								
				Payment Amount					1,417.06
104027	INK WIZARDS INC	FIRE -KNIT BLACK BEANIES	PV	89475	001	09101	12/4/2017	1336	142.45
				Summary Total					142.45
	INK WIZARDS INC								
	9958 HIGHWAY 10 NW	JACKET- J. DIXON	PV	89628	001	09101	12/19/2017	1433	63.00
	ELK RIVER MN 55330								
				Summary Total					63.00
				Payment Amount					205.45
112475	INNOVATIVE OFFICE SOLUTIONS	MISC OFFICE SUPPLIES	PV	89547	001	09101	12/5/2017	IN1850673	79.55
	INNOVATIVE OFFICE SOLUTIONS	MISC OFFICE SUPPLIES	PV	89547	002	09101	12/5/2017	IN1850673	142.47
	AB # 1004	MISC OFFICE SUPPLIES	PV	89547	003	09101	12/5/2017	IN1850673	20.99
	P O BOX 249004	MISC OFFICE SUPPLIES	PV	89547	004	09101	12/5/2017	IN1850673	103.98
	APPLE VALLEY MN 55124-9017	MISC OFFICE SUPPLIES	PV	89547	005	09101	12/5/2017	IN1850673	214.83

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Summary Total					561.82
		MISC OFFICE SUPPLIES	PV	89548	001	09101	12/5/2017	IN1850730	57.76
				Summary Total					57.76
		MISC OFFICE SUPPLIES	PV	89549	001	09101	12/7/2017	IN1854562	24.63
		MISC OFFICE SUPPLIES	PV	89549	002	09101	12/7/2017	IN1854562	19.17
				Summary Total					43.80
		OFFICE SUPPLIES	PV	89610	001	09101	12/14/2017	IN1863467	49.70
				Summary Total					49.70
		OFFICE SUPPLIES	PV	89611	001	09601	12/15/2017	IN1865312	66.68
		OFFICE SUPPLIES	PV	89611	002	09601	12/15/2017	IN1865312	25.69
		OFFICE SUPPLIES	PV	89611	003	09601	12/15/2017	IN1865312	169.83
				Summary Total					262.20
		15 COUNCIL CHAIRS	PV	89629	001	09234	12/22/2017	PF-SO-1874893	11,200.00
				Summary Total					11,200.00
				Payment Amount					12,175.28
106324	INSPECTRON INC INSPECTRON INC CODE COMPLIANCE INSPECTIONS 15120 CHIPPENDALE AVE SUITE 202 ROSEMOUNT MN 55068	NOV 17 SERVICE	PV	89679	001	09101	12/14/2017	121417	7,200.00
				Summary Total					7,200.00
				Payment Amount					7,200.00
100254	LAKE SUPERIOR COLLEGE LAKE SUPERIOR COLLEGE	J. FERIANCEK GRADING/BASE II	PV	89550	001	09101	12/15/2017	121517	575.00
				Summary Total					575.00
				Payment Amount					575.00
100258	LEAGUE OF MINNESOTA CITIES LEAGUE OF MN CITIES FINANCE DEPT 145 UNIVERSITY AVE WEST ST PAUL MN 55103-2044	METRO MTG 11/29/17 K. ULRICH	PV	89476	001	09101	11/30/2017	265942	45.00
				Summary Total					45.00
				Payment Amount					45.00
100259	LEAGUE OF MN CITIES INS TRUST LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC	RE: YANG/HINNENKAMP	PV	89680	001	09702	12/15/2017	121517	2,720.93
				Summary Total					2,720.93

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Payment Instrument		Check Payment
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	P O BOX 581517 MINNEAPOLIS MN 55458-1517								
								Payment Amount	2,720.93
102954	LITTLE FALLS MACHINE INC	WING CLEVISES	PV	89619	001	09101	12/12/2017	350583	1,675.76
	LITTLE FALLS MACHINE INC 300 LINDBERGH DRIVE SOUTH LITTLE FALLS MN 56345-1598							Summary Total	1,675.76
								Payment Amount	1,675.76
100266	LOGIS	NOV 2017 SERVICES	PV	89652	001	09101	11/30/2017	44504	12,372.00
	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS							Summary Total	12,372.00
	5750 DULUTH STREET	NETWORK NOV 17	PV	89653	001	09101	11/30/2017	44564	258.75
	GOLDEN VALLEY MN 55422-4036							Summary Total	258.75
								Payment Amount	12,630.75
114282	LOUCKS ASSOCIATES	SITE PLAN- EO PLASTICS	PV	89551	001	09230	12/4/2017	32892	3,673.50
	LOUCKS ASSOCIATES 7200 HEMLOCK LANE SUITE 300 MINNEAPOLIS MN 55369							Summary Total	3,673.50
								Payment Amount	3,673.50
100270	MACQUEEN EQUIPMENT INC	MISC PARTS	PV	89580	001	09101	12/18/2017	P10065	904.87
	MACQUEEN EQUIPMENT INC 1125 7TH STREET EAST ST PAUL MN 55106							Summary Total	904.87
								Payment Amount	904.87
100271	MAIN MOTORS	LAMP FOR 402	PV	89552	001	09101	12/13/2017	329862	42.30
	MAIN MOTORS 435 WEST MAIN STREET ANOKA MN 55303							Summary Total	42.30
								Payment Amount	42.30
113658	MARCO	DIGITAL SIGNAGE EQUIPMENT	PV	89681	001	09101	11/30/2017	INV4796919	6,988.24

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	MARCO			Summary Total					6,988.24
	NW 7128 PO BOX 1450								
	MINNEAPOLIS MN 55485-7128								
				Payment Amount					6,988.24
100283	MENARDS COON RAPIDS	MISC SUPPLIES	PV	89553	001	09101	12/4/2017	62213	65.40
	MENARDS COON RAPIDS			Summary Total					65.40
	3045 MAIN STREET								
	COON RAPIDS MN 55433								
				Payment Amount					65.40
100284	MENARDS ELK RIVER	MISC SUPPLIES	PV	89477	001	09101	11/29/2017	46496	32.80
	MENARDS ELK RIVER			Summary Total					32.80
	19521 EVANS STREET NW	MISC SUPPLIES	PV	89654	001	09601	12/15/2017	47772	132.09
	ELK RIVER MN 55330-1077			Summary Total					132.09
		SNOW PUSHER	PV	89658	001	09101	12/16/2017	47866	24.99
				Summary Total					24.99
				Payment Amount					189.88
100285	MET COUNCIL ENVIRONMENTAL SRV	WASTE WATER JAN 2018	PV	89478	001	09602	12/6/2017	0001075680	63,101.29
	MET COUNCIL ENVIRONMENTAL SRV			Summary Total					63,101.29
	P O BOX 856513								
	MINNEAPOLIS MN 55485-6513								
				Payment Amount					63,101.29
108208	METRO PRODUCTS INC	MISC SHOP SUPPLIES	PV	89554	001	09101	12/13/2017	131177	43.00
	METRO PRODUCTS INC			Summary Total					43.00
	7401 CENTRAL AVENUE NE								
	FRIDLEY MN 55432								
				Payment Amount					43.00
106555	MINNEAPOLIS, CITY OF	NOV 17 TRANSACTIONS	PV	89630	001	09101	12/14/2017	400451001669	111.60
	MINNEAPOLIS FINANCE DEPT			Summary Total					111.60
	P O BOX 77038								
	MINNEAPOLIS MN 55480-7738								
				Payment Amount					111.60
115334	MINNESOTA TITLE LLC	REISSUE FILE E53152	PV	89631	001	09601	12/27/2017	122717	54.62

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	MINNESOTA TITLE LLC 14300 NICOLLET COURT SUITE 110 BURNSVILLE MN 55306			Summary Total					54.62
				Payment Amount					54.62
107595	MN DEPARTMENT OF PUBLIC SAFETY	REG NEW UNMARKED SQ 377	PV	89479	001	09101	12/7/2017	120717	36.75
	MN DEPARTMENT OF PUBLIC SAFETY OFFICE OF JUSTICE PROGRAMS 445 MINNESOTA STREET SUITE 2300 ST. PAUL MN 55101			Summary Total					36.75
				Payment Amount					36.75
113909	MOBILE VEHICLE INTEGRATION	WORK ON 372	PV	89632	001	09101	12/15/2017	1712231	2,335.00
	MOBILE VEHICLE INTEGRATION 835 XENIA AVENUE NW ELK RIVER MN 55330			Summary Total					2,335.00
				Payment Amount					2,335.00
113946	MUNICIPAL EMERGENCY SERVICES INC	JACKET REPAIR FIRE DEPT	PV	89655	001	09101	12/12/2017	IN1185031	51.37
	MUNICIPAL EMERGENCY SERVICES INC DEPOSITORY ACCOUNT 75 REMITTANCE DRIVE SUITE 3135 CHICAGO IL 60675			Summary Total					51.37
				Payment Amount					51.37
100345	NAPA AUTO PARTS ELK RIVER	CABIN AIR FILTERS-PLOW TRUCKS	PV	89480	001	09101	12/7/2017	939380	107.22
	NAPA AUTO PARTS ELK RIVER			Summary Total					107.22
	17137 YALE STREET NW	FUEL FILTERS	PV	89612	001	09101	12/20/2017	941192	69.92
	P O BOX 1041 ELK RIVER MN 55330			Summary Total					69.92
				Payment Amount					177.14
115167	NET TRANSCRIPTS INC	NOV 17 TRANSCRIPTIONS	PV	89613	001	09101	11/15/2017	0015976	492.83
	NET TRANSCRIPTS INC			Summary Total					492.83
	3707 N. 7TH STREET	NOV 17	PV	89633	001	09101	11/30/2017	0016215	342.25

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

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	SUITE 320	TRANSCRIPTIONS							
	PHOENIX AZ 85014			Summary Total					342.25
				Payment Amount					835.08
100354	NEWMAN TRAFFIC SIGNS	SIGN MATERIAL	PV	89682	001	09101	12/20/2017	TI-0317120	177.97
	NEWMAN TRAFFIC SIGNS			Summary Total					177.97
	PO BOX 1728								
	JAMESTOWN ND 58402-1728			Payment Amount					177.97
100360	NORTH STAR TOWING INC	INV 57040/57083	PV	89614	001	09101	12/1/2017	120117	130.00
	NORTH STAR TOWING INC			Summary Total					130.00
	833 NORTH STREET								
	ANOKA MN 55303			Payment Amount					130.00
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	89656	001	09101	12/21/2017	189161	394.37
	NORTHERN SANITARY SUPPLY CO			Summary Total					394.37
	341 COON RAPIDS BLVD	CUPS/TOWELS	PV	89683	001	09101	12/21/2017	189165	167.80
	MINNEAPOLIS MN 55433			Summary Total					167.80
				Payment Amount					562.17
115232	NORTHERN TECHNOLOGIES LLC	COR THREE	PV	89684	001	09804	12/2/2017	24632	401.25
	NORTHERN TECHNOLOGIES LLC			Summary Total					401.25
	3522 4TH AVENUE S	RIVERSTONE 1ST ADD.	PV	89685	001	09804	12/2/2017	25049	2,392.00
	FARGO ND 58103			Summary Total					2,392.00
		BROOKFIELD 8TH ADD.	PV	89686	001	09804	12/2/2017	24743	342.00
				Summary Total					342.00
		BUNKER LK IND PRK	PV	89687	001	09804	12/2/2017	24738	2,317.75
				Summary Total					2,317.75
		RIVERDALE DRIVE EXT	PV	89688	001	09402	12/2/2017	25050	4,371.75
				Summary Total					4,371.75
		BUNKER LK IND PARK-LOT 2	PV	89689	001	09804	12/2/2017	24778	458.50
				Summary Total					458.50
		SUNFISH LK GAS	PV	89690	001	09410	12/2/2017	24713	988.50

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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
		STATION							
				Summary Total					988.50
				Payment Amount					11,271.75
115071	NORTHLAND OCCUPATIONAL HEALTH	PRE EMPLOY-DRUG TESTS	PV	89481	001	09101	12/6/2017	1414	550.00
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303			Summary Total					550.00
				Payment Amount					550.00
110547	NORTHWEST LIGHTING SYSTEMS CO.	MISC SUPPLIES	PV	89482	001	09101	12/8/2017	105189	311.08
	NORTHWEST LIGHTING SYSTEMS CO. 746 CRAIG AVENUE TRACY MN 56175			Summary Total					311.08
				Payment Amount					311.08
111525	OFFICE OF THE SECRETARY OF STATE	REAPPOINT NOTARY- C. LASHER	PV	89634	001	09101	12/27/2017	122717	120.00
	OFFICE OF THE SECRETARY OF STATE ATTENTION: NOTARY RETIREMENT SYSTEMS OF MN BUILDING 60 EMPIRE DRIVE SUITE 100 ST PAUL MN 55103			Summary Total					120.00
				Payment Amount					120.00
112824	PARKPLACE STUDIO	RAMSEY PD PHOTOS	PV	89483	001	09101	12/4/2017	120417	190.00
	PARKPLACE STUDIO 6093 146TH LANE NW RAMSEY MN 55303			Summary Total					190.00
				Payment Amount					190.00
111368	POLLARDWATER.COM	DJ MILL DISC	PV	89582	001	09101	12/12/2017	0095412	201.39
	POLLARDWATER.COM			Summary Total					201.39
	200 ATLANTIC AVENUE	GLOVES	PV	89657	001	09602	12/15/2017	0095928-1	129.22
	NEW HYDE PARK NY 11040			Summary Total					129.22
		GLOVES	PV	89659	001	09601	12/11/2017	0095928	358.25
				Summary Total					358.25

CITY OF RAMSEY
Create Payment Control Groups

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Version	LOGIS004V	
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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
				Payment Amount					688.86
111488	POPP.COM INC	NOV 17 SERVICE	PV	89691	001	09101	11/30/2017	992452808	119.21
	POPP.COM INC	NOV 17 SERVICE	PV	89691	002	09101	11/30/2017	992452808	27.09
	620 MENDELSSOHN AVENUE NORTH SUITE 101	NOV 17 SERVICE	PV	89691	003	09101	11/30/2017	992452808	32.51
	GOLDEN VALLEY MN 55427	NOV 17 SERVICE	PV	89691	004	09101	11/30/2017	992452808	184.23
		NOV 17 SERVICE	PV	89691	005	09101	11/30/2017	992452808	32.51
		NOV 17 SERVICE	PV	89691	006	09101	11/30/2017	992452808	92.12
		NOV 17 SERVICE	PV	89691	007	09101	11/30/2017	992452808	37.93
		NOV 17 SERVICE	PV	89691	008	09101	11/30/2017	992452808	108.66
		NOV 17 SERVICE	PV	89691	009	09101	11/30/2017	992452808	86.67
		NOV 17 SERVICE	PV	89691	010	09101	11/30/2017	992452808	106.36
		NOV 17 SERVICE	PV	89691	011	09101	11/30/2017	992452808	57.78
				Summary Total					885.07
				Payment Amount					885.07
100393	PRAIRIE RESTORATIONS INC	MONARCH TRAIL PREP.	PV	89494	001	09270	11/30/2017	10095	1,365.00
	PRAIRIE RESTORATIONS INC 31646 128TH STREET PRINCETON MN 55371			Summary Total					1,365.00
				Payment Amount					1,365.00
112959	PREMIUM WATERS INC	FD- BOTTLED WATER	PV	89555	001	09101	11/30/2017	621331-11-17	52.74
	PREMIUM WATERS INC P O BOX 9128			Summary Total					52.74
		FD- BOTTLED WATER	PV	89556	001	09101	11/30/2017	621332-11-17	49.74
	MINNEAPOLIS MN 55480-9128			Summary Total					49.74
				Payment Amount					102.48
100403	QUICKSILVER EXPRESS COURIER	RE: COMMERCIAL PARTNERS	PV	89635	001	09804	11/30/2017	6564134	37.24
	QUICKSILVER EXPRESS COURIER	RE: COMMERCIAL PARTNERS	PV	89635	002	09804	11/30/2017	6564134	60.12
	PO BOX 64417 ST PAUL MN 55164-0417			Summary Total					97.36
				Payment Amount					97.36
100413	RANDALL GOODRICH AND HAAG PLC	NOV 17 PROSECUTION BILLING	PV	89484	001	09101	12/7/2017	120717	2,833.00

CITY OF RAMSEY
Create Payment Control Groups

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Version	LOGIS004V	
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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
	RANDALL GOODRICH AND HAAG PLC					Summary Total			2,833.00
	2140 FOURTH AVENUE NORTH	DEC 17 PROSECUTION	PV	89636	001	09101	12/26/2017	122617	2,925.80
	ANOKA MN 55303					Summary Total			2,925.80
						Payment Amount			5,758.80
113737	RATWIK ROSZAK AND MALONEY PA	NOV 17 SERVICES	PV	89583	001	09101	11/30/2017	61524	4,886.00
	RATWIK ROSZAK AND MALONEY PA	NOV 17 SERVICES	PV	89583	002	09101	11/30/2017	61524	29.00
	300 U.S. TRUST BUILDING	NOV 17 SERVICES	PV	89583	003	09101	11/30/2017	61524	304.50
	730 SECOND AVENUE SOUTH	NOV 17 SERVICES	PV	89583	004	09101	11/30/2017	61524	222.00
	MINNEAPOLIS MN 55402	NOV 17 SERVICES	PV	89583	005	09101	11/30/2017	61524	55.50
		NOV 17 SERVICES	PV	89583	006	09101	11/30/2017	61524	92.50
		NOV 17 SERVICES	PV	89583	007	09101	11/30/2017	61524	388.50
						Summary Total			5,978.00
		NOV 17 RETANIER	PV	89584	001	09410	11/30/2017	61525	116.00
		NOV 17 RETANIER	PV	89584	002	09410	11/30/2017	61525	145.00
		NOV 17 RETANIER	PV	89584	003	09410	11/30/2017	61525	145.00
		NOV 17 RETANIER	PV	89584	004	09410	11/30/2017	61525	2,654.00
						Summary Total			3,060.00
						Payment Amount			9,038.00
116092	ROADKILL ANIMAL CONTROL	3 DEER PICK UP NOV 17	PV	89637	001	09101	12/18/2017	121817	279.00
	ROADKILL ANIMAL CONTROL 520 HAROLD DRIVE BURNSVILLE MN 55337					Summary Total			279.00
						Payment Amount			279.00
115972	ROBINSON, SCOTT	RAMSEY RES ADS JAN/FEB 2018	PV	89485	001	09101	12/4/2017	120417	1,223.00
	SCOTT ROBINSON P O BOX 10 PINE CITY MN 55063					Summary Total			1,223.00
						Payment Amount			1,223.00
100431	SAFETY KLEEN CORPORATION	RECYCLE OIL	PV	89486	001	09101	11/30/2017	CN05938726	110.97
	SAFETY KLEEN CORPORATION PO BOX 382066					Summary Total			110.97

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Payment Instrument		Check Payment
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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	PITTSBURGH PA 15250-8066								
				Payment Amount					110.97
107711	SCHINDLER ELEVATOR	DEC 17- FEB 18 RAMP	PV	89487	001	09240	12/1/2017	8104676981	1,292.13
	SCHINDLER ELEVATOR			Summary Total					1,292.13
	P O BOX 93050								
	CHICAGO IL 60673-3050								
				Payment Amount					1,292.13
101103	SPRINT	SPRINT NOV/DEC 2017	PV	89698	001	09101	12/18/2017	570683319-193	54.04
	SPRINT	SPRINT NOV/DEC 2017	PV	89698	002	09101	12/18/2017	570683319-193	108.08
	PO BOX 4181	SPRINT NOV/DEC 2017	PV	89698	003	09101	12/18/2017	570683319-193	54.04
	CAROL STREAM IL	SPRINT NOV/DEC 2017	PV	89698	004	09101	12/18/2017	570683319-193	550.35
	60197-4181								
		SPRINT NOV/DEC 2017	PV	89698	005	09101	12/18/2017	570683319-193	118.66
		SPRINT NOV/DEC 2017	PV	89698	006	09101	12/18/2017	570683319-193	191.73
		SPRINT NOV/DEC 2017	PV	89698	007	09101	12/18/2017	570683319-193	258.86
		SPRINT NOV/DEC 2017	PV	89698	008	09101	12/18/2017	570683319-193	312.54
		SPRINT NOV/DEC 2017	PV	89698	009	09101	12/18/2017	570683319-193	223.63
		SPRINT NOV/DEC 2017	PV	89698	010	09101	12/18/2017	570683319-193	145.02
		SPRINT NOV/DEC 2017	PV	89698	011	09101	12/18/2017	570683319-193	108.08
				Summary Total					2,125.03
				Payment Amount					2,125.03
113273	STATE OF MINNESOTA	DRUG FORFEITURE	PV	89616	001	09290	12/15/2017	121517	41.00
	STATE OF MINNESOTA			Summary Total					41.00
	DEPARTMENT OF FINANCE								
	TREASURY DIVISION- SEIZED PROPERTY								
	P O BOX 64577								
	ST PAUL MN 55164-0577								
				Payment Amount					41.00
110313	SUMMIT FIRE PROTECTION	FIRE 1 ANNUAL INSPECT	PV	89557	001	09101	11/22/2017	1225410	68.80
	SUMMIT FIRE PROTECTION			Summary Total					68.80
	P O BOX 6205								
	CAROL STREAM IL 60197-6205								
				Payment Amount					68.80
100485	TIMESAVER OFF SITE SECRETARIAL INC	NOV 2017 MTGS	PV	89489	001	09101	11/30/2017	M23395	1,604.13

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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
	TIMESAVER OFF SITE SECRETARIAL INC					Summary Total			1,604.13
	5291 RIVER OAK DRIVE	DEC 2017 MTGS	PV	89585	001	09101	12/13/2017	M23428	650.63
	SAVAGE MN 55378					Summary Total			650.63
						Payment Amount			2,254.76
112688	TITAN MACHINERY	AIR FILTERS 688	PV	89488	001	09101	12/8/2017	10275801	93.00
	TITAN MACHINERY 14375 JAMES ROAD ROGERS MN 55374					Summary Total			93.00
						Payment Amount			93.00
112079	TOKLE INSPECTIONS INC	NOV 2017 INSPECTIONS	PV	89490	001	09101	12/6/2017	120617	3,519.00
	TOKLE INSPECTIONS INC 1748 123RD AVENUE NW COON RAPIDS MN 55448					Summary Total			3,519.00
						Payment Amount			3,519.00
114178	TOP LINE FENCE	IMPROV. ALPINE PARK	PV	89586	001	09805	12/13/2017	1188	1,758.00
	TOP LINE FENCE					Summary Total			1,758.00
	12700 FERNBROOK LANE N	IMPROV ALPINE PARK	PV	89587	001	09805	12/13/2017	1200	34,680.00
	DAYTON MN 55327					Summary Total			34,680.00
						Payment Amount			36,438.00
107705	TWIN CITY GARAGE DOOR CO	WEATHER STRIP REPLACEMENT	PV	89491	001	09101	11/28/2017	495458	472.50
	TWIN CITY GARAGE DOOR CO 5601 BOONE AVE N MINNEAPOLIS MN 55428					Summary Total			472.50
						Payment Amount			472.50
111742	TWIN CITY WATER CLINIC INC	NOV 17 WATER TESTS	PV	89492	001	09601	11/30/2017	10812	200.00
	TWIN CITY WATER CLINIC INC 617 13TH AVENUE SOUTH HOPKINS MN 55343					Summary Total			200.00
						Payment Amount			200.00
106990	USA BLUE BOOK	RETURN BRASS ELBOW	PD	89638	001	09605	12/7/2017	437580	225.95-

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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
	USA BLUE BOOK			Summary Total					225.95-
	PO BOX 9004	BRASS ELBOW	PV	89639	001	09605	11/28/2017	428568	248.48
	GURNEE IL 60031-9004			Summary Total					248.48
				Payment Amount					22.53
100510	VERIZON WIRELESS	NOV/DEC 17 SERVICE	PV	89660	001	09101	12/10/2017	9797852218	308.11
	VERIZON WIRELESS			Summary Total					308.11
	P O BOX 25505	NOV/DEC 17 SERVICE	PV	89661	001	09101	12/9/2017	9797757261	13.01
	LEHIGH VALLEY PA	NOV/DEC 17 SERVICE	PV	89661	002	09101	12/9/2017	9797757261	13.01
	18002-5505			Summary Total					26.02
				Payment Amount					334.13
115839	VOLKER, ANDREA	NOV 17 YOGA CLASSES	PV	89558	001	09101	12/7/2017	120717	180.00
	ANDREA VOLKER			Summary Total					180.00
	1312 3RD STREET SOUTH								
	PRINCETON MN 55371			Payment Amount					180.00
110317	W PROPERTIES	TIF 8 IMPROVEMENTS	PV	89615	001	09208	12/21/2017	122117	15,899.00
	W PROPERTIES			Summary Total					15,899.00
	6750 143 RD AVENUE NW								
	RAMSEY MN 55303			Payment Amount					15,899.00
105628	WELLS CATERING SERVICE	CC MTG 12/12/17	PV	89493	001	09101	12/12/2017	43590	81.23
	WELLS CATERING SERVICE			Summary Total					81.23
	7533 SUNWOOD DRIVE SUITE 108								
	RAMSEY MN 55303			Payment Amount					81.23
100529	WENDELL'S INC	SIGNS/BADGES	PV	89695	001	09101	12/21/2017	2249390	11.68
	WENDELL'S INC			Summary Total					11.68
	6601 BUNKER LAKE BLVD	BADGE- J. THIELING	PV	89696	001	09101	12/22/2017	2249674	5.23
	PO BOX 458			Summary Total					5.23
	RAMSEY MN 55303-0458			Payment Amount					16.91

CITY OF RAMSEY
Create Payment Control Groups

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
112515	WSB AND ASSOCIATES INC	NOV 17 GENERAL PLANNING	PV	89692	001	09101	12/21/2017	11 NOV 17	5,771.00
	WSB AND ASSOCIATES INC	NOV 17 GENERAL PLANNING	PV	89692	002	09101	12/21/2017	11 NOV 17	639.00
	701 XENIA AVENUE SOUTH SUITE 300				Summary Total				6,410.00
	MINNEAPOLIS MN 55416	2040 COMP PLAN NOV 17	PV	89693	001	09101	12/21/2017	14	1,440.25
					Summary Total				1,440.25
		2017 RAMSEY CODE EN NOV 17	PV	89694	001	09101	12/21/2017	11 CODE ENFOR.	252.00
					Summary Total				252.00
					Payment Amount				8,102.25
					Total Amount to be Processed				475,671.38
					Total Number of Payments to be Processed				108

R04570

CITY OF RAMSEY
Create Payment Control Groups

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Payment Instrument		Check Payment
Pay Through Date	12/31/2017	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
111093	DOUGLAS KERR UNDERGROUND LLC	PAY EST 1 PUMA STREET UTIL.IMP	PV	89526	001	09437	12/14/2017	121417	219,340.06
	DOUGLAS KERR UNDERGROUND LLC						Summary Total		219,340.06
	P O BOX 85	PAY EST 3 RIVERDALE EXT IMPRO	PV	89527	001	09402	12/15/2017	121517	121,163.26
	MORA MN 55051						Summary Total		121,163.26
							Payment Amount		340,503.32
							Total Amount to be Processed		340,503.32
							Total Number of Payments to be Processed		1

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-011

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF DECEMBER 7, 2017 THROUGH DECEMBER 28, 2017.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of December 7, 2017, through December 28, 2017, in the amount of $1,378,863.94 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 December 7, 2017, through December 28, 2017, in the amount of $ 1,378,863.94.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____

Mayor

ATTEST:

City Clerk

CC Regular Session **4. 11.**

Meeting Date: 01/09/2018

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution #18-015 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 29, 2017 through January 3, 2018

Action:

Motion to Adopt Resolution #18-015 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 29, 2017 through January 3, 2018.

Attachments

Bills List 1/9/2018

Resolution 1/9/2018

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	01/03/2018 11:22 AM
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:55 PM
Form Started By: Jackie Lipski		Started On: 01/03/2018 10:48 AM
Final Approval Date: 01/04/2018		

RAMSEY CITY COUNCIL MEETING

1/9/2018

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 12/29/17-1/3/18	110,902.96
Accounts Payable 12/29/17-1/9/18	48,075.17
Payroll 12/29/17	143,869.63

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 302,847.76**

		APPROVED PREV. MTG	2018 Y.T.D.
DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:			
	NET PAYROLL TOTAL	$	$
-	CORRECTION TO PAYROLL		
	PREPAIDS		
-	PREPAID ADJUSTMENTS		
	WIRE TRANSFERS FOR DEBT SERVICE		
-	CORRECTION TO D.S.		
	ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
-	BILLS LIST SUBMITTED		
	ADD (DELETE) BILLS LIST SUBMITTED		
	PAY ESTIMATE(S)		
-	CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED		**$ 0.00**	**$ 0.00**

CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

12/28/2017 -- 12/31/2018

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
90374929	**12/29/2017**		**101306 IRS**						
		25,046.42			89704	1228171349465	9101.2171		FEDERAL WITHHOLDING
		11,186.86			89705	1228171349466	9101.2173		FICA & MEDICARE-EMPL(
		11,186.86			89706	1228171349467	9101.2182		FICA & MEDICARE-EMPL(
		47,420.14							
90446791	**12/29/2017**		**100398 PUBLIC EMPLOYEES RETIREMENT ASSN**						
		17,758.06			89701	1228171349462	9101.2174		PERA-EMPLOYEE
		23,645.82			89702	1228171349463	9101.2183		PERA-EMPLOYER
		41,403.88							
97368896	**12/29/2017**		**100601 MN DEPT OF REV WH**						
		10,014.78			89703	1228171349464	9101.2172		STATE WITHHOLDING
		10,014.78							
99029165	**12/29/2017**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		8,715.00			89708	1228171349469	9101.2175		DEFERRED COMPENSAT
		8,715.00							
99030595	**12/29/2017**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		1,303.91			89700	12281713494610	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,303.91							
99122917	**12/29/2017**		**100223 ICMA RETIREMENT TRUST 457**						
		2,045.25			89699	1228171349461	9101.2175		DEFERRED COMPENSAT
		2,045.25							
		110,902.96	Grand Total						

Payment Instrument Totals

Checks	
EFT Payments	110,902.96
Total Payments	110,902.96

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
112718	AID ELECTRIC CORPORATION	ELECT WORK AT IND. AUTO	PV	89709	001	09410	12/27/2017	54387	3,750.00
	AID ELECTRIC CORPORATION					Summary Total			3,750.00
	1622 93RD LANE NE	ELEC WORK IND AUTO	PV	89710	001	09410	12/27/2017	54378	2,810.00
	BLAINE MN 55449					Summary Total			2,810.00
						Payment Amount			6,560.00
116111	ALLSTREAM	UPGRADE PHONE SERVER	PV	89711	001	09101	12/18/2017	120390519	1,875.00
	ALLSTREAM NW 5814 P O BOX1450 MINNEAPOLIS MN 55485-5814					Summary Total			1,875.00
						Payment Amount			1,875.00
111274	AMBO	2018 ANNUAL DUES	PV	89751	001	09101	12/13/2017	121317	200.00
	AMBO JON SUTHERLAND 712 NORTHWOOD DRIVE DELANO MN 55328					Summary Total			200.00
						Payment Amount			200.00
100021	AMERICAN PUBLIC WORKS ASSN	2018 DUES B. WESTBY	PV	89727	001	09101	12/20/2017	122017	245.00
	AMERICAN PUBLIC WORKS ASSN PO BOX 802296 KANSAS CITY MO 64108-2296					Summary Total			245.00
						Payment Amount			245.00
100029	ANOKA AREA CHAMBER OF COMMERCE	2018 CHAMBER COHORT	PV	89725	001	09230	12/12/2017	22857	5,000.00
	ANOKA AREA CHAMBER OF COMMERCE 12 BRIDGE SQUARE ANOKA MN 55303					Summary Total			5,000.00
						Payment Amount			5,000.00
100036	ANOKA COUNTY CHIEFS OF POLICE ASSN	2018 DUES- J. KATERS	PV	89726	001	09101	12/20/2017	122017	138.00
	ANOKA COUNTY CHIEFS OF POLICE ASSN ATTN: KELLY HAIGH (ACSO) ANOKA COUNTY SHERIFF OFFICE					Summary Total			138.00

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	13301 HANSON BLVD NW ANDOVER MN 55304								
						Payment Amount			138.00
108468	ANOKA COUNTY HISTORICAL SOCIETY	DEC 17 HISTORY CLASS-RECIPES	PV	89720	001	09101	12/29/2017	122917	150.00
	ANOKA COUNTY HISTORICAL SOCIETY 2135 THIRD AVE N. ANOKA MN 55303								
						Summary Total			150.00
						Payment Amount			150.00
106953	ATOM	PD MEMBERSHIP 2018	PV	89728	001	09101	12/20/2017	122017	250.00
	ATOM PO BOX 26274 MINNEAPOLIS MN 55426								
						Summary Total			250.00
						Payment Amount			250.00
100480	BEARENCE MANAGEMENT GROUP LLC	RENEW-AGENCY FEE 2018	PV	89729	001	09101	12/4/2017	605534	6,200.00
	BEARENCE MANAGEMENT GROUP LLC 2010 CENTRE POINTE BLVD MENDOTA HEIGHTS MN 55120								
						Summary Total			6,200.00
						Payment Amount			6,200.00
112547	BEN ROSSUM/ICO RAMSEY POLICE EXPLORERS	2018 RENEW EXPLORERS POST	PV	89730	001	09101	12/21/2017	122117	440.00
	BEN ROSSUM/ICO RAMSEY POLICE EXPLORERS 7550 SUNWOOD DRIVE NW RAMSEY MN 55303								
						Summary Total			440.00
						Payment Amount			440.00
100647	BOLTON AND MENK INC	RE: WELL HOUSE 3 NAT GAS GEN	PV	89744	001	09601	12/19/2017	0212070	873.50
	BOLTON AND MENK INC								
						Summary Total			873.50
	1960 PREMIER DRIVE	MISS RIVER TRAIL PH 3	PV	89745	001	09805	12/19/2017	0212072	1,920.00
	MANKATO MN 56001-5900								
						Summary Total			1,920.00
						Payment Amount			2,793.50

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
106624	EHLERS AND ASSOCIATES, INC	GENERAL TIF NOV 17	PV	89712	001	09230	12/11/2017	75681	1,320.00
	EHLERS & ASSOCIATES, INC 3060 CENTRE POINTE DRIVE ROSEVILLE MN 55113-1105						Summary Total		1,320.00
							Payment Amount		1,320.00
100189	G AND K SERVICES INC	UNIFORM CLEANING	PV	89746	001	09101	12/27/2017	6006841759	21.00
	G AND K SERVICES INC	UNIFORM CLEANING	PV	89746	002	09101	12/27/2017	6006841759	5.00
	P O BOX 842385	UNIFORM CLEANING	PV	89746	003	09101	12/27/2017	6006841759	25.56
	BOSTON MA 02284-2385	UNIFORM CLEANING	PV	89746	004	09101	12/27/2017	6006841759	25.57
							Summary Total		77.13
							Payment Amount		77.13
100209	HAKANSON ANDERSON ASSOC INC	GAS STATION DEMO NOV 17	PV	89713	001	09410	12/18/2017	39309	4,446.85
	HAKANSON ANDERSON ASSOC INC 3601 THURSTON AVENUE ANOKA MN 55303-1063						Summary Total		4,446.85
							Payment Amount		4,446.85
111269	IAATI	2018 RENEWAL MEMBERSHIP	PV	89732	001	09101	12/7/2017	120717	40.00
	IAATI JOHN V. ABOUNADER P O BOX 223 CLINTON NY 13323-0223						Summary Total		40.00
							Payment Amount		40.00
115007	ITERIS, INC	JAN 2018 FORECASTING	PV	89750	001	09101	1/2/2018	324454	400.00
	ITERIS, INC P O BOX 842123 LOS ANGELES CA 90084-2123						Summary Total		400.00
							Payment Amount		400.00
115127	MN ASSOC OF PLUMBING MECHANICAL OFFICIAL	2018 MEMBERSHIP DUES	PV	89752	001	09101	12/14/2017	121417	100.00
	MN ASSOC OF PLUMBING MECHANICAL OFFICIAL ATTEN: PAT MCCULLOUGH, SECRETARY						Summary Total		100.00

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	P O BOX 4424 ST PAUL MN 55104								
				Payment Amount					100.00
100326	MN CHIEFS OF POLICE ASSN	2018 DUES- B. BLUML	PV	89731	001	09101	12/1/2017	7091	143.00
	MN CHIEFS OF POLICE ASSN			Summary Total					143.00
	803 OLD HIGHWAY 8 NW	RENEW 2018 T. FRANKFURTH	PV	89733	001	09101	12/1/2017	7116	143.00
	NEW BRIGHTON MN 55112			Summary Total					143.00
		RENEW 2018 J. KATERS	PV	89734	001	09101	12/1/2017	7393	319.00
				Summary Total					319.00
				Payment Amount					605.00
102215	MN POLICE AND PEACE OFFICER ASSOC	2018 DUES J. KATERS	PV	89736	001	09101	12/12/2017	121217	50.00
	MN POLICE AND PEACE OFFICER ASSOC 525 PARK STREET SUITE 250 ST PAUL MN 55103			Summary Total					50.00
				Payment Amount					50.00
100602	MN POLLUTION CONTROL AGENCY	2018 CERT. JOHN NELSON	PV	89737	001	09602	12/15/2017	121517	23.00
	MINNESOTA POLLUTION CONTROL AGENCY 520 LAFAYETTE ROAD NORTH ST PAUL MN 55155-4194			Summary Total					23.00
				Payment Amount					23.00
100313	MN RECREATION AND PARK ASSN	2018 DUES M. RIVERBLOOD	PV	89738	001	09101	11/20/2017	112017	280.00
	MN RECREATION AND PARK ASSN 200 CHARLES STREET NE FRIDLEY MN 55432			Summary Total					280.00
				Payment Amount					280.00
113909	MOBILE VEHICLE INTEGRATION	BUILD 377	PV	89714	001	09101	12/19/2017	1712235	1,258.00
	MOBILE VEHICLE INTEGRATION			Summary Total					1,258.00
	835 XENIA AVENUE NW	REPAIR PUSHBUMPER 331	PV	89715	001	09101	12/20/2017	1712236	85.00

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ELK RIVER MN 55330				Summary Total				85.00
		SEAT REPAIR 331	PV	89716	001	09101	12/20/2017	1712237	63.75
					Summary Total				63.75
					Payment Amount				1,406.75
116078	MPPOA LDF	2018 LEGAL DEF FUND	PV	89735	001	09101	11/13/2017	111317	96.00
	MPPOA LDF				Summary Total				96.00
	525 PARK STREET SUITE 250								
	ST PAUL MN 55103								
					Payment Amount				96.00
108091	MUNICIPAL CODE CORPORATION	2018 WEB HOSTING	PV	89739	001	09101	12/7/2017	00300380	950.00
	MUNICIPAL CODE CORPORATION				Summary Total				950.00
	P O BOX 2235	ADMIN SUPPORT 2018	PV	89740	001	09101	12/12/2017	00300967	350.00
	TALLAHASSEE FL 32316				Summary Total				350.00
					Payment Amount				1,300.00
100345	NAPA AUTO PARTS ELK RIVER	MIRROR/AIR FRESHNER	PV	89717	001	09101	12/22/2017	941487	14.91
	NAPA AUTO PARTS ELK RIVER				Summary Total				14.91
	17137 YALE STREET NW	FUEL FILTER 642	PV	89718	001	09605	12/27/2017	941896	22.90
	P O BOX 1041				Summary Total				22.90
	ELK RIVER MN 55330	FILTERS 642	PV	89747	001	09605	12/29/2017	942275	68.47
					Summary Total				68.47
					Payment Amount				106.28
100359	NORTH METRO MAYORS ASSN	2018 MEMBERSHIP FEES	PV	89741	001	09101	12/13/2017	99000498	12,008.00
	NORTH METRO MAYORS ASSN				Summary Total				12,008.00
	1000 WESTGATE DRIVE SUITE 252								
	ST PAUL MN 55114								
					Payment Amount				12,008.00
100363	NORTHERN SANITARY SUPPLY CO	PAPER PLATES	PV	89721	001	09101	12/27/2017	189209	44.33
	NORTHERN SANITARY SUPPLY CO				Summary Total				44.33
	341 COON RAPIDS BLVD								
	MINNEAPOLIS MN 55433								

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					44.33
110547	NORTHWEST LIGHTING SYSTEMS CO.	MISC LIGHTING SUPPLIES	PV	89722	001	09101	12/27/2017	105492	84.49
	NORTHWEST LIGHTING SYSTEMS CO. 746 CRAIG AVENUE TRACY MN 56175			Summary Total					84.49
				Payment Amount					84.49
113444	PRECISE	NOV 2017 SERVICE	PV	89748	001	09101	12/27/2017	IN200-1015281	490.90
	PRECISE 501 EAST CLIFF ROAD SIUTE 100 BURNSVILLE MN 55337			Summary Total					490.90
				Payment Amount					490.90
115583	SANDARIN, BARBARA	JAN 18 YOGA CLASSES	PV	89742	001	09101	1/2/2018	010218	285.00
	BARBARA SANDARIN 1824 113TH LANE NW COON RAPIDS MN 55433			Summary Total					285.00
				Payment Amount					285.00
106648	STRATEGIC INSIGHTS INC	2018 UPGRADE/RENEWAL	PV	89743	001	09101	12/13/2017	17-PLAN-IT-251	700.00
	STRATEGIC INSIGHTS INC 840 TIMBERLAKE WAY BELLINGHAM WA 98229			Summary Total					700.00
				Payment Amount					700.00
100469	STREICHER'S POLICE EQUIPMENT	BADGES- PD	PV	89719	001	09101	12/28/2017	I1294359	359.94
	STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55 MINNEAPOLIS MN 55441			Summary Total					359.94
				Payment Amount					359.94
106990	USA BLUE BOOK	RETURN- BRASS ELBOW	PD	89723	001	09605	12/31/2017	452290	225.95-
	USA BLUE BOOK			Summary Total					225.95-
	PO BOX 9004	BRASS ELBOW	PV	89724	001	09605	12/15/2017	443844	225.95
	GURNEE IL 60031-9004			Summary Total					225.95

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
********	3717 Amount Under Payment Limit							Payment Amount	
								Total Amount to be Processed	48,075.17
								Total Number of Payments to be Processed	32

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-015

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF DECEMBER 29, 2017 THROUGH JANUARY 3, 2018.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of December 29, 2017, through January 3, 2018, in the amount of $302,847.76 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 December 29, 2017, through January 3, 2018, in the amount of $ 302,847.76.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____

Mayor

ATTEST:

City Clerk

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

CC Regular Session **4. 12.**

Meeting Date: 01/09/2018

By: Jo Thieling, Administrative Services

Information

Title:

Adopt Resolution #18-001 for 2018 Council Organization; Resolution #18-006 Designating Financial Institutions as Official Depositories of City Funds for 2018; Resolution #18-008 Designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for the Year of 2018; and Resolution #18-007 Authorizing Signatures for Financial Transactions

Purpose/Background:

Purpose: To adopt the annual resolution appointing Council Members to Committees, etc. as well as designating the City's Official Newspaper, renewing contracts with TimeSaver Off-Site Recording Secretarial, Inc. and naming the firms the City will use for Legal Services. The purpose is to also adopt the resolutions designating financial institutions as official depositories of City funds, authorizing signatures for financial transactions, and designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for the year 2018.

Background: The City Council met in work session earlier this evening and discussed the organizational resolution. Discussion was held regarding who would serve on which committee, the City's official newspaper designation, designation of the law firms the City will use for legal services, and the agreement with TimeSaver Off-site Recording Secretarial, Inc. If any changes were made at the work session to the organizational resolution for Council appointment to Committees, the attached resolution will then be adopted, as amended by discussion at the work session, and staff will make those changes prior to executing the resolution.

It should be noted that the contract with Joseph Langel, Ratwik, Rozak & Maloney was up December 31, 2017; however, by adoption of this resolution, Council is agreeing to extending the contract for City Attorney an additional year.

Resolution #18-001 for 2018 Council Organization is attached.

Each year the Council must designate certain institutions as official depositories of City funds. A list of depositories is in Resolution #18-006 Designating Financial Institutions as Official Depositories of City Funds for 2018 - which is attached. The Council also must designate an official financial institution. Attached to this case is Resolution #18-008 Designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for the Year of 2018. The Council also authorizes annually two of its members, plus the City Administrator and certain members of staff to sign financial documents on behalf of the City. Resolution #18-007 Authorizing Signatures for Financial Transactions is attached for review and adoption.

Funding Source:

N/A

Recommendation:

Staff recommends adopting the attached resolutions.

Action:

Motion to adopt Resolution #18-001 for 2018 Council Organization - either as is - or as amended by discussion at the Council Work Session.

- and -

Motion to adopt Resolution #18-006 Designating Financial Institutions as Official Depositories of City Funds for 2018

- and -

Motion to adopt Resolution #18-008 Designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for the Year of 2018

- and -

Motion to adopt Resolution #18-007 Authorizing Signatures for Financial Transactions

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Attachments

Org Resolution 18 001
Financial Inst Res 18 006
Desig Bank of West Res 18 008
Res Signatures Res 18 007

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 04:05 PM
Form Started By: Jo Thieling		Started On: 01/04/2018 01:44 PM
Final Approval Date: 01/04/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-001

RESOLUTION FOR 2018 COUNCIL ORGANIZATION

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 of Ramsey's official newspaper is as follows:

   a) Anoka County Union Herald - official newspaper of the City in which all legal notices, vacancies, advertisements, etc. will be published

2) That the Acting Mayor, Council standing committees, Ramsey/Nowthen Joint Powers Board, Economic Development Authority, County HRA, Health Authority, recording secretary and legal services designations, and delegate appointments are as follows:

		2017 Appt.	**2018 Appt.**
a)	Acting Mayor	John LeTourneau	John LeTourneau
b)	Public Works Committee	Jill Johns Chris Riley Mark Kuzma Melody Shryock (Alt)	Jill Johns Chris Riley Mark Kuzma Melody Shryock (Alt)
c)	Economic Development Auth	Chris Riley Kristine Williams * John LeTourneau (Alt)	Chris Riley John LeTourneau Jill Johns (Alt)

As of 10/24/17 – EDA changed to John LeTourneau as appointment and Jill Johns as Alternate

d)	Environmental Policy Board	John LeTourneau Melody Shryock (Alt)	John LeTourneau Melody Shryock (Alt)
e)	Happy Days Committee	Kristine Williams * Chris Riley (Alt)	Chris Riley Mark Kuzma (Alt)

Alternate became Appointment – no new alternate appointed in 2017

f)	Highway 10 Committee	Sarah Strommen John LeTourneau Melody Shryock Kurt Ulrich Elwyn Tinklenberg	Sarah Strommen John LeTourneau Melody Shryock Kurt Ulrich Elwyn Tinklenberg
		2015-2016 Appt.	**2017-2018 Appt.**
g)	Ramsey/Nowthen Joint Powers Board	Jill Johns Kristine Williams*	Jill Johns Mark Kuzma

		Mark Kuzma (Alt)	John LeTourneau(Alt)

JPA Alternate became Appointment - no new Alternate appointed in 2017

		2015-2016 Appt.	**2017-2018 Appt.**
h)	Joint Law Enforcement Council	Mark Kuzma Jeff Katers Chris Riley (Alt)	Jeff Katers Kurt Ulrich (No Council Alt Necessary)
i)	Anoka County Fire Joint Powers Group	Jill Johns Kristine Williams (Alt)*	Jill Johns Chris Riley (Alt)
	• ***No new Alternate appointed in 2017***		
j)	Lower Rum River Water Management Organization (LRRWMO)	Mark Kuzma Chris Riley (Alt)	Mark Kuzma Chris Riley (Alt)
k)	Lower Rum River WMO TAC	Bruce Westby	Bruce Westby
l)	North Metro Mayors Association: Operating Committee Management Committee	 Kurt Ulrich Sarah Strommen	 Kurt Ulrich Sarah Strommen
m)	Anoka County Solid Waste Abatement Advisory Team	Chris Anderson	Chris Anderson
n)	County Housing and Redevelopment Auth Liaisons	Patrick Brama	Patrick Brama Tim Gladhill
o)	Youth First	Melody Shryock Brad Bluml Jim Steffen Michelle Anderson Sarah Strommen (Alt)	Melody Shryock Brad Bluml Jim Steffen Michelle Anderson Sarah Strommen (Alt)
p)	Quad Cities Cable Communications Commission	John LeTourneau Kurt Ulrich Melody Shryock (Alt)	John LeTourneau Kurt Ulrich Melody Shryock (Alt)
q)	LOGIS Board of Directors	Jason Fredrickson Patrick Brama (Alt)	Jason Fredrickson Patrick Brama (Alt)
r)	Health Authority	Dr. James Long	Dr. James Long

		2017 Appt.	**2018 Appt.**
s)	Legal Services:		
	General Legal	Ratwik, Rozak & Maloney	Ratwik, Roszak&Maloney
	Prosecution	Randall, Goodrich & Haag	Ekberg Lammers
	Bond Counsel/TIF	Briggs & Morgan *Only 1 firm necessary*	Briggs & Morgan
t)	Recording Secretarial Services:		
	TimeSaver Off-Site Recording Secretary Service (TOSS)		TOSS

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-006

RESOLUTION DESIGNATING FINANCIAL INSTITUTIONS AS OFFICIAL DEPOSITORIES OF CITY FUNDS FOR 2018

WHEREAS, the City of Ramsey must designate certain institutions as official depositories of City funds in accordance with Minnesota Statutes Chapter 118A.04.

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 of Ramsey hereby appoints the following financial institutions as depositories of City funds for 2018:

Banking Institutions:

The Bank of the West
Ramsey, Minnesota
Walnut Creek, California

Minnesota Municipal Money Market Fund
Minneapolis, Minnesota

Village Bank
Ramsey, Minnesota

Brokerage Houses:

Northland Securities
Minneapolis, Minnesota

Institutional Cd's, Inc.
Scottsdale, Arizona

UBS Financial Services, Inc.
Minneapolis, Minnesota

Comerica Securities, Inc
Detroit, Michigan

Robert W. Baird & Associates
Edina, Minnesota

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-008

RESOLUTION DESIGNATING BANK OF THE WEST AS OFFICIAL FINANCIAL INSTITUTION FOR THE CITY OF RAMSEY BANKING SERVICES FOR THE YEAR OF 2018

WHEREAS, the City of Ramsey must designate certain institutions as official depositories of City funds in accordance with Minnesota Statutes Chapter 118A.04.

WHEREAS, the City of Ramsey has selected Bank of the West for its banking services for the year of 2018;

WHEREAS, banking services will consist of such items as daily deposits of cash receipts, wire transfers of funds, and automated payroll for direct deposit;

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 of Ramsey hereby appoints Bank of the West as the financial institution that will provide the City its banking services for the year 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 9th day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-007

RESOLUTION AUTHORIZING SIGNATURES FOR FINANCIAL TRANSACTIONS

WHEREAS, in order to conduct the business affairs of the City, the Council authorizes two of its members, the City Administrator and certain members of staff to sign financial documents on behalf of the City; and

WHEREAS, except for transfers within the City's accounts, this authorization provides for financial control by requiring two signatures on all such financial documents; and

WHEREAS, the Council hereby authorizes Kurt Ulrich, City Administrator, or Diana J. Lund, Finance Director, or Angela McIntire, Assistant Finance Director, to sign checks and other withdrawal documents from the City's checking and money market accounts; and

WHEREAS, for the purpose of confirming the authenticity of the documents already signed by one of the individuals named above, and consistent with the City's past financial practice which two signatures are required on all such documents, the Council designates Sara Strommen, Mayor, or John LeTourneau, Acting Mayor as counter-signatures for all such financial documents; and

WHEREAS, fund transfers (this also includes electronic fund transfers for payroll, sales tax, and all other taxes that are required to be deposited electronically) between the City's checking and money market accounts are generally verbal instructions and Kurt Ulrich, City Administrator, or Diana J. Lund, Finance Director, or Angela McIntire, Assistant Finance Director, are authorized to make such 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 City's authorized signatures for financial transactions as Kurt Ulrich, City Administrator; Diana J. Lund, Finance Director; and Angela McIntire, Assistant Finance Director and further designates Sarah Strommen, Mayor, and John LeTourneau, Acting Mayor, as the required counter-signatures.

2) That the Ramsey City Council hereby authorizes Kurt Ulrich, City Administrator; Diana J. Lund, Finance Director; and Angela McIntire, Assistant Finance Director, to make fund transfers between the City's checking and money market accounts.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 13.**

Meeting Date: 01/09/2018

By: Diana Lund, Finance

Information

Title

Adopt Resolution #18-009 Approving the City of Ramsey's 2019 Budget Calendar

Purpose/Background:

The city's Charter states that a budget calendar shall be established annually, by resolution, for the following year.

A draft resolution has been prepared to reflect all dates related to budget activities undertaken for the 2019 budget.

Observations/Alternatives:

The City is required by Charter to adopt a budget calendar.

Action:

Motion to adopt Resolution #18-009 Approving the City of Ramsey's 2019 Budget Calendar.

Attachments

Resolution #18-009 2019 Budget Calendar

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:40 PM
Form Started By: Diana Lund		Started On: 12/28/2017 07:42 AM
Final Approval Date: 01/04/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-009

RESOLUTION APPROVING THE CITY OF RAMSEY'S 2019 BUDGET CALENDAR

WHEREAS, the Ramsey City Charter states that a budget calendar shall be established annually by resolution; and

WHEREAS, the City of Ramsey's Finance Committee recommends the Council adopt the following calendar:

January 9	Council adopts the 2019 Budget Calendar.
January 15 – February 23	City Council and Staff Leadership Team meet to Review and Develop a Three-Year Strategic Action Plan.(Current Plan goes through 2018, amendments only)
April 23	Finance Director to distribute 2019 Cost Center Budget Worksheets to Department Heads and supervisors. Worksheets include actual expenditures for 2015, 2016, 2017, 2018-year-to-date and adopted 2018 budget.
April 23	Finance Director to distribute listing of fixed assets as of December 31, 2017 to Department Heads and supervisors for review including item existence, accuracy, replacement values and number of years remaining in useful life.
April 23	Finance Director to distribute current Schedule of Rates, Fees and Charges to staff.
April 23	City Administrator to distribute most recent version of goals, objectives and 3-year departmental plans to Department Heads and supervisors.
May 21	Department Heads and supervisors to submit completed budget worksheets and accompanying justifications to the Finance Director.
May 21	Department Heads and supervisors to return listing of fixed assets to the Finance Director with any corrections noted.
May 21	Staff to return Schedule of Rates, Fees and Charges to the Finance Director with recommendations for 2018 amendments noted.
May 21	Department Heads and supervisors to submit goals, objectives and 3-year departmental plans to the City Administrator.
June 18-June 30	City Administrator and staff work sessions on the preliminary 2019 budget.

June 25	City Administrator to distribute preliminary goals, objectives and 3-year departmental plans for staff work sessions.
July 10	Finance Director and City Administrator submit preliminary budget to the City Council.
July 30	Department of Revenue certifies LGA amounts to all cities with populations over 2,500 and those receiving LGA.
August 15	Counties notify cities of the dates, which school districts, metropolitan special districts, and the county have selected for 2018 Truth in Taxation Hearings.
August 1 - September 5	Final Budget Work sessions before adoption of proposed budget/levy.
August 13	Department Heads and supervisors to submit items to be included in the 2019-2028 Capital Improvement Program.
August 20- August 24	Staff work sessions to review goals, objectives and 3-year departmental plans.
September 11 or 25	Staff recommends a 2019 Proposed Municipal Budget; 2018 Levy, Payable 2019, Proposed Municipal Levy to the City Council.
September 11 or 25	City Council adopts the 2019 Proposed Municipal Budget; 2018 Levied Payable 2019 Proposed Municipal Levy and sets the 2018 hearing dates for the 2019 Budget Public Hearing(s).
September 28	City certifies 2019 Proposed Municipal Budget; 2018 Payable 2019 Proposed Municipal Levy and 2019 Budget Public Hearing date.
September/October	Council work sessions as needed.
Sept 10-Sept 21	City Council work sessions on 2019 Goals, Objectives and 3-Year Departmental Plans.
October 23	City Council review and adopt 2019-2028 Capital Improvement Program.
November 5-23	County mails notice of proposed property taxes for payable 2019.
November 27	City Council to review and adopt the 2019 Schedule of Rates, Fees and Charges.
November 27	2019 Goals, Objectives and 3-Year Departmental Plans submitted to City Council for adoption.

November 30 - December 28	Public Hearing(s) on Final 2019 Municipal Budget and Levy
December 11	Adopt 2019 Municipal Budget and Final 2018, Payable 2019 Levy
December 31	Final levy certification to County auditor and certification of compliance with Truth in Taxation requirements to the Department of Revenue.

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

1) That the City Council of Ramsey hereby approves the 2019 Budget Calendar.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 14.**

Meeting Date: 01/09/2018

By: Diana Lund, Finance

Information

Title

Adopt Resolution #18-014 Adopting 2018 Enterprise Fund Budgets

Purpose/Background:

Purpose: Annually the city adopts Enterprise Fund budgets related to Water, Sewer, Street Lighting, Recycling and Storm Drainage utilities. These five services are billed out quarterly via the utility bill and the budgets reflect the expected revenue to be generated and the offsetting operating expenditures that these revenues support.

Enclosed for your review are the 2018 Enterprise Fund Budgets which cover the Water Utility Fund, Sewer Utility Fund, Street Light Utility Fund, Recycling Utility Fund and Storm Water Utility Fund. While formal budgets are required to be prepared and adopted annually for the General Fund, this is not the case for Enterprise funds.

Included in the 2018 Water and Sewer Utility Fund is $25,000 per utility to fund the purchase of a replacement for utility vehicle #652 which is a 2006 Chevy 1-Ton truck. The City's 2018-2027 Capital Improvement Plan (CIP) outlines this vehicle replacement as well as other utility capital improvements that are recorded directly to the balance sheet of an enterprise fund and only annual depreciation of said asset(s) are reflected in the expenditure section of the related utility fund budget.

In order to establish fair rates for all of the utilities that the City operates, it is necessary to determine the actual cost of providing those utilities to the residents. An important factor in these costs is the recovery of depreciation through the rate structures. We are required to keep the accounting for these funds on the full accrual method which means recognizing total depreciation, whether on City or developer installed systems. This is what we have attempted to do in preparing the attached Proposed 2018 Enterprise Fund Budgets.

Recommendation:

The recommendation for the Adoption of the 2018 Enterprise budgets is to approve Resolution #18-014 noting that the budget is an outline of how the revenues generated from the utility bill will be used in daily operations. The utility rates for each utility has already been adopted as part of the city's annual schedule of rates, fees and charges.

Action:

Motion to adopt Resolution #18-014 Adopting the 2018 Enterprise Fund Budgets.

Attachments

2018 Enterprise Budgets

Reso #18-014 Adopting 2018 Enterprise Budgets

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:50 PM

Form Started By: Diana Lund
Started On: 01/02/2018 12:31 PM
Final Approval Date: 01/04/2018

FUND **WATER**

BUDGET SUMMARY:						
Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9601	4140	CREDIT CARD PROCESSING FEES	$ (10,941)	$ (12,000)	$ (12,000)	$ -
9601	4506	PREPAID INTEREST	2,005	-	-	-
9601	4609	OTHER MISCELLANEOUS REVENUES	77,779	**62,000**	62,000	-
9601	4651	WATER REVENUE	669	-	-	-
9601	4652	WATER SALES - RESIDENTIAL	1,179,406	1,098,237	1,120,202	21,965
9601	4653	WATER SALES-COMMERCIAL	627,769	640,324	653,131	12,806
9601	4654	WATER PENALTIES	34,467	35,156	35,859	703
9601	4655	WATER METER INSTALLATION	12,320	10,000	15,000	5,000
9601	4656	WATER METERS	29,555	25,000	32,000	7,000
9601	4657	CONNECTION/RECONNECTION FEES	450	500	500	-
9601	4701	INTEREST ON INVESTMENTS	169,059	**120,000**	120,000	-
9601	4702	MISCELLANEOUS INTEREST	10,275	-	-	-
9601	4705	CAPTIAL CONTRIBUTIONS	1,161,026	-	-	-
Total Revenue			**$ 3,293,839**	**$ 1,979,218**	**$ 2,026,692**	**$ 47,474**

Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9601	6102	F.T. REGULAR-WAGES & SALARIES	238,242	223,557	236,198	$ 12,641
9601	6103	FULL TIME-REGULAR-OVERTIME	9,871	13,500	13,500	-
9601	6105	TEMPORARY-WAGES & SALARIES	16,229	17,066	17,066	-
9601	6121	PERA CONTRIBUTIONS	46,007	17,779	47,422	29,643
9601	6122	FICA/MEDICARE CONTRIBUTIONS	20,400	19,574	19,523	(51)
9601	6131	GROUP INSURANCE	34,462	28,356	33,177	4,821
9601	6133	WORKERS COMP INSURANCE PREMIUM	7,560	8,914	9,160	246
9601	6208	MISCELLANEOUS OFFICE SUPPLIES	530	600	600	-
9601	6223	GASOLINE	1,873	3,500	2,500	(1,000)
9601	6225	DIESEL FUEL	3,587	4,500	4,000	(500)
9601	6229	SHOP MATERIALS	230	500	500	-
9601	6231	UNIFORMS & TURN-OUT GEAR	2,255	2,800	2,900	100
9601	6249	MISCELLANEOUS OPERATING SUPPLY	16,871	18,000	18,000	-
9601	6257	OTHER VEHICLE PARTS	5,805	7,000	7,000	-
9601	6273	UTILITY SYSTEM MAINT SUPPLIES	72,161	75,000	75,000	-
9601	6281	SMALL TOOLS & MINOR EQUIPMENT	5,204	6,000	6,000	-
9601	6292	WATER METERS FOR RESALE	39,716	40,000	55,000	15,000
9601	6315	MISCELLANEOUS PROFESSIONAL SER	70,485	190,000	150,000	(40,000)
9601	6322	POSTAGE	792	1,000	2,600	1,600
9601	6323	CELLULAR PHONES	2,456	3,000	2,900	(100)
9601	6335	TRAINING	1,186	1,500	1,500	-
9601	6352	GENERAL NOTICE & PUBLIC INFOR	172	700	300	(400)
9601	6361	GENERAL LIABILITY/PROPERTY INS	25,339	30,554	28,000	(2,554)

9601	6371	ELECTRIC UTILITIES	101,802	120,000	125,000	5,000
9601	6372	WATER/IRRIGATION	-			-
9601	6373	GAS	2,575	4,000	3,000	(1,000)
9601	6374	REFUSE/RECYCLING	575	700	700	-
9601	6381	BUILDING & STRUCTURE REPAIR	2,690	2,000	3,000	1,000
9601	6388	OTHER VEHICLE REPAIR	-	-	-	
9601	6439	OTHER MISCELLANEOUS	23,985	53,000	58,000	5,000
9601	6451	MEMBERSHIP DUES	298	800	500	(300)
9601	6489	OTHER CONTRACTED SERVICES	69,867	72,000	74,000	2,000
9601	6722	DEPRECIATION	665,846	**705,629**	750,000	44,371
9601	6820	OPERATING TRANSFERS TO OTHER F	194,233	**40,000**	41,000	1,000
Total Expenditure			**$ 1,683,304**	**$ 1,711,529**	**$ 1,788,046**	**$ 76,517**

6315 Miscellaneous Professional Services

Public Works Campus Study	45,000	45,000
Emergency Well Repairs	25,000	25,000
SCADA System Repairs	5,000	5,000
Well #9 Study	75,000	75,000
Water Supply Rate Study	40,000	-
Total	190,000	150,000

6439 Other Miscellaneous

Water Appropriation	12,000	14,000
Well#1 Rehab (no longer included in CIP- Maintenance only)	38,000	41,000
Miscellaneous	3,000	3,000
Total	53,000	58,000

6489 Other Contracted Services

Water Tests	2,200	2,200
Annual Valve Replacements	50,000	50,000
OPUS 21	12,000	14,000
Miscellaneous	7,800	7,800
Total	72,000	74,000

2018 Capital Requests: Replace #652 - 2006 Chev 3500 (1/2 funded in 9602) $ 25,000

FUND SEWER

BUDGET SUMMARY:						
Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9602	4140	CREDIT CARD PROCESSING FEES	$ (9,620)	$ (11,000)	$ (11,000)	$ -
9602	4356	SEWER AVAILABILITY CHARGE-ADM	2,361	2,000	3,000	1,000
9602	4506	PREPAID INTEREST	2,005	-	2,000	2,000
9602	4609	OTHER MISCELLANEOUS REVENUES	14,037	15,000	5,000	(10,000)
9602	4661	RESIDENTIAL-SEWER CHARGES	1,086,895	1,138,447	1,161,216	22,769
9602	4662	COMMERCIAL-SEWER CHARGES	331,742	350,745	360,000	9,255
9602	4663	SEWER PENALTIES	30,829	40,152	42,030	1,878
9602	4701	INTEREST ON INVESTMENTS	101,379	70,000	80,000	10,000
9602	4702	MISCELLANEOUS INTEREST	14,976	15,276	15,581	306
9602	4705	CAPTIAL CONTRIBUTIONS	654,819	-	-	-
Total Revenue			**$ 2,229,423**	**$ 1,620,620**	**$ 1,657,827**	**$ 37,208**

Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9602	6102	F.T. REGULAR-WAGES & SALARIES	$ 120,324	$ 147,861	$ 155,382	$ 7,521
9602	6103	FULL TIME-REGULAR-OVERTIME	1,290	-	-	-
9602	6105	TEMPORARY-WAGES & SALARIES	6,609	-	-	-
9602	6121	PERA CONTRIBUTIONS	21,140	11,090	24,361	13,271
9602	6122	FICA/MEDICARE CONTRIBUTIONS	9,850	11,404	11,988	584
9602	6131	GROUP INSURANCE	6,568	7,821	11,396	3,575
9602	6133	WORKERS COMP INSURANCE PREMIUM	3,475	4,799	5,013	214
9602	6223	GASOLINE	2,667	3,500	3,500	-
9602	6225	DIESEL FUEL	2,128	2,500	2,500	-
9602	6249	MISCELLANEOUS OPERATING SUPPLY	7,692	11,500	17,000	5,500
9602	6275	OTHER EQUIPMENT PARTS	3,669	7,000	5,000	(2,000)
9602	6315	MISCELLANEOUS PROFESSIONAL SER	2,438	81,000	70,000	(11,000)
9602	6335	TRAINING	1,025	1,500	1,500	-
9602	6361	GENERAL LIABILITY/PROPERTY INS	15,268	18,540	18,540	-
9602	6371	ELECTRIC UTILITIES	11,333	15,000	17,000	2,000
9602	6373	GAS	1,487	3,000	3,000	-
9602	6374	REFUSE/RECYCLING	575	700	700	-
9602	6377	SEWER SERVICE CHARGE	717,861	755,600	757,216	1,616
9602	6489	OTHER CONTRACTED SERVICES	13,364	22,000	24,000	2,000
9602	6722	DEPRECIATION	489,380	498,397	510,000	11,603
9602	6820	OPERATING TRANSFERS TO OTHER F	151,033	34,000	35,000	1,000
Total Expenditure			**$ 1,589,176**	**$ 1,637,212**	**$ 1,673,096**	**$ 35,884**

6315 Miscellaneous Professional Services		
Public Works Campus Study	45,000	45,000
Sanitary Sewer Rate Study	30,000	-
Emergency Sewer Repairs	6,000	25,000
Total	81,000	70,000
6489 Other Contracted Services		
OPUS 21	12,000	14,000
Miscellaneous	10,000	10,000
Total	22,000	24,000
2018 Capital Requests: Replace #652 - 2006 Chev 3500 (1/2 funded in 9601)	$ -	$ 25,000

FUND STREET LIGHTING

BUDGET SUMMARY:						
Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9603	4140	CREDIT CARD PROCESSING FEES	$ (1,517)	$ (2,500)	$ (2,500)	$ -
9603	4681	CHARGES FOR STREET LIGHTS	143,530	145,000	146,800	1,800
9603	4682	ST LIGHT O/M CHARGE	2,548	-	-	-
9603	4683	STREET LIGHTING PENALTIES	4,938	5,300	6,968	1,668
9603	4684	PRIORITY STREET LIGHT	46,753	45,000	50,680	5,680
9603	4701	INTEREST ON INVESTMENTS	10,535	12,000	10,000	(2,000)
9603	4705	CAPITAL CONTRIBUTIONS	3,900	-	-	-
Total Revenue			**$ 210,687**	**$ 204,800**	**$ 211,948**	**$ 7,148**

Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9603	6371	ELECTRIC UTILITIES	$ 125,036	$ 130,000	$ 130,000	$ -
9603	6489	OTHER CONTRACTED SERVICES	11,413	12,000	14,000	2,000
9603	6722	DEPRECIATION	40,283	43,800	46,000	2,200
9603	6820	OPERATING TRANSFERS TO OTHER F	18,000	19,000	20,000	1,000
Total Expenditure			**$ 194,732**	**$ 204,800**	**$ 210,000**	**$ 5,200**

FUND **RECYCLING**

BUDGET SUMMARY:						
Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9604	4140	CREDIT CARD PROCESSING FEES	$ (1,884)	$ (2,100)	$ (3,000)	$ (900)
9604	4287	OTHER LOCAL GOVERNMENT GRANTS	67,100	66,000	69,000	3,000
9604	4609	OTHER MISCELLANEOUS REVENUES	328	-	-	-
9604	4671	RECYCLING CHARGES	302,360	302,000	302,000	-
9604	4672	RECYCLING PENALTIES	7,248	8,000	8,000	-
9604	4701	INTEREST ON INVESTMENTS	2,818	2,000	2,000	-
Total Revenue			**$ 377,970**	**$ 375,900**	**$ 378,000**	**$ 2,100**

Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9604	6102	F.T. REGULAR-WAGES & SALARIES	$ 21,516	$ 20,288	$ 20,906	$ 618
9604	6103	FULL TIME-REGULAR-OVERTIME	550	-	-	-
9604	6104	PART TIME-WAGES & SALARIES	1,592	7,280	7,280	-
9604	6121	PERA CONTRIBUTIONS	1,655	1,981	2,114	133
9604	6122	FICA/MEDICARE CONTRIBUTIONS	1,749	2,117	2,165	48
9604	6131	GROUP INSURANCE	839	2,110	2,359	249
9604	6133	WORKERS COMP INSURANCE PREMIUM	104	209	223	14
9604	6249	MISCELLANEOUS OPERATING SUPPLY	17,093	15,500	25,000	9,500
9604	6322	POSTAGE	277	400	400	-
9604	6489	OTHER CONTRACTED SERVICES	314,044	315,000	316,000	1,000
9604	6820	OPERATING TRANSFERS TO OTHER F	10,500	11,000	11,500	500
Total Expenditure			**$ 369,919**	**$ 375,885**	**$ 387,947**	**$ 12,062**

FUND STORM WATER

BUDGET SUMMARY:						
Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9605	4140	CREDIT CARD PROCESSING FEES	$ (3,053)	$ (3,500)	$ (4,200)	$ (700)
9605	4609	OTHER MISCELLANEOUS REVENUES	168,531	-	-	-
9605	4693	STORM WATER-RESIDENTIAL	430,461	474,000	511,920	37,920
9605	4694	STORM WATER-COMMERCIAL	423,101	465,800	503,064	37,264
9605	4695	STORM WATER-PENALTIES	15,511	17,062	18,427	1,365
9605	4701	INTEREST ON INVESTMENTS	16,586	10,000	10,000	-
9605	4705	CAPTIAL CONTRIBUTIONS	350,450	-	-	-
Total Revenue			**$ 1,401,587**	**$ 963,362**	**$ 1,039,211**	**$ 75,849**

Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9605	6102	F.T. REGULAR-WAGES & SALARIES	$ 145,337	$ 126,773	$ 128,566	$ 1,793
9605	6103	FULL TIME-REGULAR-OVERTIME	173	-	-	-
9605	6105	TEMPORARY-WAGES & SALARIES	665	-	-	-
9605	6121	PERA CONTRIBUTIONS	24,676	9,508	24,350	14,842
9605	6122	FICA/MEDICARE CONTRIBUTIONS	11,122	9,724	9,863	139
9605	6131	GROUP INSURANCE	17,772	14,993	17,121	2,128
9605	6133	WORKERS COMP INSURANCE PREMIUM	4,256	3,516	4,146	630
9605	6223	GASOLINE	53	1,000	100	(900)
9605	6225	DIESEL FUEL	2,800	4,000	4,500	500
9605	6249	MISCELLANEOUS OPERATING SUPPLY	8,611	10,000	10,000	-
9605	6257	OTHER VEHICLE PARTS	6,720	8,000	9,000	1,000
9605	6315	MISCELLANEOUS PROFESSIONAL SER	9,207	60,000	60,000	-
9605	6361	GENERAL LIABILITY/PROPERTY INS	5,865	8,000	8,000	-
9605	6371	ELECTRIC UTILITIES	2,235	2,800	2,500	(300)
9605	6373	GAS	1,487	3,000	2,500	(500)
9605	6374	REFUSE/RECYCLING	575	700	700	-
9605	6451	MEMBERSHIP DUES	38,101	21,000	20,000	(1,000)
9605	6489	OTHER CONTRACTED SERVICES	14,683	20,000	40,000	20,000
9605	6722	DEPRECIATION	267,705	270,000	325,000	55,000
9605	6820	OPERATING TRANSFERS TO OTHER F	391,815	29,000	30,000	1,000
Total Expenditure			**$ 953,858**	**$ 602,014**	**$ 696,346**	**$ 94,332**

2018 Capital Requests: Elgin Sweeper to Replace 2004 Elgin Sweeper - $211,000

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-014

RESOLUTION ADOPTING THE 2018 CITY OF RAMSEY ENTERPRISE FUNDS OPERATING BUDGETS

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

1) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2018 is hereby adopted for the Water Utility Fund as follows:

WATER UTILITY FUND

Revenues:	
Operating Revenues	$1,844,692
Other Revenues-	
Miscellaneous Revenues	62,000
Interest Earnings	120,000
Total Revenues	$2,026,692
Expenses:	
Operating Expenses	$997,046
Other Expenses	
Depreciation	750,000
Administrative Transfer	41,000
Total Expenses	$1,788,046

2) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2018 is hereby adopted for the Sewer Utility Fund as follows:

SEWER UTILITY FUND

Revenues:	
Operating Revenues	$1,572,827
Other Revenues-	
Miscellaneous Revenues	5,000
Interest Earnings	80,000
Total Revenues	$1,657,827
Expenses:	
Operating Expenses	$1,128,096
Other Expenses	
Depreciation	510,000
Administrative Transfer	35,000
Total Expenses	$1,673,096

3) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2018 is hereby adopted for the Street Light Utility Fund as follows:

STREET LIGHT UTILITY FUND

Revenues:	
Operating Revenues	$201,948
Other Revenues-	
Interest Earnings	10,000
Total Revenues	$211,948
Expenses:	
Operating Expenses	$144,000
Other Expenses	
Depreciation	46,000
Administrative Transfer	20,000
Total Expenses	$210,000

4) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2018 is hereby adopted for the Recycling Utility Fund as follows:

RECYCLING UTILITY FUND

Revenues:	
Operating Revenues	$376,000
Other Revenues-	
Miscellaneous Revenue	0
Interest Earnings	2,000
Total Revenues	$378,000
Expenses:	
Operating Expenses	$376,447
Other Expenses	
Administrative Transfer	11,500
Total Expenses	$387,947

5) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2018 is hereby adopted for the Storm Water Utility Fund as follows:

STORM WATER UTILITY FUND

Revenues:	
Operating Revenues	$1,029,211
Other Revenues-	
Interest Earnings	10,000
Total Revenues	$1,039,211
Expenses:	
Operating Expenses	$ 341,346
Other Expenses	
Depreciation	325,000
Administrative Transfer	30,000
Total Expenses	$ 696,346

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 15.**

Meeting Date: 01/09/2018

Submitted For: Bruce Westby, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Adopt Resolution #18-003 Approving Partial Payment to Douglas-Kerr Underground LLC for IP 16-20 Riverdale Drive Extension from Traprock Street to Ramsey Blvd.

Purpose/Background:

Resolution and Pay Request attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to Douglas-Kerr Underground, LLC for IP 16-20 Riverdale Drive Extension from Traprock Street to Ramsey Boulevard in the amount of
$121,163.26.

Action:

Motion to adopt Resolution #18-003 approving partial payment to Douglas-Kerr Underground LLC for IP 16-20 Riverdale Drive Extension from Traprock Street to Ramsey Boulevard.

Attachments

Resolution

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/04/2018 10:07 AM
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:28 PM
Form Started By: MaryJo Warner		Started On: 12/19/2017 10:50 AM
Final Approval Date: 01/04/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-003

RESOLUTION APPROVING PARTIAL PAYMENT TO DOUGLAS-KERR UNDERGROUND LLC FOR RIVERDALE DRIVE EXTENSION FROM TRAPROCK STREET TO RAMSEY BOULEVARD, IMPROVEMENT PROJECT #16-20

WHEREAS, the City of Ramsey desires to extend Riverdale Drive from Traprock Street to Ramsey Boulevard, completing the south frontage road to U.S. Highway 10 between Armstrong Boulevard and Ramsey Boulevard; and

WHEREAS, the City of Ramsey's 2015 - 2019 Capital Improvement Program identifies this project for design and construction in calendar years 2016 - 2017; and

WHEREAS, this improvement project is identified as an immediate priority in the Highway 10 Access Planning Study completed in 2014 as a partnership between the Minnesota Department of Transportation (MnDOT) and the Anoka County Highway Department; and

WHEREAS, the City represents that this project provides benefit to the Trunk Highway system, as well as to the local community, making the project eligible for funding through MnDOT's Metro Municipal Agreement Program in the maximum amount of $584,280; and

WHEREAS, on September 21, 2015, MnDOT notified the City that this project received up to $584,280 in funding through MnDOT's Metro Municipal Agreement Program for eligible construction items, including construction engineering and inspection, in accordance with MnDOT's Cost Participation Policy; and

WHEREAS, upon accepting the funds the City agreed to prepare project plans and specifications conforming to MnDOT's design standards and format; and

WHEREAS, pursuant to a motion of the Ramsey City Council, adopted November 24, 2015, authorizing City staff to accept a proposal from Bolton & Menk, Inc. in the amount of $89,170 to prepare final Plans and Specifications for said improvements; and

WHEREAS, pursuant to a motion of the Ramsey City Council, adopted June 27, 2017, approving final Plans and Specifications and authorizing advertisements for bids for said improvements; and

WHEREAS, pursuant to a motion of the Ramsey City Council, adopted July 11, 2017, approving and authorizing execution of Cooperative Construction Agreement No. 1002020 for said improvements; and

WHEREAS, pursuant to a motion of the Ramsey City Council, adopted July 25, 2017, accepting bids and awarding a contract to the lowest responsible bidder, Douglas-Kerr Underground, LLC, Inc., in the amount of $701,270.54 for the total bid for construction of said improvements; and

WHEREAS, as of January 9, 2018 $414,016.13 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment to Douglas-Kerr Underground, LLC. in the amount of $121,163.26.

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

1) That the City Council hereby authorizes partial payment to Douglas-Kerr Underground, LLC for Improvement Project #16-20 Riverdale Drive Extension Improvements in the amount of $121,163.26.

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

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of January 9, 2018.

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

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CONTRACTOR'S PAY REQUEST **RIVERDALE DRIVE EXTENSION IMPROVEMENTS** **S.A.P. 119-115-003** **CITY OF RAMSEY, MN** **BMI PROJECT NO. R16.111092**	**DISTRIBUTION:** CONTRACTOR (1) OWNER (1) ENGINEER (1) BONDING CO. (1)

TOTAL AMOUNT BID PLUS APPROVED CHANGE ORDERS	$701,270.54
TOTAL, COMPLETED WORK TO DATE	$563,346.72
TOTAL, STORED MATERIALS TO DATE	$0.00
DEDUCTION FOR STORED MATERIALS USED IN WORK COMPLETED	$0.00
TOTAL, COMPLETED WORK & STORED MATERIALS	$563,346.72
RETAINED PERCENTAGE (5%)	$28,167.34
TOTAL AMOUNT OF OTHER PAYMENTS OR (DEDUCTIONS)	$0.00
NET AMOUNT DUE TO CONTRACTOR TO DATE	$535,179.39
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$414,016.13
PAY CONTRACTOR AS ESTIMATE NO. 3	$121,163.26

Certificate for Partial Payment

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

Contractor: Douglas-Kerr Underground, LLC
2142 330th Ave
Mora, MN 55051

By _____ Manager
Name Title

Date 12-11-17

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: BOLTON & MENK, INC., 7533 SUNWOOD DRIVE, SUITE 206, RAMSEY, MN 55303

By _____, PROJECT MANAGER
KEVIN P. KIELB, P.E.

Date 12/11/2017

APPROVED FOR PAYMENT:
OWNER: CITY OF RAMSEY

By _____ City Engineer 12/14/17
Name Title Date

And _____
Name Title Date

CC Regular Session **4. 16.**

Meeting Date: 01/09/2018

Submitted For: Bruce Westby, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Adopt Resolution #18-002 Approving Partial Payment to Douglas-Kerr Underground, LLC for IP 17-10, Puma Street Utility Improvements.

Purpose/Background:

Resolution and Pay Request attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommend partial payment to Douglas-Kerr Underground, LLC for IP 17-10, Puma Street Utility Improvements in the amount of $219,340.06.

Action:

Motion to adopt Resolution #18-002 approving partial payment to Douglas-Kerr Underground, LLC for IP 17-10, Puma Street Utility Improvements.

Attachments

Resolution

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/04/2018 10:10 AM
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:28 PM
Form Started By: MaryJo Warner		Started On: 12/20/2017 08:43 AM
Final Approval Date: 01/04/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-002

RESOLUTION APPROVING PARTIAL PAYMENT TO DOUGLAS-KERR UNDERGROUND, LLC FOR IMPROVEMENT PROJECT #17-10, PUMA STREET UTILITY IMPROVEMENTS

WHEREAS, in 2006, Bunker Lake Boulevard was extended west of Armstrong Boulevard and Puma Street was constructed between Bunker Lake Boulevard and Alpine Drive; and

WHEREAS, public utilities (sanitary sewer and watermain) were not constructed along the west end of Bunker Lake Boulevard, east of its intersection with Puma Street, or under Puma Street north of Bunker Lake Boulevard; and

WHEREAS, current and future developments along these streets will require public utilities to serve the developments; and

WHEREAS, the Riverstone Development proposes to construct numerous residential properties in the fall of 2017 requiring utility services to be extended along Puma Street, north of Bunker Lake Boulevard; and

WHEREAS, pursuant to a motion of the Ramsey City Council on July 25, 2017, the City Administrator was authorized to execute a contract with Bolton & Menk, Inc. to prepare plans and specifications for the making of such improvements per their proposal dated June 20, 2017; and

WHEREAS, pursuant to a motion of the Ramsey City Council on September 12, 2017, final Plans and Specifications were approved and advertisements for bids were authorized; and

WHEREAS, an Assessment Agreement exists to help pay for 40% of the project costs to extend utilities along Puma Street; and

WHEREAS, pursuant to Resolution #17-10-254 adopted the 10th Day of October, 2017 the bid of Douglas-Kerr Underground, LLC of Mora, Minnesota, in the amount of $727,667.07 in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted; and.

WHEREAS, as of January 9, 2018 $0 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment to Douglas-Kerr Underground, LLC in the amount of $219,340.06.

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

1) That the City Council hereby authorizes partial payment to Douglas-Kerr Underground, LLC for Improvement Project #17-10, Douglas-Kerr Underground, LLC in the amount of $219,340.06.

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

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of January 9, 2018.

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

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CONTRACTOR'S PAY REQUEST **2017 PUMA STREET UTILITY IMPROVEMENTS** **CITY OF RAMSEY, MN** **BMI PROJECT NO. R16.114473**	**DISTRIBUTION:** CONTRACTOR (1) OWNER (1) ENGINEER (1) BONDING CO. (1)

TOTAL AMOUNT BID PLUS APPROVED CHANGE ORDERS	$727,667.07
TOTAL, COMPLETED WORK TO DATE	$230,884.28
TOTAL, STORED MATERIALS TO DATE	$0.00
DEDUCTION FOR STORED MATERIALS USED IN WORK COMPLETED	$0.00
TOTAL, COMPLETED WORK & STORED MATERIALS	$230,884.28
RETAINED PERCENTAGE (5%)	$11,544.21
TOTAL AMOUNT OF OTHER PAYMENTS OR (DEDUCTIONS)	$0.00
NET AMOUNT DUE TO CONTRACTOR TO DATE	$219,340.06
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$0.00
PAY CONTRACTOR AS ESTIMATE NO. 1	$219,340.06

Certificate for Partial Payment

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

Contractor: Douglas-Kerr Underground, LLC
2142 330th Ave
Mora, MN 55051

By _____ Manager
Name Title

Date 12-11-17

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: BOLTON & MENK, INC., 7533 SUNWOOD DRIVE, SUITE 206, RAMSEY, MN 55303

By _____, PROJECT MANAGER
KEVIN P. KIELB, P.E.

Date 12/11/2017

APPROVED FOR PAYMENT:
OWNER: CITY OF RAMSEY

By _____ City Engineer 12/14/17
Name Title Date

And _____
Name Title Date

CC Regular Session **4. 17.**

Meeting Date: 01/09/2018

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #18-013 Rescinding Award of Contract for Improvement Project #17-13, Potassium Street Cul-De-Sac Improvements

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #18-013 rescinding the Award of Contract for Improvement Project #17-13, Potassium Street Cul-De-Sac Improvements.

Background:

The segment of Potassium Street north of old Nowthen Boulevard is a gravel road with no outlet which the City has maintained for decades, including the turn-around area on 15641 Potassium Street.

This property was recently sold and the new owners posted "No Trespassing" signs on the south edge of their property, contending the public has no right to use their property to turn around on. These signs caused Ace Solid Waste to inform its customers along Potassium Street that they would no longer serve their properties since they could not safely turn their trucks around at the north end of Potassium Street.

Following numerous meetings and discussions with the new property owners, they offered to pay a maximum of $8,050 of the cost to construct a temporary cul-de-sac contingent on several factors, including that the cul-de-sac would not be located on their property, and that the cul-de-sac could be constructed by December 31, 2017.

During this process, Staff solicited quotes from local contractors on three separate occasions. Based on the last request for quotes, Staff received a single quote from Dave Perkins Contracting, Inc. in the amount of $34,877. On October 24, 2017, the City Council accepted the quote and awarded a contract for construction to Dave Perkins Contracting in the amount of $34,877.

Notification:

Notifications were not required for this case.

Observations/Alternatives:

Observations:

Before construction could begin, easements needed to be acquired from two property owners. Staff met with the property owners to discuss easement acquisitions and during these discussions the two property owners said they would prefer to wait to see if the proposed Shade Tree Cottages plat would allow Potassium Street to connect to the stub street to the north, thereby removing the need to construct the temporary cul-de-sac.

In December, Public Works Staff constructed a temporary T-style turn-around west of Potassium Street near the north end using some of the crushed concrete and bituminous stockpiled on the future Public Works site. This work was done to provide a place for Ace Solid Waste's trucks, as well as other large vehicles, to turn around in. Once the temporary turn-around was constructed, Ace sent a truck out to test it and found it to be acceptable so no interruptions in trash service should occur moving forward.

Staff since contacted Dave Perkins Contracting to discuss the fact that construction of the temporary cul-de-sac is

no longer needed this fall/winter. They said they understood the situation and would not contest the City rescinding their Award of Contract, as long as the City again offers them a chance to provide a quote on this work if needed in the future. Staff assured them they would be contacted if this project were to move forward in the future.

Alternatives:
Alternative #1 – Adopt Resolution #18-013 rescinding Award of Contract to Dave Perkins Contracting, Inc. in the amount of $34,877 for Improvement Project #17-13, Potassium Street Cul-De-Sac Improvements.

Funding Source:
No funds are required to complete this action.

Recommendation:
Staff recommends alternative #1.

Action:
Adopt Resolution #18-013 rescinding Award of Contract to Dave Perkins Contracting, Inc. in the amount of $34,877 for Improvement Project #17-13, Potassium Street Cul-De-Sac Improvements.

Attachments

Resolution 18-013

Form Review

Inbox	Reviewed By	Date
Joe Langel	Bruce Westby	01/04/2018 03:57 PM
Bruce Westby (Originator)	Bruce Westby	01/04/2018 03:59 PM
Joe Langel	Kathy Schmitz	01/04/2018 03:59 PM
Kurt Ulrich	Kurt Ulrich	01/04/2018 04:02 PM
Form Started By: Bruce Westby		Started On: 12/29/2017 01:48 PM
Final Approval Date: 01/04/2018		

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

RESOLUTION #18-013

RESOLUTION RESCINDING AWARD OF CONTRACT FOR IMPROVEMENT PROJECT #17-13, POTASSIUM STREET CUL-DE-SAC IMPROVEMENTS

WHEREAS, the City of Ramsey has long maintained Potassium Street, north of old Nowthen Boulevard; and

WHEREAS, the current property owners on the north end Potassium Street are disputing that the street and cul-de-sac located on their property are public streets and therefore requested that the City construct a cul-de-sac outside of their property; and

WHEREAS, maintenance, service, and emergency response vehicles must be able to safely turn around at the north end of Potassium Street; and

WHEREAS, the City requested quotes from several local contractors to construct a temporary gravel surfaced cul-de-sac outside of the property on the north end of Potassium Street; and

WHEREAS, a quote was received from Dave Perkins Contracting, Inc. in the amount of $34,877 and was found to comply with the request for proposals; and

WHEREAS, pursuant to a resolution of the City Council adopted October 24, 2017, the quote of Dave Perkins Contracting, Inc. was accepted and a construction contract was awarded to Dave Perkins Contracting, Inc. in the amount of $34,877; and

WHEREAS, required easements could not be acquired from two property owners on the north end of Potassium Street which is preventing construction from proceeding per the approved plans.

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

1) The Mayor and City Administrator are hereby authorized and directed to rescind the award of contract to Dave Perkins Contracting, Inc. for said services for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 18.**

Meeting Date: 01/09/2018

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title

Adopt Resolution #18-019 Approving the Conveyance of a Permanent Ingress/ Egress Easement Across Lot 1, Block 1, COR Stone Brook Academy Plat

Purpose/Background:

PURPOSE

Consider approving the attached resolution which provides a public access easement across the Stone Brook Academy and Childcare Center site (Lot 1, Block 1, COR Stone Brook Academy Plat).

This request was specifically made by the City Council on multiple occasions to ensure the efficient/ orderly development this block, and allow public traffic to internally cross back-and-forth over this block of The COR.

Staff considers this an administrative case. The attached easement was drafted by the City Attorney.

BACKGROUND

On November 08, 2017, the city closed on the sale of a roughly 1-acre parcel of city-owned land to Stone Brook Children's Academy & Childcare Center. The City began working on this project in November of 2016 (site selection) and entered into a purchase agreement in March of 2017. This project is located in The COR, and includes a roughly 9,200 sf facility, a 2,200 sf playground, and will serve nearly 150 children. The City sold its property for $121,852.50. This project is anticipated for completion in 2018. This project includes the construction of Yolite Street, between Sunwood Drive and Veteran's Drive

Notification:

NA

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

NA

Action:

Motion to adopt Resolution #18-019:
Approving the conveyance of a permanent ingress/ egress easement across Lot 1, Block 1, COR Stone Brook Academy Plat.

Attachments

Res 18 019
Easement
Easement Exhibit
Draft Site Plan

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:54 PM
Form Started By: Patrick Brama		Started On: 01/02/2018 07:43 PM
Final Approval Date: 01/04/2018		

Councilmember_____introduced the following resolution and moved for its adoption:

RESOLUTION #18-019

RESOLUTION APPROVING THE CONVEYANCE OF A PERMANENT INGRESS/ EGRESS EASEMENT FROM MK JOHNSON PROPERTIES LLC, LOT 1, BLOCK 1, COR STONE BROOK ACADEMY, COUNTY OF ANOKA, STATE OF MINNESOTA.

WHEREAS, MK Johnson LLC entered into a Purchase Agreement with the City of Ramsey to construct a roughly 9,100 square foot children's academy within the City of Ramsey on March 15, 2017, contingent upon Submitting a Permanent Ingress/ Egress Easement; and

WHEREAS, on June 01, 2017, the City Council adopted Resolution #17-06-127 granting Preliminary and Final Plat and Site Plan Approval for COR Stone Brook Academy, contingent on submitting a Permanent Ingress/ Egress Easement; and

WHEREAS, MK Johnson LLC., the owner of Lot 1, Block 1 COR Stone Brook Academy, has agreed to convey to the City of Ramsey a Permanent Ingress/ Egress Easement.

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

1) That the Ramsey City Council hereby approves the acceptance of a Permanent Ingress/ Egress Easement from MK Johnson LLC over a portion of Lot 1, Block 1 COR Stone Brook Academy.

2) That the City of Ramsey hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to execute and record said Permanent Ingress/ Egress Easement.

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 XX day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

[Reserved for recording data.]

PERMANENT INGRESS/EGRESS EASEMENT

This Permanent Ingress/Egress Easement ("Permanent Easement") is entered into by and between **MK Johnson Properties, LLC**, a Minnesota limited liability corporation ("Grantor") and the **City of Ramsey**, a Minnesota municipal corporation ("Grantee") as of [DATE].

Recitals

1. Grantors are the fee simple owners of the land located in Ramsey, Minnesota ("the Property") legally described as follows:

Lot 1, Block 1, COR STONE BROOK ACADEMY, COUNTY OF ANOKA, STATE OF MINNESOTA

2. Grantor desires to grant, and the Grantee wishes to receive, a Permanent Easement across a portion of the Property for ingress/egress purposes for the Grantee and the public to access land to the west of the Property.

Easement

1. Grantor, in exchange for the promises set forth herein, a single payment of One Dollar, and other good and valuable consideration, hereby grants to Grantee a Permanent Easement across the Property described as follows:

A 24.00 foot wide permanent easement for public ingress/egress purposes over, under and across Lot 1, Block 1, COR STONE BROOK ACADEMY, Anoka County, Minnesota, the centerline of which is described as follows:

Beginning at the southeast corner of said Lot 1, thence North 23 degrees 43 minutes 04 seconds East assumed bearing along the east line of said Lot 1 a distance of 62.93 feet to the point of beginning of the centerline to be described; thence North 66 degrees 10 minutes 33 seconds West a distance of 136.23 feet to the west line of said Lot 1 and said centerline there terminating.

2. Upon completion of the construction of the proposed parking lot and drive on the Property by Grantor at the Grantor's expense, Grantor shall be responsible for all maintenance and repairs relating to the Permanent Easement and shall be responsible for the payment of all costs and expenses incurred in connection with such maintenance and repair.

3. This Permanent Easement is granted subject to all matters of record.

4. This Permanent Easement shall run with the land.

5. Grantor warrants it is the owners of the Property and has the right, title and capacity to convey this Permanent Easement to Grantee.

6. The parties' rights and responsibilities under this Permanent Easement are assignable with written consent from the other party, and said consent shall not be unreasonably withheld.

[Remainder of page left blank.]

MK Johnson Properties, LLC

By: _____
Michael Johnson, Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 201___, by Michael Johnson, Manager of MK Johnson Properties, LLC, on behalf of Grantor.

_____
Notary Public

City of Ramsey

By: _____
Sarah Strommen, Mayor

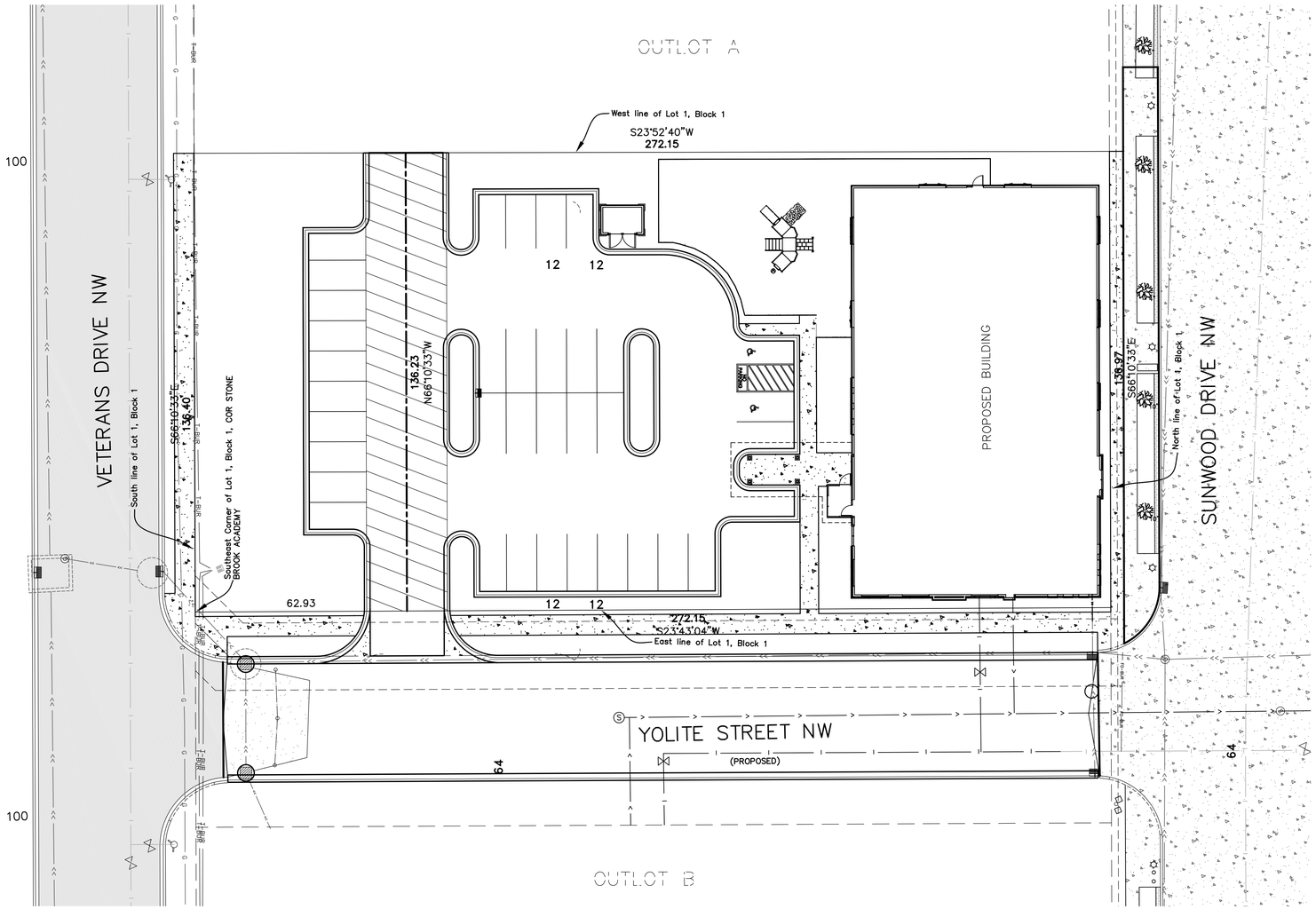
By: _____
Kurtis G. Ulrich, City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 201___, by Sarah Strommen and Kurtis G. Ulrich, the Mayor and City Administrator, respectively, of Ramsey, a Minnesota municipal corporation, on behalf of the Grantee.

_____
Notary Public

This instrument drafted by:
Ratwik, Roszak & Maloney, P.A.
730 2nd Avenue South, Suite 300
Minneapolis, MN 55402
(612) 339-0060
(JJL)





LEGEND

- DRAINAGE AND UTILITY EASEMENT
- PROPERTY LINE
- P–OH — OVERHEAD ELECTRIC
- P–BUR — UNDERGROUND ELECTRIC
- T–BUR — UNDERGROUND TELEPHONE
- G — UNDERGROUND GAS LINE
- POWER POLE
- GUY WIRE
- LIGHT POLE
- EXISTING STORM SEWER
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING WATER SERVICE
- EXISTING CONCRETE CURB
- DECIDUOUS AND CONIFEROUS TREES
- PROPOSED STORM SEWER
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER SERVICE
- PROPOSED CONCRETE CURB & GUTTER
- EXISTING BITUMINOUS SURFACE
- EXISTING CONCRETE SURFACE

DENOTES INGRESS/EGRESS EASEMENT

AREA = 3270 sq. ft

PROPOSED INGRESS/EGRESS ENCUMBERING LOT 1, BLOCK 1, COR STONE BROOK ACADEMY IN FAVOR OF OUTLOT 1, COR STONE BROOK ACADEMY

A 24.00 foot wide permanent easement for ingress/egress purposes over, under and across Lot 1, Block 1, COR STONE BROOK ACADEMY, Anoka County, Minnesota. The centerline of said easement is described as follows;
Beginning at the southeast corner of said Lot 1, thence North 23 degrees 43 minutes 04 seconds East assumed bearing along the east line of said Lot 1 a distance of 62.93 feet to the point of beginning of the centerline to be described; thence North 66 degrees 10 minutes 33 seconds West a distance of 136.23 feet to the west line of said Lot 1 and said centerline there terminating.

DATE	REVISION

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

Charles R. Christopherson
Date 8-3-17 Lic. No. 18420

DESIGNED BY: CRC
DRAWN BY: JRF
CHECKED BY: CRC

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

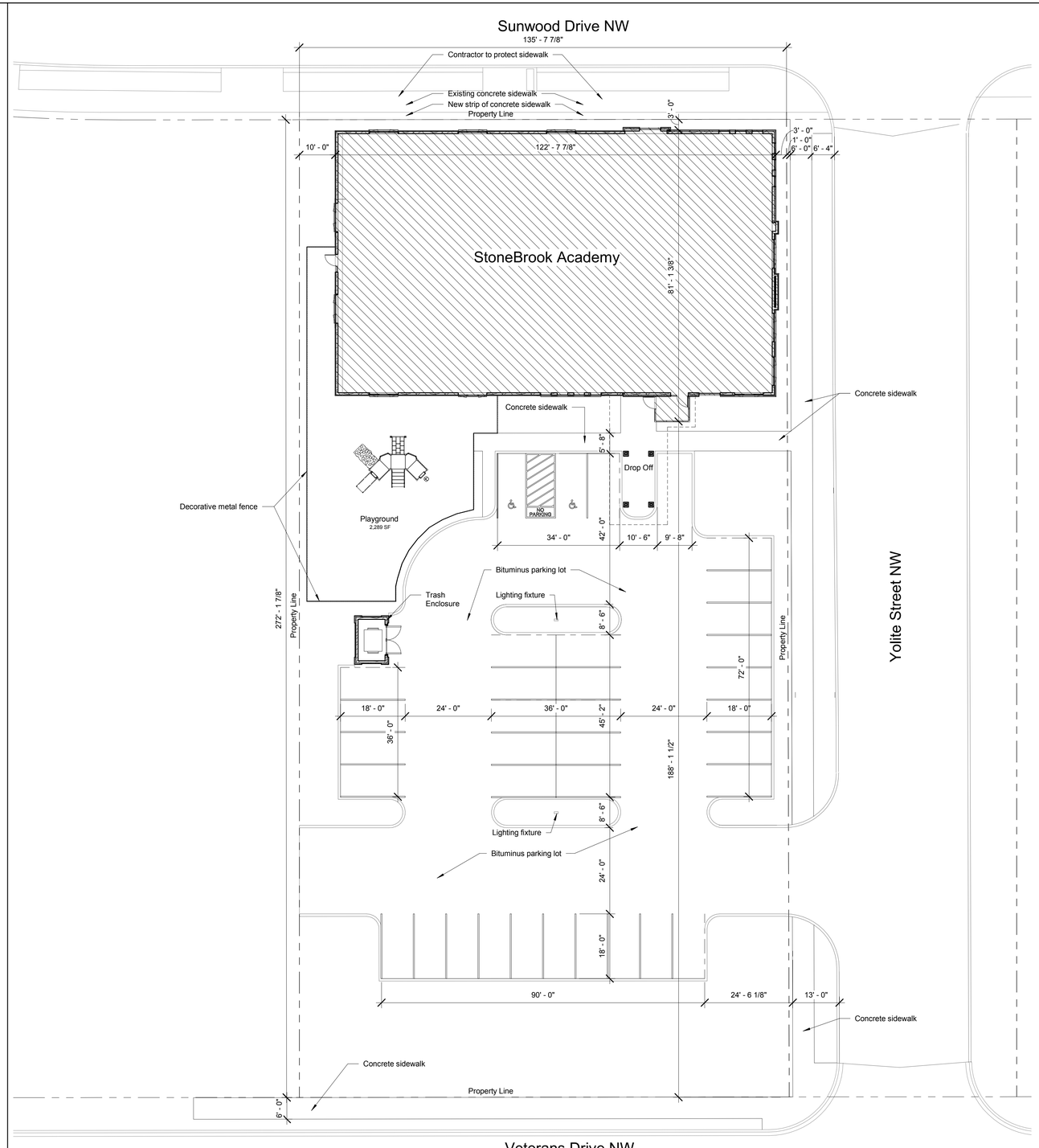
STONE BROOK ACADEMY SITE

CROSS ACCESS EASEMENT

CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 1 SHEETS

4163.01



A1 / CS01 Site Plan
1/16" = 1'-0"

Building Statistics	
Proposed Name	StoneBrook Academy
Type of Use	Daycare
Expected Number of Employees	22-24
Zoning	COR-2

Site Statistics	
Site Square Footage	37,022 SF
Site Acreage	.85 Acres
Building Square Footage/ Percentage	9,132 SF / 25%
Impervious Surface Square Footage / Percentage	24,482 SF / 66%
Green Space Square Footage / Percentage	12,443 SF / 33%
Parking Spaces	36 (Including 2 Handicap)
F.A.R.	.25

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PRINT NAME: Quinn S. Hutson
SIGNATURE:
DATE: 05/04/17
LIC. NO.: 21234

CNH NO.: 17018
DATE: 05/23/17
REVISIONS:

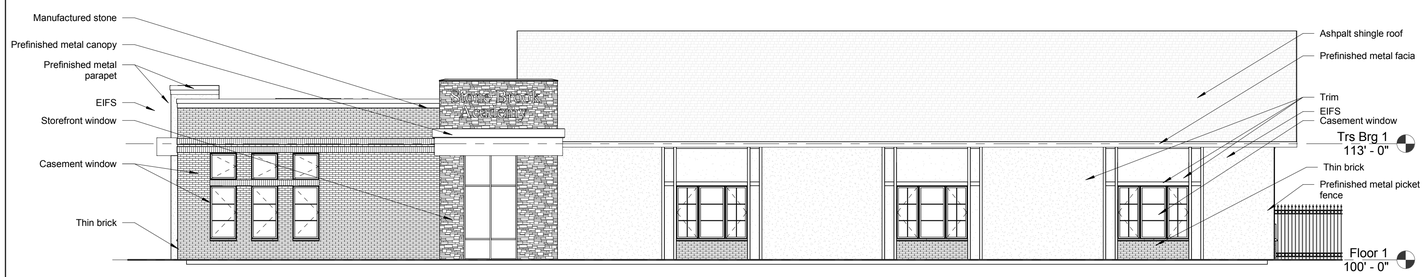
Stone Brook Academy
7800 Sunwood Drive
Ramsey, MN 55303

Site Plan

CS01

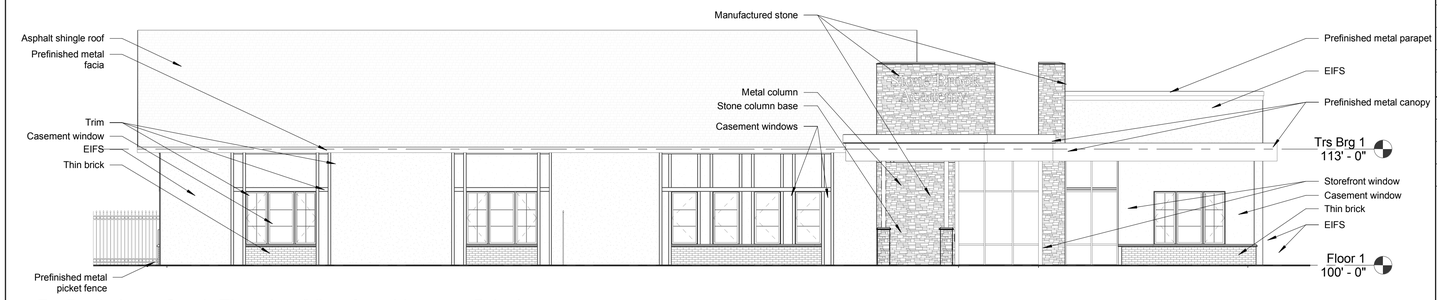
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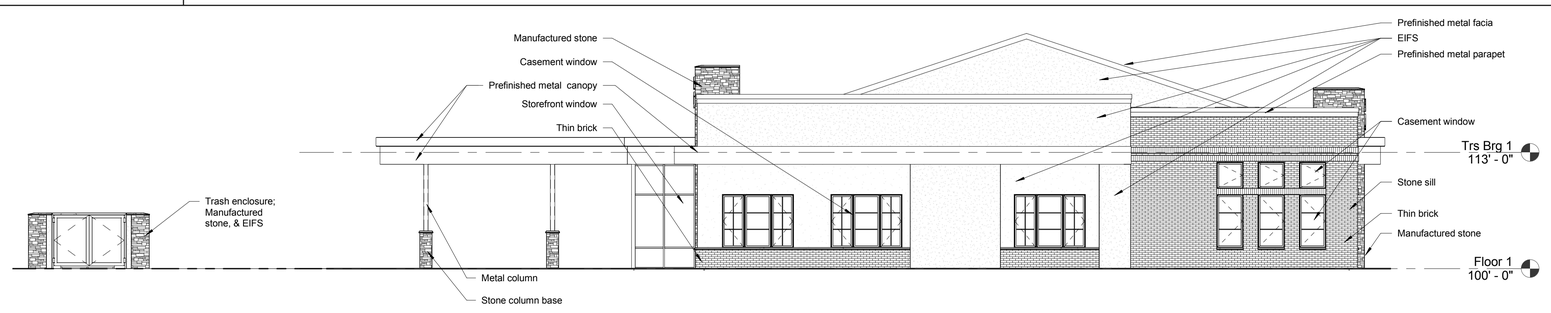
K4 / CS02 Preliminary North Elevation (View from Sunwood Drive)

1/8" = 1'-0"



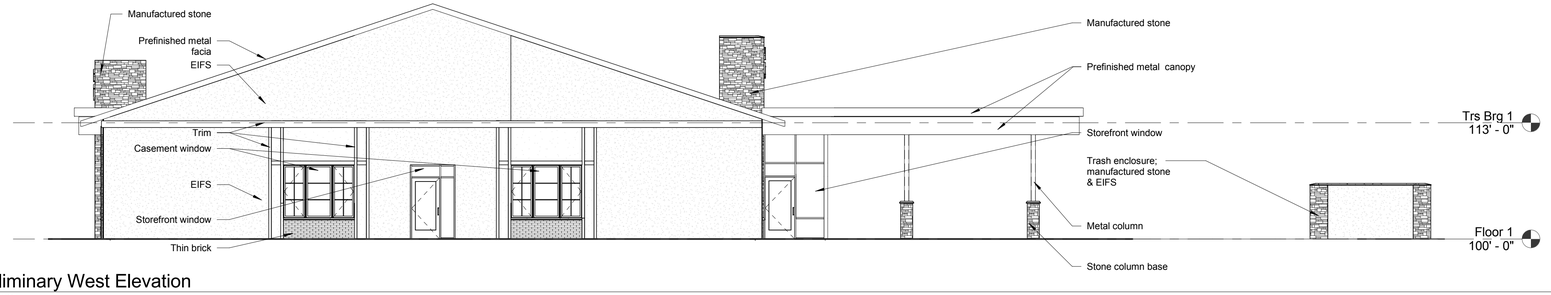
G4 / CS02 Preliminary South Elevation (View from Veterans Drive)

1/8" = 1'-0"



D2 / CS02 Preliminary East Elevation (View from Yolite Street)

1/8" = 1'-0"



A2 / CS02 Preliminary West Elevation

1/8" = 1'-0"

Sign Statistics	
Sign Total	2
Sign Types	Wall Sign (2)
% of facade allowable	15%
% of facade total	North Facade: 2% South Facade: 2%
North Elevation Statistics	
Facade SF	1800 SF
EIFS %	40%
Stone/Brick/Metal %	44%
Windows %	16%
South Elevation Statistics	
Facade SF	1895 SF
EIFS %	51%
Stone/Brick/Metal %	27%
Windows %	22%
East Elevation Statistics	
Facade SF	1510 SF
EIFS %	39%
Stone/Brick/Metal %	41%
Windows %	20%
West Elevation Statistics	
Facade SF	1590 SF
EIFS %	83%
Stone/Brick/Metal %	3%
Windows %	14%

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PRINT NAME: Quinn S. Hutson

SIGNATURE:

DATE: 05/04/17 LIC. NO.: 21234

CNH NO.: 17018
DATE: 05/23/17
REVISIONS:

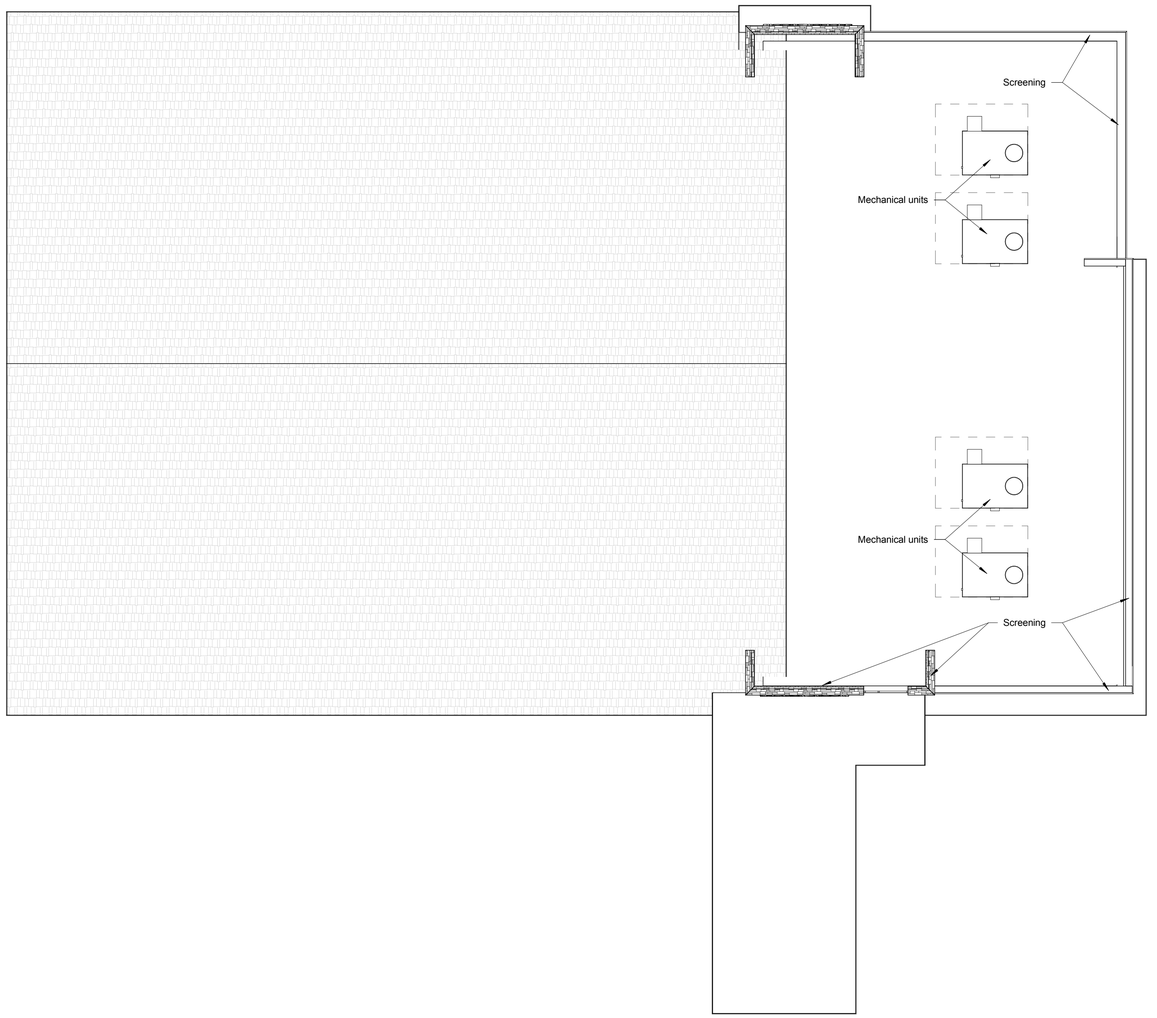
Stone Brook Academy
7800 Sunwood Drive
Ramsey, MN 55303

Elevations

CS02

NOT FOR CONSTRUCTION

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5/31/2017 3:04:33 PM



A7 / CS03 Roof Plan
1/8" = 1'-0"

0' 2' 4' 8'

NOT FOR CONSTRUCTION

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5/31/2017 3:04:33 PM

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PRINT NAME: Quinn S. Hutson

SIGNATURE:

DATE: 05/04/17 LIC. NO.: 21234

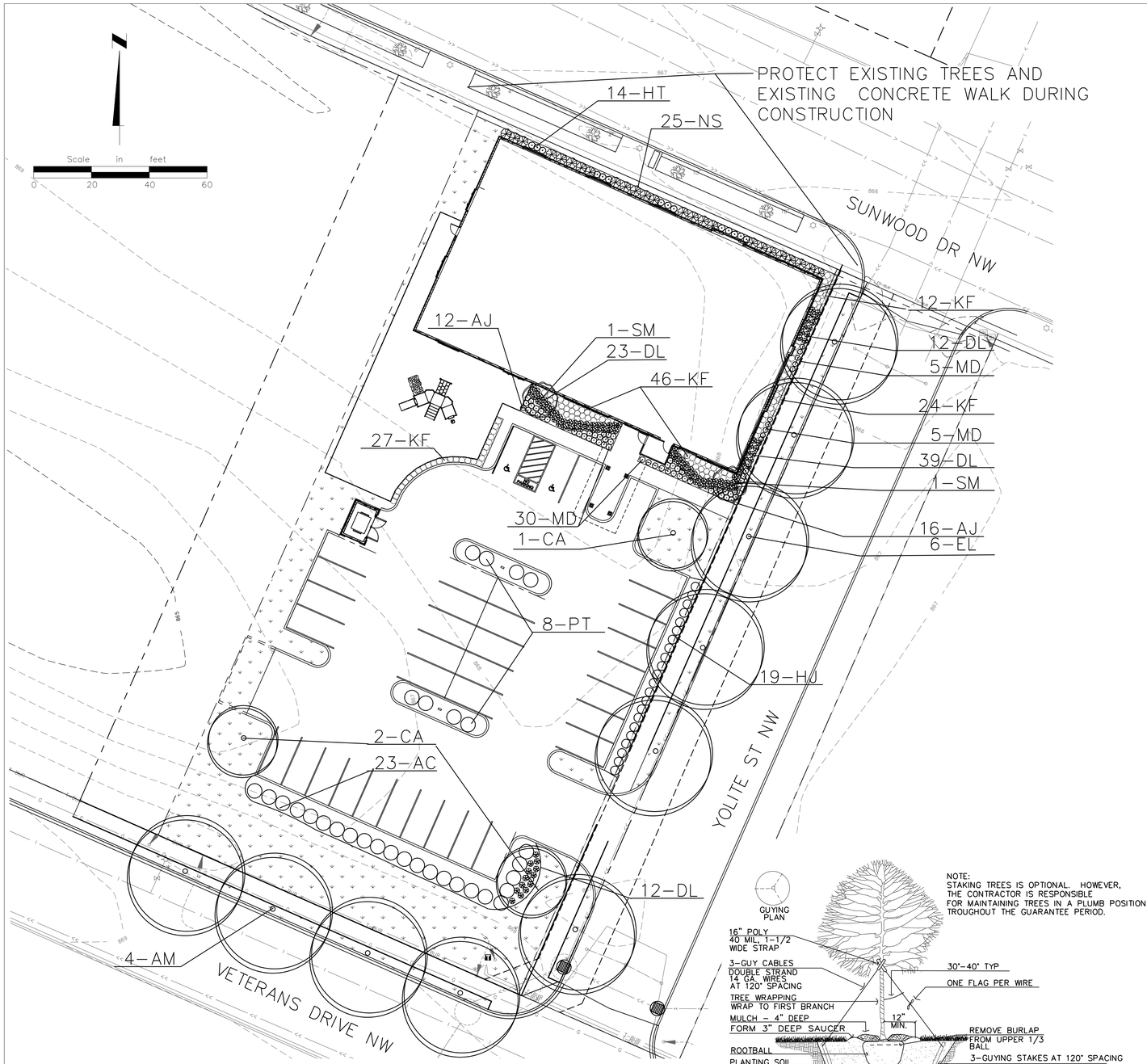
CNH NO.: 17018
DATE: 05/23/17
REVISIONS:

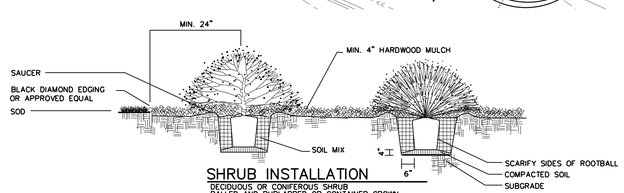
Stone Brook Academy

7800 Sunwood Drive
Ramsey, MN 55303

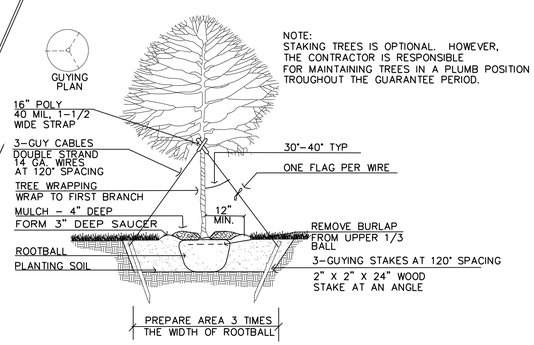
Roof Plan

CS03





SHRUB INSTALLATION
DECIDUOUS OR CONIFEROUS SHRUB
BALLED AND BURLAPPED OR CONTAINER GROWN



TREE INSTALLATION
DECIDUOUS TREE
BALLED AND BURLAPPED

IRRIGATION NOTES:

ALL SODDED AREAS, PLANTING BEDS AND PARKING ISLANDS SHALL HAVE AN IRRIGATION SYSTEM PER CITY REQUIREMENTS AND SHALL BE BID AS DESIGN BUILD. DO NOT IRRIGATE ANY SEEDED AREAS.

THE IRRIGATION SYSTEM WILL BE DESIGNED BY THE CONTRACTOR CHOSEN TO DO THE WORK. A DESIGN DRAWING IS TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT SHOWING LOCATIONS, SIZES, AND KINDS OF EQUIPMENT TO BE INSTALLED.

CONTRACTOR TO VERIFY MECHANICAL ROOM LOCATION AS SOURCE OF ELECTRIC AND WATER SUPPLY. CONTRACTOR SHALL COORDINATE ROUTING OF SUBWATER AND IRRIGATION CONTROL WIRING FROM MECH. ROOM TO FRONT OF BUILDING.

SUBMIT SHOP DRAWINGS AND PRODUCT FOR APPROVAL SHOP DRAWINGS SHALL INCLUDE LAYOUT OF SYSTEM AND DESIGN CALCULATIONS. SUBMIT PRODUCT DATA FOR PUMPS, CONTROLLER, SPRINKLE HEADS, BACKFLOW PREVENTER, RAIN SENSOR, AUTOMATIC VALVES AND OTHER MATERIALS.

OPERATING AND MAINTENANCE MANUALS SHALL BE SUBMITTED AND THE OWNERS PERSONNEL SHALL BE INSTRUCTED IN THE USE AND MAINTENANCE OF THE SPRINKLER SYSTEM.

IRRIGATION CONTRACTORS QUALIFICATIONS. THE IRRIGATION SYSTEM SUB–CONTRACTOR SHALL HAVE AT LEAST 3 YEARS CONTINUOUS, SATISFACTORY EXPERIENCE IN INSTALLING IRRIGATION SYSTEMS OF A SIMILAR SIZE AND TYPE. SUBMIT REFERENCE LIST OF SIMILAR SYSTEMS INSTALLED IN THE METRO AREA BY THE CONTRACTOR BIDDING.

FINAL ACCEPTANCE SHALL BE CONTINGENT UPON THE COMPLETION OF THE PROJECT. A DEMONSTRATION OF THE SYSTEM SHALL BE PROVIDED TO THE OWNER. ANY ADJUSTMENT TO HEADS SHALL BE MADE PRIOR TO THE DEMONSTRATION.

THE CONTRACTOR SHALL MAINTAIN A SKILLED JOURNEYMEN ON THE JOB DURING INSTALLATION, TOGETHER WITH A COMPETENT SUPERINTENDENT WHO HAS THE AUTHORITY TO ACT IN ALL MATTERS PERTAINING TO THE WORK..

IRRIGATION SYSTEMS MUST HAVE AN APPROVED BACKFLOW DEVISE INSTALLED IN THE IRRIGATION ENCLOSURE. IRRIGATION ENCLOSURE LOCATION AND CONSTRUCTION MATERIALS ARE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER. ALL SYSTEMS MUST INSTALL A RAIN SENSOR DEVISE TO STOP IRRIGATION DURING RAIN EVENTS.

GENERAL NOTES:

SHOULD A PLANT BE UNAVAILABLE AT THE TIME OF INSTALLATION, ALL SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY.

ANY EXISTING VEGETATION TO BE REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A MANNER THAT IS APPLICABLE WITH LOCAL CITY AND STATE REQUIREMENTS.

SEE ENGINEERS GRADING AND UTILITY PLANS FOR EXACT LOCATIONS OF BERMS, FENCE, RETAINING WALLS, AND PIPE LOCATIONS.

ALL TREES SHALL RECEIVE SAUCERS AND MULCH WITH SHREDDED HARD–WOOD INDIVIDUALLY AS PER PLANTING DETAIL. ALL SHRUB GROUPS SHALL RECEIVE A CONTINUOUS BEDLINE A MIN. 24" FROM THE ROOT–BALL OF THE PROPOSED PERIMETER PLANTS OF THAT GROUPING. FINAL SHAPE OF THE BEDLINES ARE TO BE FIELD APPROVED BY THE LANDSCAPE ARCHITECT. PLANTS SHALL BE MULCHED AS A CONTINUOUS MASS. ALL SHRUBS BEDS SHALL BE EDGED WITH A HEAVY DUTY BLACK DIAMOND EDGING OR APPROVED EQUAL.

HARDWOOD MULCH SHALL BE APPLIED TO ALL PLANTING BEDS AND GROUNDCOVER AREAS TO A 4" DEPTH.

ALL LANDSCAPE AREAS INCLUDING ALL PLANTING BEDS, PARKING ISLANDS, AND SODDED AREAS SHALL HAVE AN IRRIGATION SYSTEM PER CITY REQUIREMENTS AND SHALL BE PROVIDED BY OTHERS.

ALL AREAS WITHIN THE PROPERTY THAT ARE NOT SHRUB BEDS OR HARD SURFACED EXCEPT AS NOTED SHALL BE SODDED. ALL AREAS OUTSIDE THE PROPERTY LINES DISTURBED BY GRADING OR UTILITY INSTALLATION SHALL BE RETURNED TO EXISTING CONDITION OR BETTER OR AS NOTED.

PLANT SCHEDULE

SYM	QTY	SIZE	COMMON NAME	LATIN NAME
EL	6	2.5 B&B	ACCOLADE ELM	ULMUS JAPONICA X WILLSONANA MORTON
AM	4	2.5 B&B	AUTUMN BLAZE MAPLE	ACER X FREEMANII JEFFERSRED
CA	3	2.0 B&B	SPRING SNOW CRABAPPLE	MALUS "SPRING SNOW"
SM	2	#10 CONT	SMOKEBUSH	COTINUS COGGYGRID ANCOT
NS	25	#5 CONT	DWF NORWAY SPRUCE	PICEA ABIES PUMILA
HJ	19	#5 CONT	HETZ MIDGET ARBORVITAE	THUJA OCCIDENTALIS "HETZ MIDGET"
PT	8	#5 CONT	POTENTILLA	POTENTILLA FUITICOSA ULMAN
AC	23	#5 CONT	ALPINE CURRANT	RIBES ALPINUM
HT	14	#1 CONT	AUGUST MOON HOSTA	HOSTA "AUGUST MOON"
DL	86	#1 CONT	DAYLILY	HEMEROCALLIS "HAPPY RETURNS"
KF	109	#1 CONT	KARL FOERSTER GRASS	CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER"
MD	40	#1 CONT	MAY NIGHT SALVIA	SALVIA NEMOROSA "MAYNIGHT"
AJ	28	#1 CONT	AUTUMN JOY SEDUM	SEDUM X "AUTUMN JOY"
			INDICATES AREAS TO BE SODDED	

CITY SUBMITTAL

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HANSEN THORP PELLINEN OLSON, Inc.
Engineering-Surveying
Landscape Architecture
7601 ohms lane suite 40 minneapolis, mn 55439-2576
952-829-0700 • 952-829-7509 fax

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

Reg. No. 20893 Date: 5-4-2017

CNH NO.: 17018

DATE: 5/4/17

REVISIONS:

05-26-2017 SITE PLAN REVISION

StoneBrook Academy

7800 Sunwood Drive
Ramsey, MN 55303

Landscape Plan

L1

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5/1/2017 11:40:58 AM



StoneBrook Academy - Preliminary North Perspective

Comm. No.: 17018
Date: 05/23/17

CNH ARCHITECTS



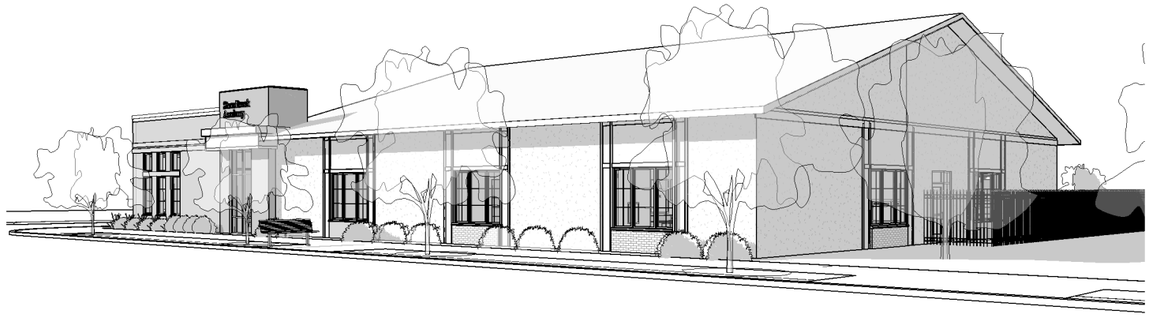
StoneBrook Academy - Preliminary Northeast Perspective

Comm. No.: 17018
Date: 05/23/17

CNH ARCHITECTS



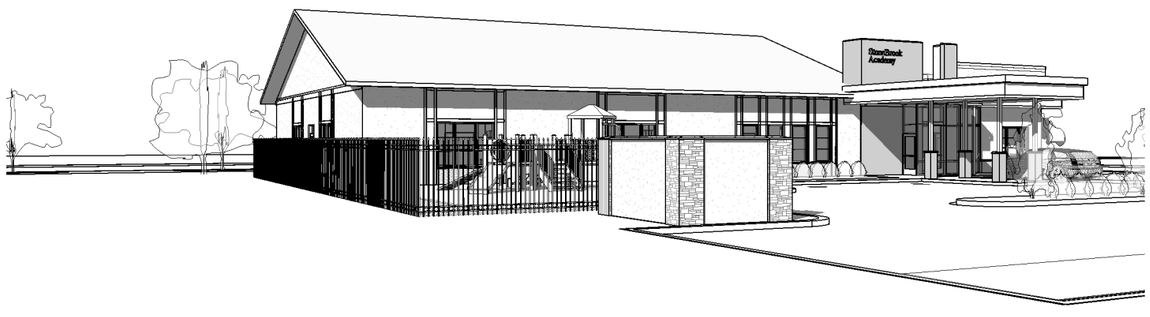
1 SC33 Northeast Perspective - Preliminary



2 SC33 Northwest Perspective - Preliminary



3 SC33 Southeast Perspective - Preliminary



4 SC33 Southwest Perspective - Preliminary

StoneBrook Academy - Preliminary Perspectives

Comm. No.: 17018
Date: 05/02/17

CNH ARCHITECTS

CC Regular Session **4. 19.**

Meeting Date: 01/09/2018

By: Jo Thieling, Administrative Services

Information

Title

Adopt Resolution #18-018 Appointing Election Judges for the Special Primary Election on February 13. 2018

Purpose/Background:

For each Election, Council is asked to formally appoint Election Judges to work the polling locations. A resolution is attached appointing Election Judges to serve for the Special Primary Election scheduled for February 13, 2018.

Funding Source:

Monies have been budgeted in the General Fund under Elections for Election expenses and Election Judge pay.

Recommendation:

Staff recommends Council adopt the Resolution appointing Election Judges for the 2018 Special Primary Election.

Action:

Motion to adopt Resolution #18-018 Appointing Election Judges for the Special Primary Election on February 13, 2018.

Attachments

Res Apptng Election Judges

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 04:06 PM
Form Started By: Jo Thieling		Started On: 01/04/2018 02:04 PM
Final Approval Date: 01/04/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-018

RESOLUTION APPOINTING ELECTION JUDGES FOR THE SPECIAL PRIMARY ELECTION ON FEBRUARY 13, 2018

WHEREAS, the City of Ramsey will be conducting a Special Primary Election on Tuesday, February 13, 2018; and

WHEREAS, pursuant to Minnesota Statutes Section 204B.21, election judges for precincts in a municipality must be appointed by the governing body of that municipality; and

WHEREAS, the hourly rate of pay will be $9.00 for election judge trainees, $10.00 for regular election judges and $11.00 for chairs.

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

1) That the following individuals be appointed to serve as election judges for the Primary Election to be held on February 13, 2018:

   Jan Cameron, Colleen Graber, Bernard Wiklund, Deb Koepsell, Jean Lewandowski, Bruce Johnson, David May, Nancy Nelson, Richard (Scott) Cords, Lana Howell, LaVonne Suckow, Michele Elifrits, Al Resler, Kathy Woods, Kevin Efram, Derek Scheuermann, Paula Chicoine, Michele Larkin, Sylvia Frolik, Tom Hoxter, Darlene Croteau, Carol Rudy, Andrea Hillebregt, Joyce Prior, Mariann Johnson, Jill Thieling, Christine Bell, Sharon Schmalzer, Bridget Arnold, Jill Winger, Kathryn Richter, David Newton, Mark Barrett, Becky Smith, Billie Jo Bishop, Julia Bishop, Madeline (Kay) McCulley, Mark Eggleston, James Sather, and Catherine Rosenthal.

2) That Council authorize staff to train and hire additional election judges not named here should the need arise.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____

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 **6. 1.**

Meeting Date: 01/09/2018

By: Bruce Westby, Engineering/Public Works

Information

Title:

Public Hearing - Adopt Resolution #18-012 Accepting Feasibility Report and Ordering Plans and Specifications for Improvement Project #18-03, 2018 Street Overlay Improvements

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #18-012 accepting Feasibility Report and ordering Plans and Specifications for Improvement Project #18-03, 2018 Street Overlay Improvements.

Background:

Numerous public street segments have Pavement and Surface Evaluation Rating (PASER) values between 3 and 5, indicating they are good candidates for receiving pavement overlay improvements. Overlaying the streets identified within the attached Feasibility Report in 2018 will allow the City to maintain these streets in the most cost-effective manner throughout the serviceable life of the streets.

The Feasibility Report includes maps showing the specific street segments proposed to receive bituminous pavement overlay improvements in 2018. These street segments are located in the following developments:

- Northfork
- Northfork Oaks
- Northfork 2nd Addition
- Northfork 3rd Addition
- Northfork Itasca Shores
- The North Forty 2nd Addition
- The North Forty 3rd Addition
- Woodland Green

The City of Ramsey's Special Assessments Policy allows 25-percent of eligible overlay project costs to be assessed against benefiting properties. Per Council approval and direction, Staff prepared a Feasibility Report for the proposed 2018 Street Overlay Improvements. This allows special assessments to be considered as a funding source per the requirements of the City's Special Assessment Policy, Chapter 8 of the City Charter, and Minnesota Statute, Chapter 429. Copies of each document are attached.

The proposed improvements are designated as City Improvement Project #18-03, 2018 Street Overlay Improvements.

Notification:

Staff published Public Hearing Notices twice in the Anoka Union Herald, once on Friday, December 22, and again on Friday, December 29, 2017.

Staff also mailed hard copies of the Public Hearing Notices to benefiting property owners via U.S. Mail.

Observations/Alternatives:

Observations:
The Feasibility Report explores numerous aspects of the proposed improvements including whether they are feasible, necessary, and cost-effective, and whether they should be completed alone or in conjunction with other improvements. Estimated costs and funding sources are also identified within the Feasibility Report, allowing a detailed project funding program to be proposed, which includes the use of special assessments. A description of the methodology used to calculate individual special assessments for benefiting properties is included in the report. A project schedule is also proposed within the report.

The Feasibility Report incorporates pavement data gathered using Ground Penetrating Radar and soil borings. This information helped verify the status of the existing pavement sections, and that the proper pavement maintenance treatments are being proposed.

The attached Feasibility Report, dated January 3, 2018, incorporates minor revisions to the report dated December 7, 2017, as follows;

- Schedule - Moved dates for bid authorization, bid opening, and award of contract
- Northfork Itasca Shores Assessment Roll – Added 9190 Andrie Court (map correct)

While project costs are not impacted as a result of these revisions, the proposed assessment rates for Northfork Itasca Shores were reduced from $1,022.49 to $929.54 per property.

Public Comment
Staff conducted a public open house from 5:30 – 7:30 PM on January 3, 2018 as identified in the proposed project schedule in the Feasibility Report. Meeting notices were mailed to all benefiting property owners. The intent of the open house was to address any questions the public may have on the purpose and scope of the proposed improvements, the estimated costs, the proposed funding program including special assessments, and the project schedule. Only one person attended and they were supportive of the project as proposed for their neighborhood (Woodland Green). This was the only public comment received by Staff.

Alternatives:
Alternative #1 – Motion to adopt Resolution #18-012 accepting Feasibility Report and ordering Plans and Specifications for Improvement Project #18-03, 2018 Street Overlay Improvements.

Alternative #2 – Motion to deny adoption of Resolution #18-012 at this time.

Funding Source:
The Feasibility Report was completed in-house as part of staff's regular duties. The preparation of final plans and specifications will also be completed in-house as part of staff's regular duties.

The City's 5-year Street Reconstruction and Overlay Program includes the streets listed above as proposed 2018 overlay improvements, allowing the City to utilize street reconstruction bonds to fund the improvements. The City's current 10-year Capital Improvement Plan (CIP) also identifies these streets as proposed 2018 overlay improvements. Copies of each are attached for reference.

The Feasibility Report identifies an estimated project cost of $585,460.78.

Special assessments are proposed to fund 25% of eligible project costs, totaling $146,365.19. Proposed special assessment amounts are different for each project area. To be consistent with past practice, special assessments are proposed to be the same across all properties in a given project area because each property will receive essentially the same benefit based on similar property values. This is consistent with the "per lot" method of assessment

defined within the City's Special Assessments Policy. It is important to remember that the Feasibility Report identifies proposed special assessment amounts. Final assessment amounts may be more or less based on actual construction costs.

Street reconstruction bonds will ultimately fund all remaining project costs in the estimated amount of $439,095.59.

Recommendation:

Staff recommends approval of Alternative #1, allowing these public streets to be most cost-effectively maintained.

Action:

Motion to adopt Resolution #18-012 accepting Feasibility Report and ordering Plans and Specifications for Improvement Project #18-03, 2018 Street Overlay Improvements.

Attachments

Resolution 18-012
IP 1803 Feasibility Report
2015 - 2019 SROP
2018 Overlays CIP Sheet
Special Assessments Policy
City Charter Chapter 8
MN Statute Chapter 429

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:47 PM
Form Started By: Bruce Westby		Started On: 12/29/2017 01:46 PM
Final Approval Date: 01/04/2018		

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

RESOLUTION #18-012

RESOLUTION ACCEPTING FEASIBILITY REPORT AND ODERING PLANS AND SPECIFICATIONS FOR IMPROVEMENT PROJECT #18-03, 2018 STREET OVERLAY IMPROVEMENTS

WHEREAS, the City of Ramsey proposes to overlay numerous street segments in 2018 for the purpose of maintaining these streets as cost-effectively as possible; and

WHEREAS, pursuant to a resolution of the City Council adopted October 24, 2017, a Feasibility Report has been prepared by the City Engineer with reference to proposed pavement overlay improvements to approximately 63,449 square yards of bituminous pavement on numerous street segments throughout the City, and other appurtenant work; and

WHEREAS, benefiting properties are proposed to be assessed for all or a portion of the cost of the improvements, pursuant to Minnesota Statutes, Chapter 429, the City Charter, and the City's adopted Special Assessments Policy; and

WHEREAS, the City Council received and preliminarily accepted the Feasibility Report on December 12, 2017, and formally accepted the Feasibility Report on January 9, 2018; and

WHEREAS, the Feasibility Report provides information regarding whether the proposed project is necessary, cost-effective and feasible; whether the improvements should be made as proposed or in conjunction with some other improvement; the estimated cost of the improvements as recommended; and a description of the methodology used to calculate individual assessments for benefitted properties; and

WHEREAS, the City of Ramsey proposes to assess benefiting properties up to 25-percent of the cost of the improvements, pursuant to Chapter 8 of the City Charter, the City's adopted Special Assessments Policy, and Minnesota Statutes Chapter 429; and

WHEREAS, the City Clerk gave mailed and published notice of such hearing and improvements as required by law; and

WHEREAS, the City Council conducted a Public Hearing for the proposed improvements on January 9, 2018.

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

1) Such improvement is necessary, cost-effective and feasible as detailed in the Feasibility Report preliminarily accepted by Council on December 12, 2017, and in the Feasibility Report formally accepted on January 9, 2018.

2) Pursuant to Chapter 8 of the City Charter, the City's Special Assessments Policy, and Minnesota Statutes Chapter 429, benefiting properties shall be assessed up to 25-pecent of the cost of the improvements, which have an estimated total cost of $585,461.

3) The City Engineer is hereby designated as the engineer for this improvement, and the engineer is ordered to prepare plans and specifications for the making of such improvements.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

FEASIBILITY REPORT

2018 STREET OVERLAY IMPROVEMENTS

CITY OF RAMSEY
IMPROVEMENT PROJECT NO. 18-03

January 3, 2018

Prepared By:

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

January 3, 2018

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

Re: Feasibility Report – 2018 Street Overlay Improvements
City of Ramsey Improvement Project No. 18-03

Dear Mayor and City Council Members:

Transmitted herewith is a Feasibility Report for the proposed 2018 Street Overlay Improvements, Improvement Project No. 18-03.

The report examines the feasibility of completing 2-inch bituminous pavement overlay improvements on approximately 63,449 square yards of public streets in several areas within the City of Ramsey, and other necessary appurtenant improvements.

This Feasibility Report examines the scope of the proposed improvements, explores estimated costs and available funding sources, defines a preliminary project schedule, examines whether the improvements should be completed as proposed or in connection with another improvement, and provides a determination for the necessity, feasibility and cost-effectiveness of the proposed improvements.

I would welcome the opportunity to discuss this report with you at your convenience. Please feel free to call me at 763-433-9825 with any questions.

Sincerely,

Bruce Westby, PE
City Engineer

Enclosure

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

*Electronic copy only

CERTIFICATION

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

Bruce Westby, PE

Date: January 3, 2018 License No. 40116

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

Leonard Linton, PE

Date: January 3, 2018 License No. 21112

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Project Exhibits

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Appendix B

Street Segment Summaries

Appendix C

Opinion of Probable Costs
Preliminary Assessment Maps
Preliminary Assessment Rolls

Appendix D

Ground Penetrating Radar (GPR) Results

1. EXECUTIVE SUMMARY

City Improvement Project 18-03 proposes to complete 2-inch bituminous pavement overlay improvements to numerous public street segments within the City of Ramsey, including other associated appurtenant improvements as outlined in this report. Approximately 63,449 square yards of public streets in several areas of the City are proposed to receive bituminous pavement overlay improvements in 2018. The street segments proposed to receive overlay improvements include the neighborhoods of; Woodland Green, The North Forty 2nd, The North Forty 3rd, Northfork Itasca Shores, Northfork, Northfork 2nd, Northfork 3rd, and Northfork Oaks.

Appendix A includes an overall project location map, as well as exhibits showing the individual project areas.

City staff typically rates the pavement sections of all city streets on an annual basis using the Pavement Surface Evaluation and Rating (PASER) system. The latest PASER rating for each street segment proposed to receive an overlay with this project is included in the street segments summary found in ***Appendix B***.

On October 24, 2017, the Ramsey City Council ordered this feasibility report which explores the necessity, feasibility and cost-effectiveness of the proposed improvements by examining the scope of the improvements, exploring estimated costs and available funding sources, defining a preliminary project schedule, and determining whether the improvements should be completed as proposed or in connection with another improvement.

The engineer's opinion of probable costs for this project is $585,460.78. Estimated costs include 5% contingency costs, plus 14% indirect costs for administrative, engineering, finance and legal costs.

The improvements proposed with this project are identified in the City's current 10-year Capital Improvement Program, and can be funded using a combination of General Obligation Street Reconstruction and Overlay Plan bond funds, special assessments to benefiting properties, and utility enterprise funds. ***Appendix C*** includes a detailed opinion of probable costs, and preliminary assessment rolls and maps.

The proposed improvements are necessary, feasible, and cost-effective from an engineering standpoint, and can be constructed as proposed herein. The proposed improvements would be most cost-effectively constructed as a separate project and not in connection with other proposed improvements due to the specific nature of the improvements.

2. INTRODUCTION

2.1 Authorization

Preparation of this feasibility report was authorized by the Ramsey City Council on October 24, 2017.

2.2 Program Overview

This project is designated as 2018 Street Overlay Improvements, Improvement Project No. 18-03.

This feasibility report explores proposed bituminous pavement overlay improvements to approximately 63,449 square yards of public streets within several areas of the City. The street segments are proposed to receive 2-inch bituminous overlays with joint milling occurring at driveway aprons and match-in streets, as needed. Associated appurtenant improvements are also proposed to be completed as necessary and as outlined in this report.

Maps showing the general location and scope of the proposed improvements are included in ***Appendix A***.

2.3 Scope

The scope of this report addresses proposed overlay improvements to approximately 63,449 square yards of public streets within several areas of the City as shown in ***Appendix A***.

3. EXISTING CONDITIONS

3.1 Existing Streets

The existing right-of-ways along the street segments proposed to receive overlays as part of this project generally are 66-feet in width. The paved streets vary in width from 30 to 31-feet as measured from the back-of-curb to back-of-curb. All streets in this project were constructed with bituminous pavement and curbing, and many of the street segments contain storm sewer.

Braun Intertec was previously employed to complete a ground penetrating radar (GPR) analysis for the project areas, which included driving the GPR equipped vehicle throughout all street segments within the project areas. Summary tables and charts of the GPR Analysis are attached in ***Appendix D***. The GPR Analysis provides bituminous and aggregate base thicknesses. City staff used this data to determine the appropriate treatment for the pavement. The existing bituminous thicknesses varied from between 0.5 inches and 6.3 inches. The average bituminous thicknesses by project area ranged from 2.0 to 3.3 inches, with an overall average of 2.6 inches across all the project areas combined. The average section thickness, including pavement and aggregate base, ranged from 6.8 to 7.7 inches. The City's current residential street pavement section standard includes 3.5 inches of bituminous pavement and 4 inches of aggregate base, totaling 7.5 inches.

City staff visually inspects each public street segment throughout the City, typically on an annual basis, to determine the pavement condition. Staff uses the Pavement Surface Evaluation and Rating (PASER) system to assign a numerical rating between 1 and 10 to each street segment. Streets rated with a 10 are considered to be in excellent condition therefore requiring no improvement. The street segments proposed to receive overlays in 2018 had 2017 PASER ratings of 3, 4, and 5 making them good candidates for bituminous pavement overlay improvements in 2018, which will extend the life of the pavement approximately 20 years.

Based on the manner in which the existing pavement is deteriorating, staff does not believe there are any issues with subgrade soils that will negatively impact the design life of the proposed improvements. Staff also does not believe groundwater will be a concern for any of the proposed improvements.

3.2 Watermain

Watermain does not exist under any of the streets in the proposed project areas.

3.3 Sanitary Sewer

Sanitary sewer does not exist under any of the streets in the proposed project areas.

3.4 Storm Sewer/Drainage

Storm sewer exists under several of the streets in the proposed project areas, but is not proposed to complete any significant repairs or storm sewer construction as part of this project.

4. PROPOSED IMPROVEMENTS

4.1 Bituminous Pavement Overlays

4.1.1 Pavement Condition Evaluation/Ratings

City staff generally evaluates and rates the pavement conditions of all city streets on an annual basis using the Pavement Surface Evaluation and Rating (PASER) system. This requires a visual evaluation of each pavement surface throughout the City based on the type, extent and severity of each pavement distress observed. Various types of pavement distresses may exist within a pavement section including, but not limited to, alligator cracking, block cracking, longitudinal cracking, transverse cracking, rutting, raveling, shoving, potholes and patches.

Once staff gathers the updated field data, it is recorded in a Microsoft Excel pavement management database. This database is used by staff to determine the most cost-effective pavement rehabilitation method for each street segment, and to schedule the annual long-term Street Maintenance Program projects.

4.1.2 Project Area Selection

Staff reviewed the pavement management database to identify street segments throughout the City with PASER ratings from 3 to 5 as these are the best candidates for overlays. These segments were then evaluated as to proximity and overall scope to determine which segments could be grouped together to help reduce bid prices related to equipment mobilization, which often accounts for 5% or more of bid prices.

The City's 5-year Street Reconstruction and Overlay Plan proposed to overlay several segments in 2018. These include; Woodland Green, The North Forty 2nd, The North Forty 3rd, Northfork Itasca Shores, Northfork, Northfork 2nd, Northfork 3rd, and Northfork Oaks. In total, approximately 63,449 square yards of pavement is proposed to receive overlay improvements. ***Exhibits A, B, C, D, E, F, and G in Appendix A*** show the location and scope of the proposed 2018 overlay improvements.

4.1.3 Other Considerations

Driveways:
Overlaying of existing residential driveway aprons may be needed to varying degrees with this project. The limits of each overlay will vary with each driveway based on the elevation of the street abutting the driveway apron, the driveway pavement condition and type, and the locations of existing driveway pavement joints.

During construction, staff will evaluate the construction limits for each driveway and will work with each property owner to determine the proper overlay limits in the field. Right-of-entry may be needed from residential property owners to complete work outside City right-of-ways and easements.

Pedestrian Facilities:

Pedestrian facilities exist along several of the street segments proposed to receive an overlay. Staff will evaluate potential impacts to each facility during design and plan preparation to determine whether any adjustments or improvements are needed.

4.2 Stormwater Improvements

No storm sewer construction or repair work is proposed. Only minor structure casting adjustments are proposed. Stormwater improvements will be further evaluated during preparation of plans and specifications.

4.3 Water Main Improvements

No watermain improvements are proposed with this project.

4.4 Sanitary Sewer Improvements

No sanitary sewer improvements are proposed with this project.

4.5 Construction Methods

A 1-inch deep joint mill will first be performed at the street tie-in locations for each street segment. The Woodland Green neighborhood is proposed to receive a 7-foot wide edge mill along both sides of the streets due to severely degraded pavement conditions. Then all existing metal castings for storm sewer will be raised, including grouting of catch basins as needed, after which the pavement will be swept to remove any loose debris. A coating of bituminous tack material will then be applied to the existing pavement which serves as a glue to adhere the bituminous overly to the existing bituminous pavement. Each street will then receive a 2-inch bituminous overlay lift.

4.6 Private Utilities

Staff has not yet met with the private electric, gas, and telecommunications utility companies regarding this project. Once plans and specifications are ordered, staff will meet with private utility companies per the project schedule in this report to discuss the proposed improvements, and to determine if modifications are feasible and/or warranted to minimize impacts to their utilities. Based on preliminary reviews, staff does not anticipate any impacts to private utilities.

Should a utility company decide to upgrade, replace, or otherwise modify their services during this project, any such upgrades, replacements, or modifications will be at the sole discretion and cost of the private utility company. Such work could include burying existing overhead lines.

4.7 Permits

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

- Anoka County Highway Department Permit.....Work in Right-of-Way
- MPCA General Stormwater Permit (NPDES).....Grading and Storm Water

4.8 Right-of-Ways/Easements

All work for this project is anticipated to occur within existing City right-of-ways and easements, but some work may be necessary within Anoka County's right-of-way along County Road 83 / Armstrong Boulevard while matching into the existing pavement section.

If any temporary access is required on private properties, staff will obtain right-of-entry from property owners.

It is not anticipated that the City will need to acquire any permanent or temporary right-of-way or easements to complete this project.

5. FINANCING

5.1 Opinion of Cost

The engineer's opinion of probable costs for this project is $585,460.78. A detailed breakdown of project are costs is included in ***Appendix C***.

Estimated costs include 5% contingency costs, plus 14% indirect costs for administrative, engineering, finance, and legal costs.

5.2 Funding

5.2.1 Assessments

Assessments are proposed to be levied against 124 properties having direct access to each of the improved street segments. In accordance with the City's Special Assessments Policy, each property is proposed to be assessed based on the "per lot" method for each of the separate project subdivisions. Since projects are generally classified by subdivisions which have similar characteristics and lot sizes, project costs are proposed to be assessed equally within each individual subdivision.

Preliminary assessments vary considerably per project area. The total project assessment cost is $146,365.19. This represents 25-percent of the total eligible project costs in accordance with the City's adopted Special Assessments Policy, chapter 8 of the City Charter, and State Statute Chapter 429.

Final assessments will be approved by the City Council after final project costs are known and an assessment hearing is held on October 9, 2018. At that time, the City Council may choose to reduce the amount of the assessment if final project costs are less than costs estimated with this feasibility report.

Preliminary assessment maps and rolls, as well as an opinion of probable costs, are included in ***Appendix C***.

5.2.2 City Contribution

The City contribution to the project includes all funding in excess of the amount collected through special assessments to benefiting properties, which totals $438,242.72. The City's contribution will be funded using the 5-year General Obligation Street Reconstruction and Overlay Bond funds, though utility enterprise funds can be used for needed utility infrastructure improvements.

No funds were budgeted for this project in 2018, but this improvement project is included in the City's current 10-year Improvement Plan.

6. PROJECT SCHEDULE

The proposed project schedule is as follows:

Council Orders Feasibility Report ..... October 24, 2017

Council Accepts Feasibility Report/Orders Public Hearing ..... December 12, 2017

Staff Conducts Public Information Meeting ..... January 3, 2018

Council Conducts Public Hearing/Authorizes Plans and Specifications ..... January 9, 2018

Council Approves Plans and Specifications/Authorizes Ad for Bids ..... March 13, 2018

Staff Receives Bids ..... April 17, 2018

Council Accepts Bids/Awards Contract ..... April 24, 2018

Contractor Begins Construction ..... June 2018

Contractor Completes Construction ..... August 31, 2018

Council Conducts Assessment Hearing ..... October 9, 2018

7. CONCLUSIONS AND RECOMMENDATIONS

This feasibility report explores proposed bituminous pavement overlay improvements to approximately 63,449 square yards of public streets in several areas of the City. The street segments are proposed to receive 2-inch bituminous overlays. Other associated appurtenant improvements are proposed to be completed as necessary and as outlined in this report.

It is the recommendation of City staff that the improvements proposed with City Improvement Project No. 18-03 are feasible, necessary, and cost-effective from an engineering standpoint. Staff also recommends completing the proposed improvements as proposed within this report and not in connection with other proposed improvements.

APPENDIX A

Project Exhibits

Exhibit 1 – 2018 Overlay Improvements – Overall Map
Exhibit A – 2018 Overlay Improvements – Woodland Green
Exhibit B – 2018 Overlay Improvements – The North Forty 2nd
Exhibit C – 2018 Overlay Improvements – The North Forty 3rd
Exhibit D – 2018 Overlay Improvements – Northfork Itasca Shores
Exhibit E – 2018 Overlay Improvements – Northfork
Exhibit F – 2018 Overlay Improvements – Northfork 2nd & 3rd
Exhibit G – 2018 Overlay Improvements – Northfork Oaks

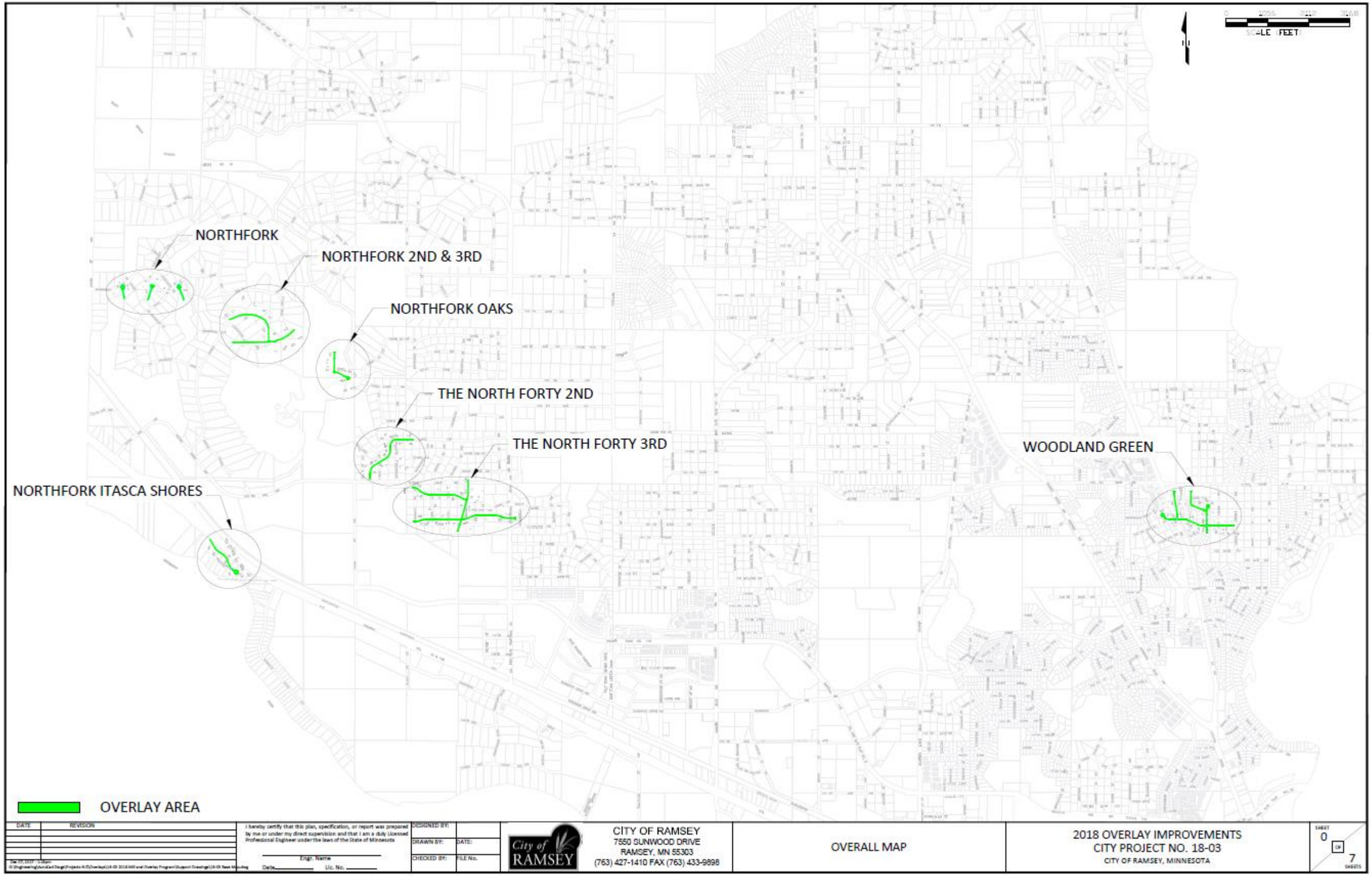


Exhibit 1 – 2018 Overlay Improvements – Overall Map

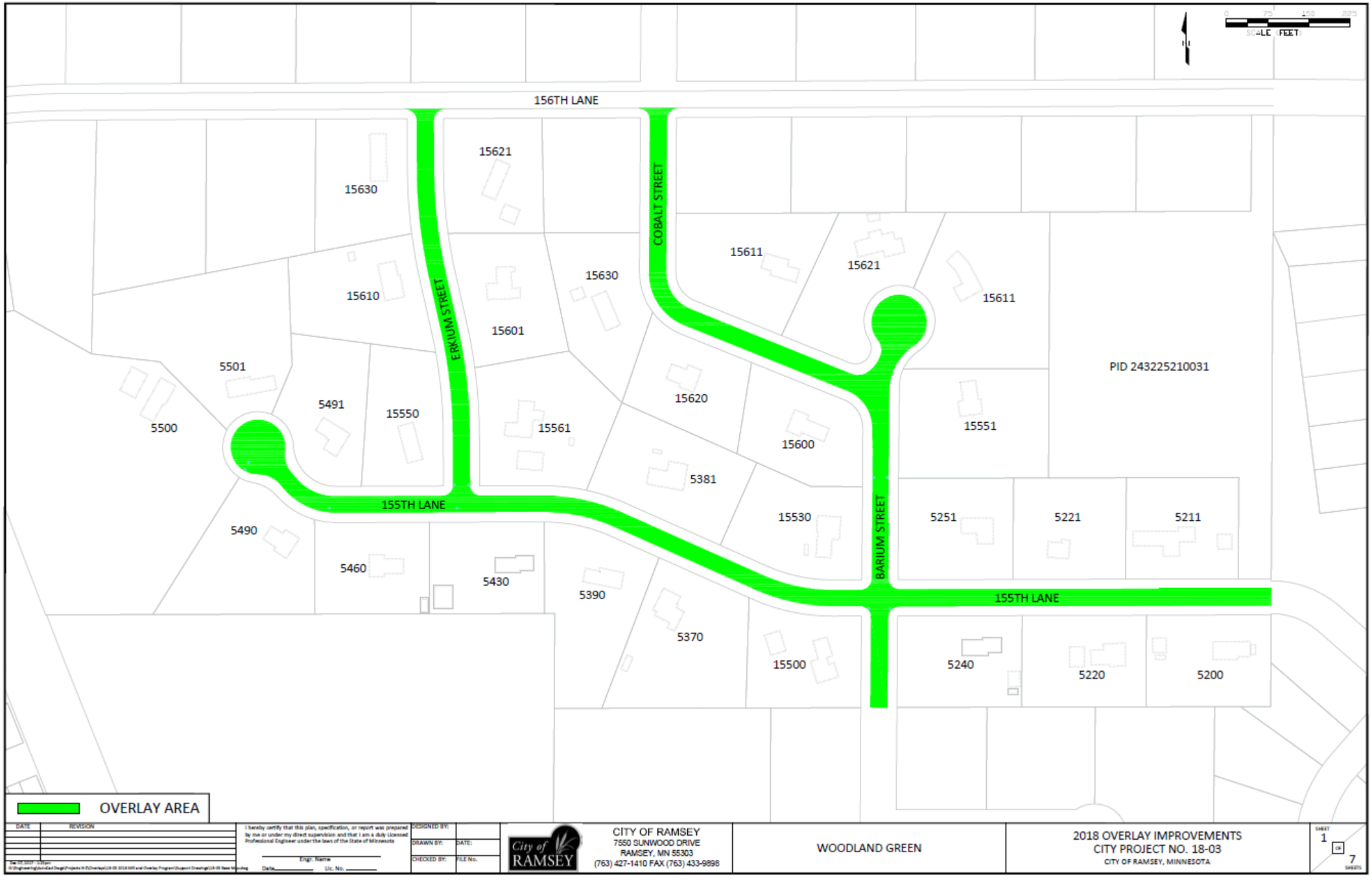


Exhibit A – 2018 Overlay Improvements – Woodland Green

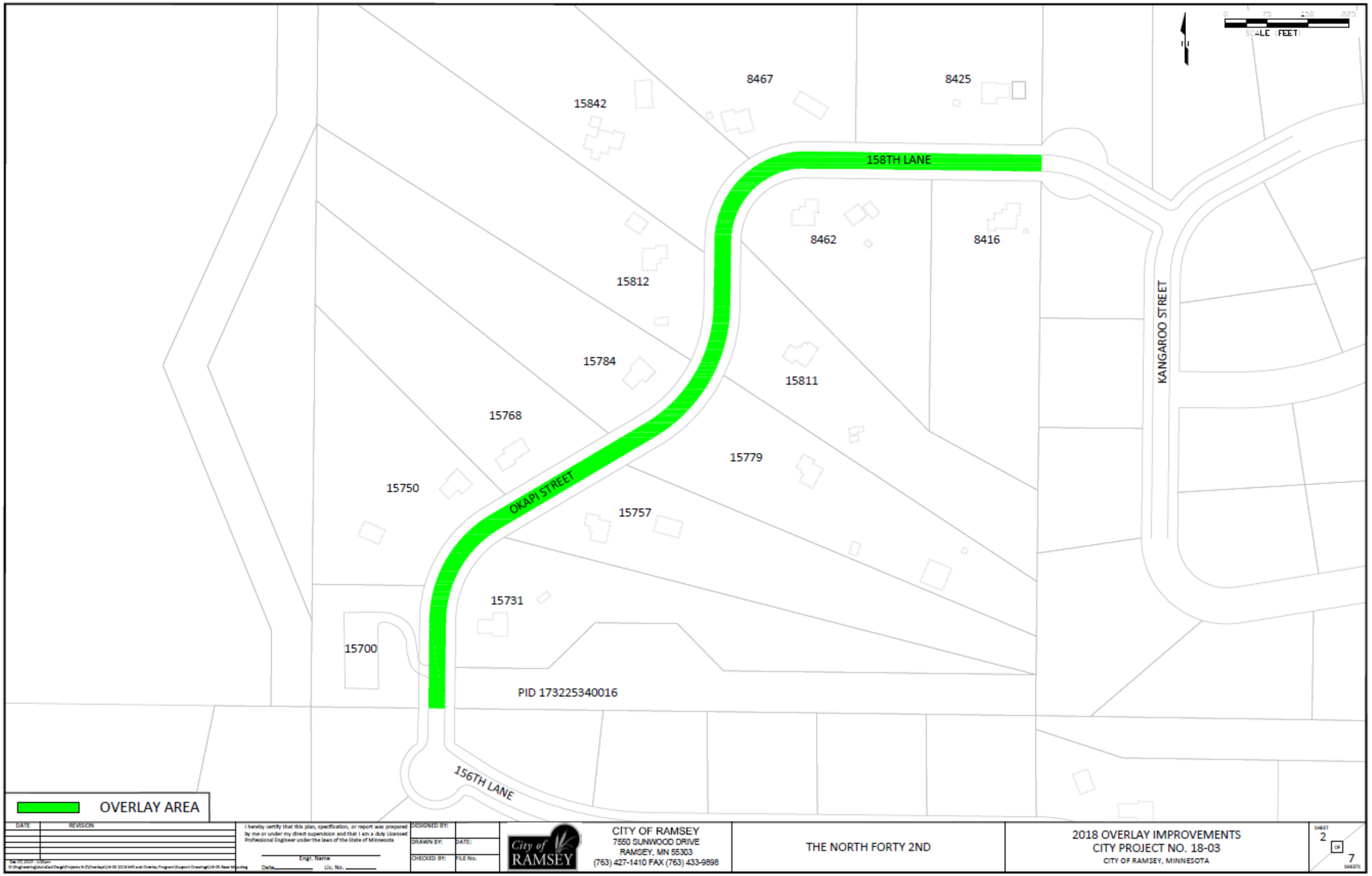


Exhibit B – 2018 Overlay Improvements – The North Forty 2nd

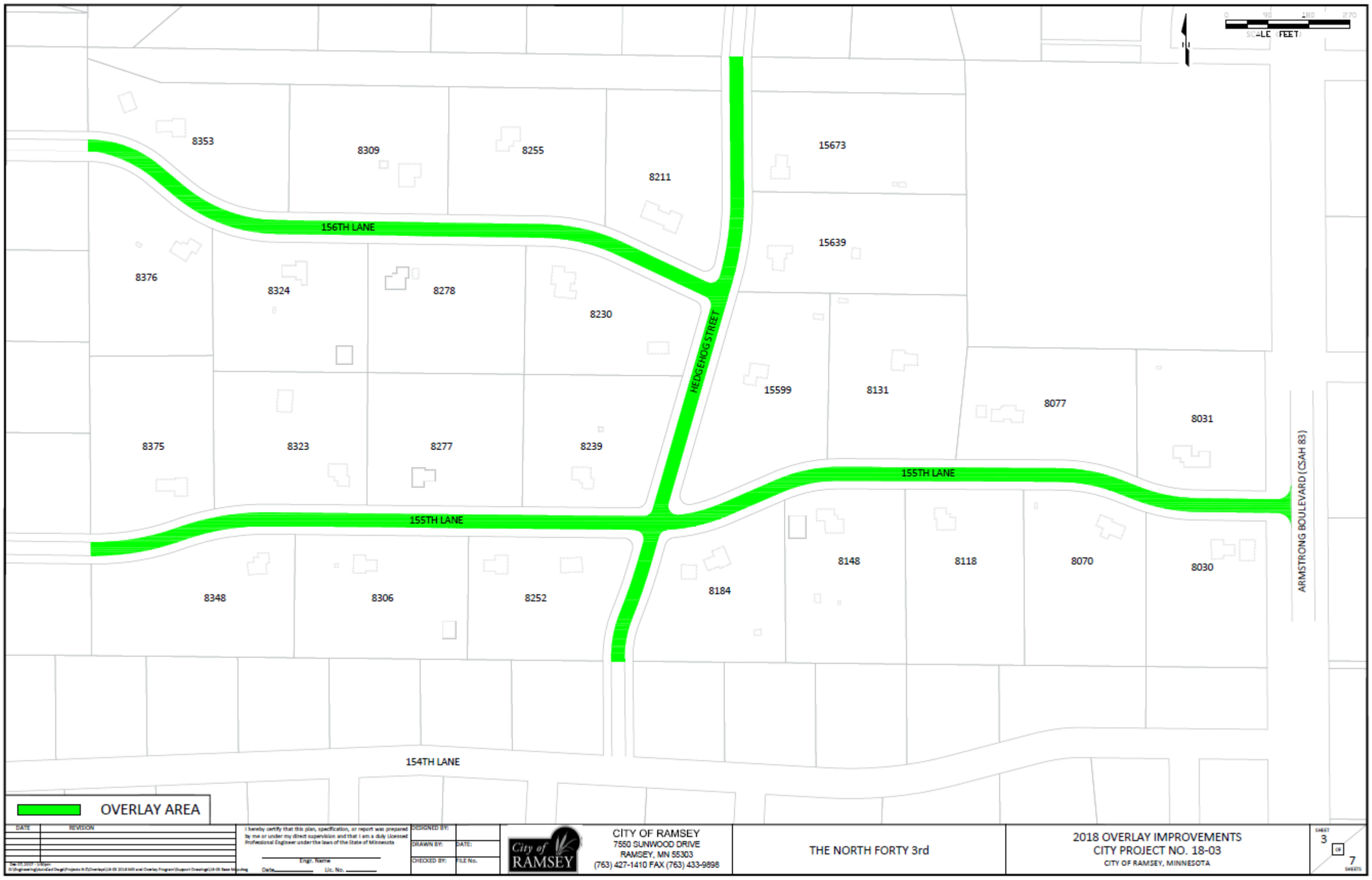


Exhibit C – 2018 Overlay Improvements – The North Forty 3rd

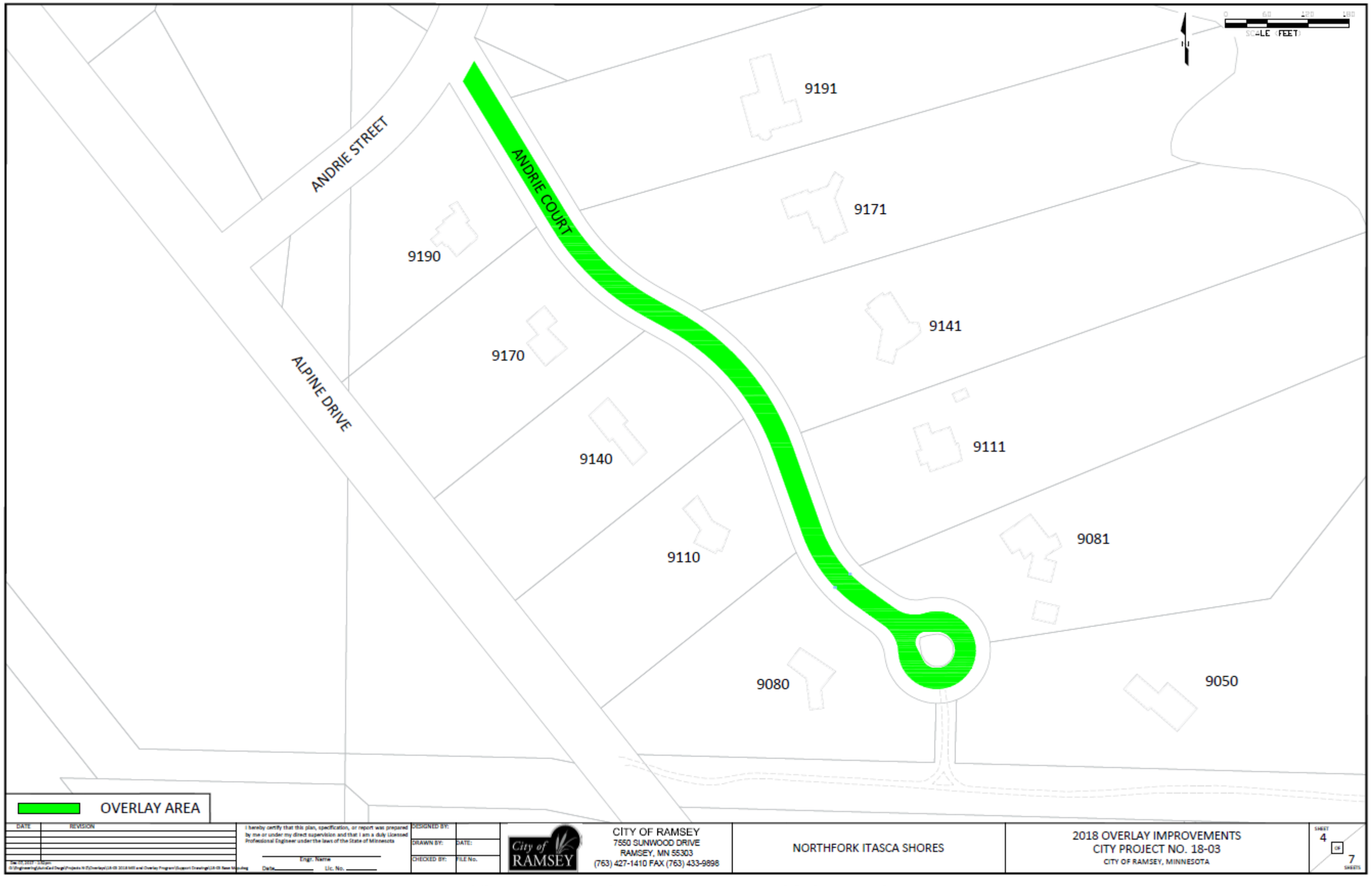


Exhibit D – 2018 Overlay Improvements – Northfork Itasca Shores

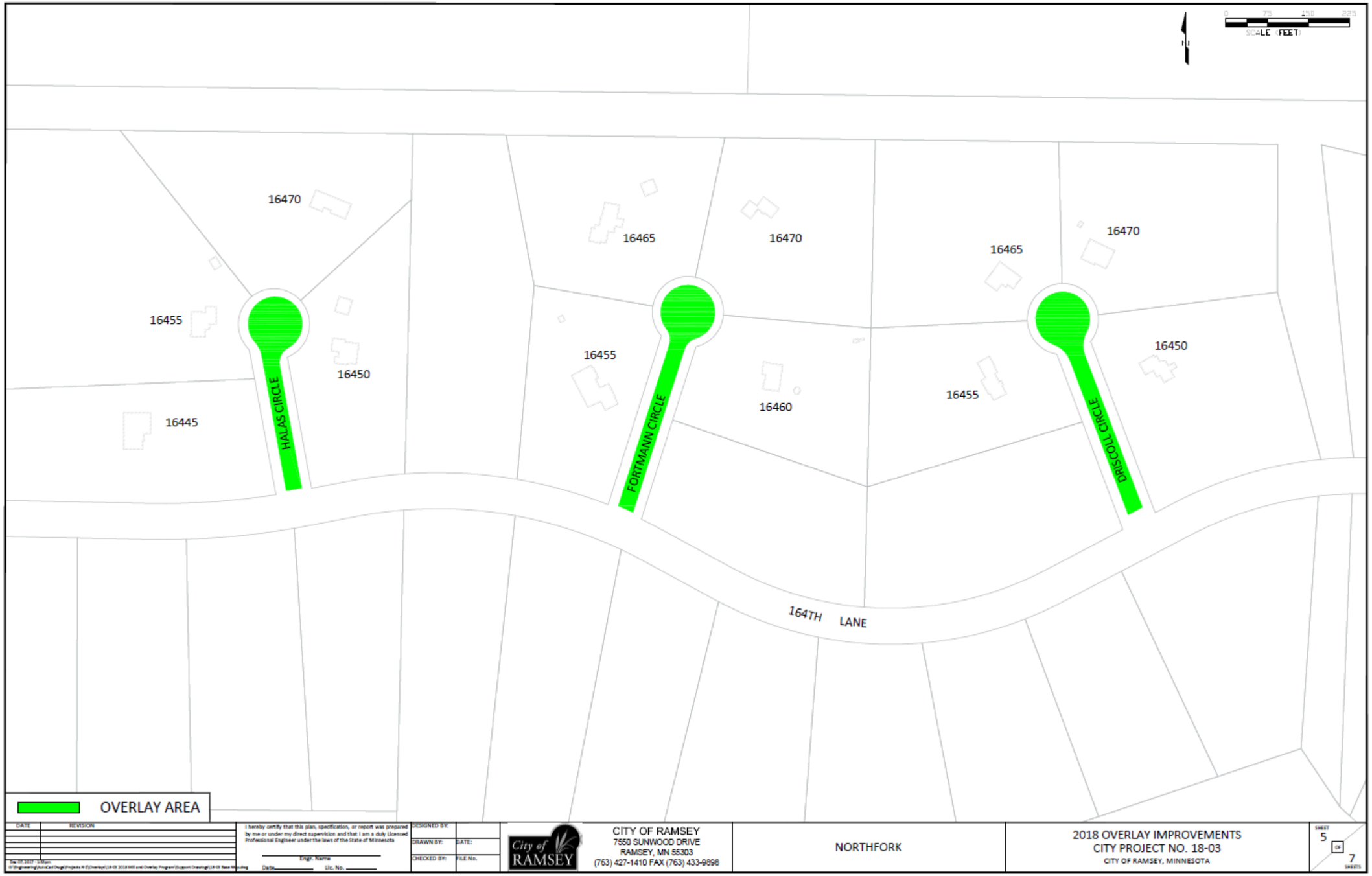


Exhibit E – 2018 Overlay Improvements – Northfork

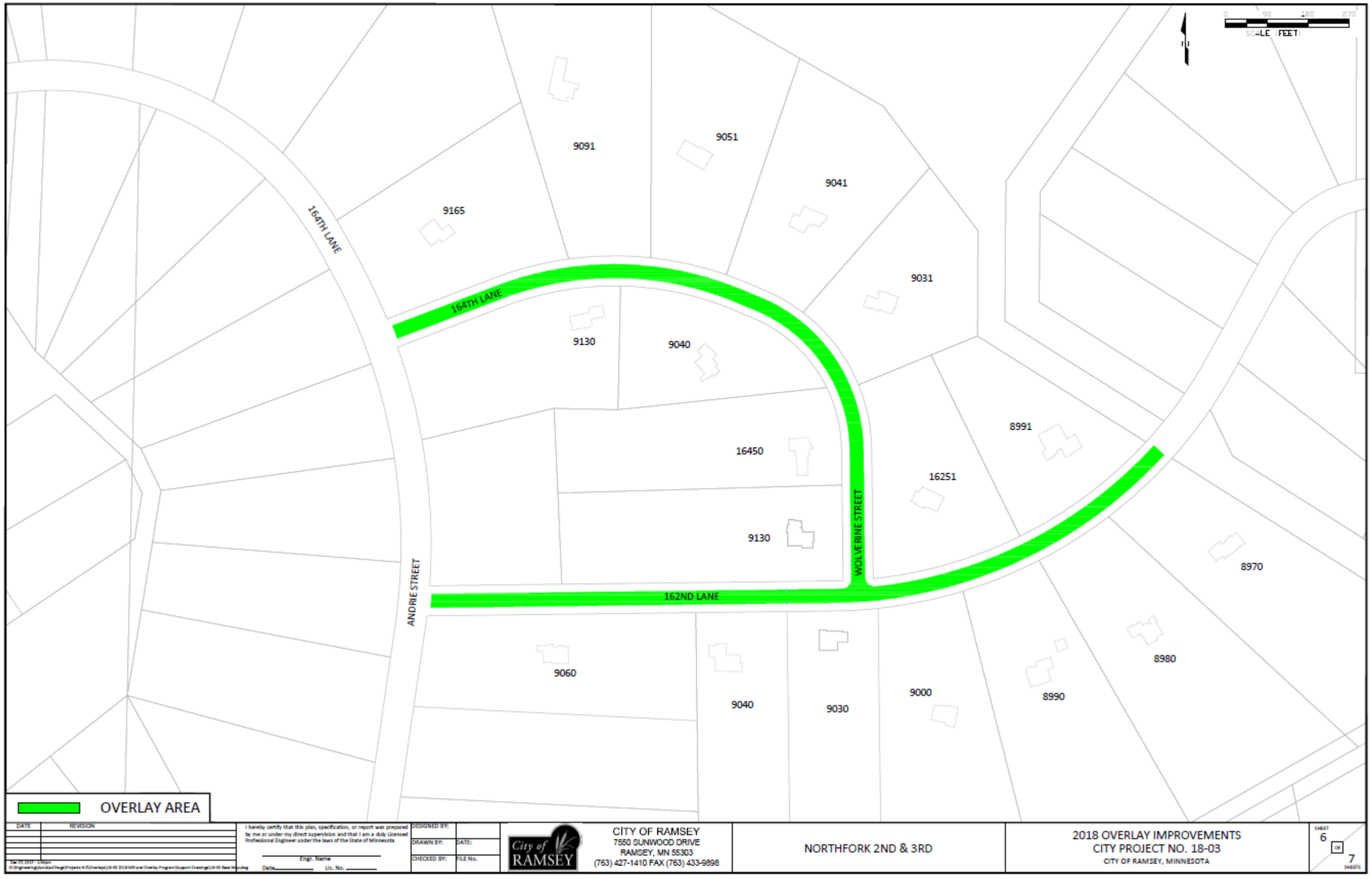


Exhibit F – 2018 Overlay Improvements – Northfork 2nd & 3rd

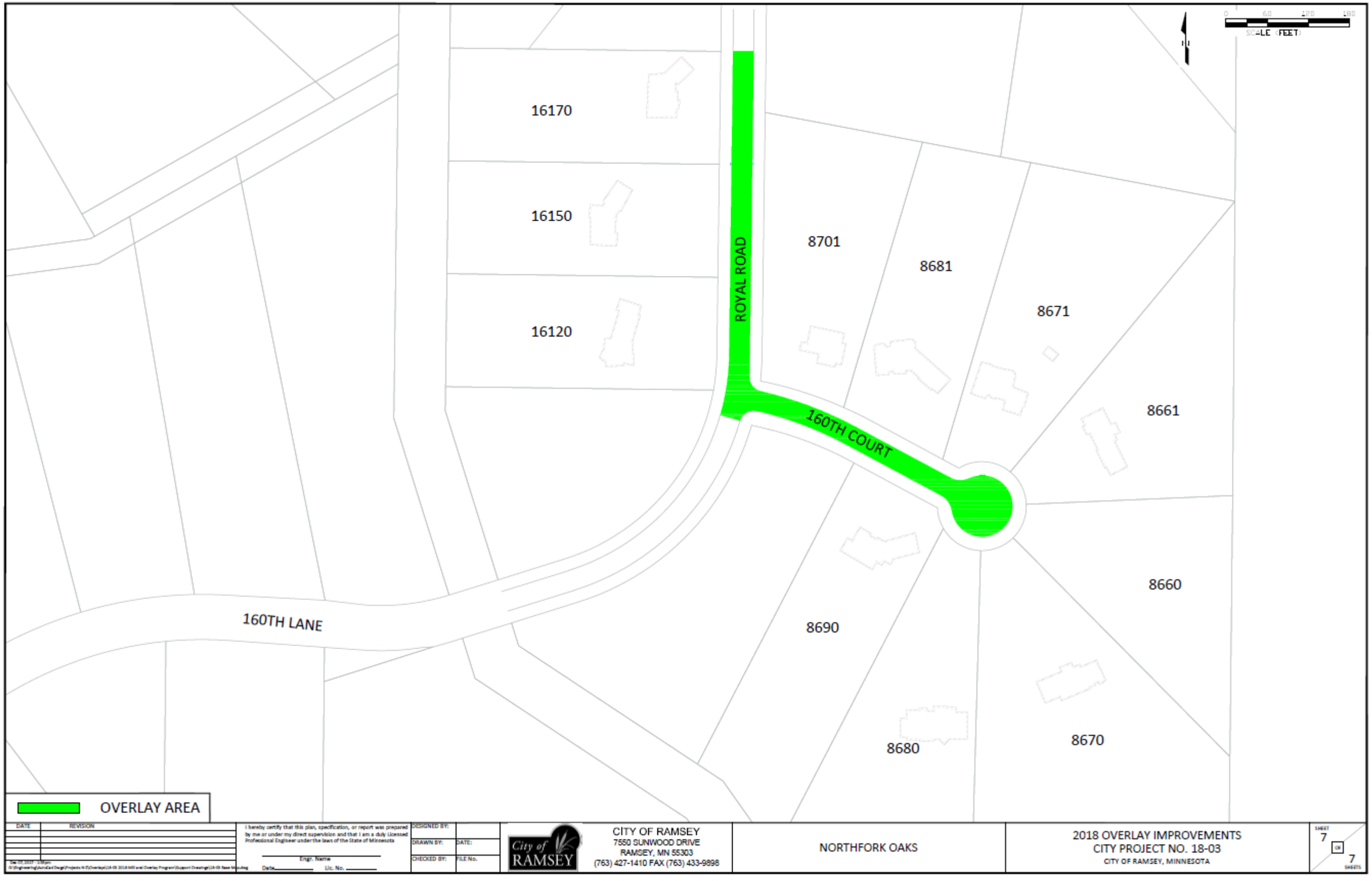


Exhibit G – 2018 Overlay Improvements – Northfork Oaks

Appendix B

Street Segment Summaries

18-03 OVERLAY IMPROVEMENTS

STREET SEGMENT SUMMARIES

WOODLAND GREEN

Street	Segment Description	Length	Width	Curb	2017 Rating	Year Bulit	Maintenance 1	Maintenance 2	Maintenance 3
155th Lane	CDS / E EOP	1924	30 / 31	Bit / No Curb	4	1974	SC 1 - 1981	OL - 1990	SC 2 - 1996
Barium Street	S EOP / CDS	907	30 / 31	Bit / No Curb	4	1974	SC 1 - 1981	OL - 1990	SC 2 - 1996
Cobalt Street	N EOP / Barium St	775	31	Bit	4	1974	SC 1 - 1981	OL - 1990	SC 2 - 1996
Erkium Street	155th Ln / 156th Ln	727	31	Bit	4	1974	SC 1 - 1981	OL - 1990	SC 2 - 1996

THE NORTH FORTY 2ND

Street	Segment Description	Length	Width	Curb	2017 Rating	Year Bulit	Maintenance 1	Maintenance 2	Maintenance 3
158th Lane	NE PC Okapi St & 158th Ln / E EOP	548	31	Bit	4	1989	SC 1 - 1998		
Okapi Street	S EOP / NE PC 158th Ln & Okapi St	1219	31	Bit	4	1989	SC 1 - 1998		

THE NORTH FORTY 3RD

Street	Segment Description	Length	Width	Curb	2017 Rating	Year Bulit	Maintenance 1	Maintenance 2	Maintenance 3
155th Lane	W EOP / Armstrong Blvd	2943	30.5	Bit	4	1990	SC 1 - 1995	SC 2 - 2003	
156th Lane	W EOP / Hedgehog St	1464	30.5	Bit	4	1990	SC 1 - 1995	SC 2 - 2003	
Hedgehog Street	S EOP / N EOP	1362	30.5	Bit	4	1990	SC 1 - 1995	SC 2 - 2003	

NORTHFORK ITASCA SHORES

Street	Segment Description	Length	Width	Curb	2017 Rating	Year Bulit	Maintenance 1	Maintenance 2	Maintenance 3
Andrie Court	Andrie St / CDS	1117	30	Bit	5	1996	SC 1 - 1999		

NORTHFORK

Street	Segment Description	Length	Width	Curb	2017 Rating	Year Bulit	Maintenance 1	Maintenance 2	Maintenance 3
Driscoll Circle	164th Ln / CDS	395	30	Bit	4	1985	SC 1 - 1992	SC 2 - 1999	
Fortmann Circle	164th Ln / CDS	383	30	Bit	4	1985	SC 1 - 1992	SC 2 - 1999	
Halas Circle	164th Ln / CDS	307	30	Bit	3	1985	SC 1 - 1992	SC 2 - 1999	

NORTHFORK 2ND & 3RD

Street	Segment Description	Length	Width	Curb	2017 Rating	Year Bulit	Maintenance 1	Maintenance 2	Maintenance 3
162nd Lane	Andrie St / E EOP	1693	31	Bit	4	1990	SC 1 - 1999		
164th Lane	Andrie St / E EOP	1101	31	Bit	4	1985	SC 1 - 1992	SC 2 - 1999	
164th Lane	W EOP / Wolverine St					1990	SC 1 - 1999		
Wolverine Street	162nd Ln / 164th Ln	462	31	Bit	3	1990	SC 1 - 1999		

NORTHFORK OAKS

Street	Segment Description	Length	Width	Curb	2017 Rating	Year Bulit	Maintenance 1	Maintenance 2	Maintenance 3
160th Court	Royal Rd / CDS	397	30	Bit	4	1994	SC 1 - 1999		
Royal Road	160th Crt / E EOP	537	30	Bit	4	1994	SC 1 - 1999		

Appendix C

Opinion of Probable Costs
Preliminary Assessment Maps
Preliminary Assessment Rolls

18-03 OVERLAY IMPROVEMENTS
PRELIMINARY ENGINEER ESTIMATES

PRELIMINARY ESTIMATE – WOODLAND GREEN					
Item No.	**Description**	**Unit**	**Estimated Quantity**	**Unit Cost**	**Cost Extension**
1	Mobilization	LS	1	$2,000.00	$2,000.00
2	Sawing Bituminous Pavement – Full Depth	LF	212	$3.00	$636.00
3	Mill Bituminous Pavement (7 Foot Edge Mill 0" – 2" Depth)	SY	6572	$1.25	$8,215.00
4	Bituminous Material for Tack Coat	GAL	1,077	$2.50	$2,692.50
5	Type SP 9.5 Wearing Course Mixture (SPWEA340C) (2.0")	TON	1,692	$63.00	$106,596.00
6	Adjust Casting (Storm Sewer)	EA	10	$375.00	$3,750.00
7	6" Concrete Walk	SF	73	$6.50	$474.50
8	Truncated Domes	SF	16	$40.00	$640.00
9	Traffic Control	LS	1	$1,000.00	$1,000.00
				Woodland Green Construction Cost	$126,004.00
				5% Contingency Cost	$6,300.20
				14% Indirect Cost	$18,522.59
				Woodland Green Preliminary Project Cost	**$150,826.79**

PRELIMINARY ESTIMATE – THE NORTH FORTY 2ND					
Item No.	**Description**	**Unit**	**Estimated Quantity**	**Unit Cost**	**Cost Extension**
1	Mobilization	LS	1	$800.00	$800.00
2	Sawing Bituminous Pavement – Full Depth	LF	68	$3.00	$204.00
3	Mill Bituminous Pavement (2" Depth – Street Tie-in)	SY	100	$1.25	$125.00
4	Bituminous Material for Tack Coat	GAL	412	$2.50	$1,030.00
5	Type SP 9.5 Wearing Course Mixture (SPWEA340C) (2.0")	TON	648	$63.00	$40,824.00
6	6" Concrete Walk	SF	70	$6.50	$455.00
7	Truncated Domes	SF	16	$40.00	$640.00
8	Traffic Control	LS	1	$1,000.00	$1,000.00
				The North Forty 2nd Construction Cost	$45,078.00
				5% Contingency Cost	$2,253.90
				14% Indirect Cost	$6,626.47
				The North Forty 2nd Preliminary Project Cost	**$53,958.37**

PRELIMINARY ESTIMATE – THE NORTH FORTY 3RD					
Item No.	**Description**	**Unit**	**Estimated Quantity**	**Unit Cost**	**Cost Extension**
1	Mobilization	LS	1	$2,000.00	$2,000.00
2	Sawing Bituminous Pavement – Full Depth	LF	205	$3.00	$615.00
3	Mill Bituminous Pavement (2" Depth – Street Tie-in)	SY	460	$1.25	$575.00
4	Bituminous Material for Tack Coat	GAL	1,256	$2.50	$3,140.00
5	Type SP 9.5 Wearing Course Mixture (SPWEA340C) (2.0")	TON	1,974	$63.00	$124,362.00
6	Traffic Control	LS	1	$1,000.00	$1,000.00
				The North Forty 3rd Construction Cost	$131,692.00
				5% Contingency Cost	$6,584.60
				14% Indirect Cost	$19,358.72
				The North Forty 3rd Preliminary Project Cost	**$157,635.32**

PRELIMINARY ESTIMATE – NORTHFORK ITASCA SHORES					
Item No.	**Description**	**Unit**	**Estimated Quantity**	**Unit Cost**	**Cost Extension**
1	Mobilization	LS	1	$600.00	$600.00
2	Sawing Bituminous Pavement – Full Depth	LF	41	$3.00	$123.00
3	Mill Bituminous Pavement (2” Depth – Street Tie-in)	SY	50	$1.25	$62.50
4	Bituminous Material for Tack Coat	GAL	300	$2.50	$750.00
5	Type SP 9.5 Wearing Course Mixture (SPWEA340C) (2.0”)	TON	472	$63.00	$29,736.00
6	Adjust Casting (Storm Sewer)	EA	2	$375.00	$750.00
7	6” Concrete Walk	SF	78	$6.50	$507.00
8	Truncated Domes	SF	16	$40.00	$640.00
9	Traffic Control	LS	1	$1,000.00	$1,000.00
				Northfork Itasca Shores Construction Cost	$34,168.50
				5% Contingency Cost	$1,708.43
				14% Indirect Cost	$5,022.77
				Northfork Itasca Shores Preliminary Project Cost	**$40,899.69**

PRELIMINARY ESTIMATE – NORTHFORK					
Item No.	**Description**	**Unit**	**Estimated Quantity**	**Unit Cost**	**Cost Extension**
1	Mobilization	LS	1	$800.00	$800.00
2	Sawing Bituminous Pavement – Full Depth	LF	57	$3.00	$171.00
3	Mill Bituminous Pavement (2” Depth – Street Tie-in)	SY	145	$1.25	$181.25
4	Bituminous Material for Tack Coat	GAL	389	$2.50	$972.50
5	Type SP 9.5 Wearing Course Mixture (SPWEA340C) (2.0”)	TON	612	$63.00	$38,556.00
6	Traffic Control	LS	1	$1,000.00	$1,000.00
				Northfork Construction Cost	$41,680.75
				5% Contingency Cost	$2,084.04
				14% Indirect Cost	$6,127.07
				Northfork Preliminary Project Cost	**$49,891.86**

PRELIMINARY ESTIMATE – NORTHFORK 2ND & 3RD					
Item No.	**Description**	**Unit**	**Estimated Quantity**	**Unit Cost**	**Cost Extension**
1	Mobilization	LS	1	$2,000.00	$2,000.00
2	Sawing Bituminous Pavement – Full Depth	LF	90	$3.00	$270.00
3	Mill Bituminous Pavement (2” Depth – Street Tie-in)	SY	145	$1.25	$181.25
4	Bituminous Material for Tack Coat	GAL	755	$2.50	$1,887.50
5	Type SP 9.5 Wearing Course Mixture (SPWEA340C) (2.0”)	TON	1,186	$63.00	$74,718.00
6	Adjust Casting (Storm Sewer)	EA	6	$375.00	$2,250.00
7	Traffic Control	LS	1	$1,000.00	$1,000.00
				Northfork 2nd & 3rd Construction Cost	$82,306.75
				5% Contingency Cost	$4,115.34
				14% Indirect Cost	$12,099.09
				Northfork 2nd & 3rd Preliminary Project Cost	**$98,521.18**

PRELIMINARY ESTIMATE – NORTHFORK OAKS					
Item No.	**Description**	**Unit**	**Estimated Quantity**	**Unit Cost**	**Cost Extension**
1	Mobilization	LS	1	$600.00	$600.00
2	Sawing Bituminous Pavement – Full Depth	LF	60	$3.00	$180.00
3	Mill Bituminous Pavement (2” Depth – Street Tie-in)	SY	55	$1.25	$68.75
4	Bituminous Material for Tack Coat	GAL	252	$2.50	$630.00
5	Type SP Wearing Course Mixture (SPWEA340C) (2.0”)	TON	396	$63.00	$24,948.00
6	Adjust Casting (Storm Sewer)	EA	2	$375.00	$750.00
7	Traffic Control	LS	1	$1,000.00	$1,000.00
				Northfork Oaks Construction Cost	$28,176.75
				5% Contingency Cost	$1,408.84
				14% Indirect Cost	$4,141.98
				Northfork Oaks Preliminary Project Cost	**$33,727.57**

18-03 PRELIMINARY ESTIMATE SUMMARY		
PROJECT AREA	**PROJECT COST**	**TOTAL ASSESSMENT (25%)**
WOODLAND GREEN	$150,826.79	$37,706.70
THE NORTH FORTY 2ND	$53,958.37	$13,489.59
THE NORTH FORTY 3RD	$157,635.32	$39,408.84
NORTHFORK ITASCA SHORES	$40,899.69	$10,224.92
NORTHFORK	$49,891.86	$12,472.96
NORTHFORK 2ND & 3RD	$98,521.18	$24,630.29
NORTHFORK OAKS	$33,727.57	$8,431.89
PRELIMINARY ESTIMATED TOTALS	**$585,460.78**	**$146,365.19**



WOODLAND GREEN
ASSESSABLE PROPERTIES
2018 OVERLAY IMPROVEMENTS



THE NORTH FORTY 2ND
ASSESSABLE PROPERTIES
2018 OVERLAY IMPROVEMENTS

0 200 400 600
SCALE (FEET)

City of RAMSEY



THE NORTH FORTY 3RD
ASSESSABLE PROPERTIES
2018 OVERLAY IMPROVEMENTS

0 300 600 900
SCALE IN FEET

City of RAMSEY


9050
9081
9111
9141
9171
9191
COURT
9080
9110
9140
9170
9190
ANDRIE
DRIVE
NW
NORTHFORK ITASCA SHORES
ASSESSABLE PROPERTIES
2018 OVERLAY IMPROVEMENTS
0
200
400
600
SCALE IN FEET
City of
RAMSEY



NORTHFORK
ASSESSABLE PROPERTIES
2018 OVERLAY IMPROVEMENTS



NORTHFORK 2ND & 3RD
ASSESSABLE PROPERTIES
2018 OVERLAY IMPROVEMENTS

0 300 600 900
SCALE (FEET)

City of RAMSEY


16170
16150
16120
ROYAL
8701
8681
8671
160TH
CT
8661
8660
8690
8680
8670
NORTHFORK OAKS
ASSESSABLE PROPERTIES
2018 OVERLAY IMPROVEMENTS
0 150 300 450
SCALE IN FEET
N
City of
RAMSEY

PROPOSED ASSESSMENT ROLL - 18-03 WOODLAND GREEN							
PID	**Name/Owner**	**Address 1**	**City**	**State**	**Zip**	**Assessable Units**	**Proposed Assessment**
243225210012	FLOYD JESSICA	15611 COBALT ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210013	ARENDS BARBARA	15621 BARIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210014	MORAVETZ PAUL	15611 BARIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210015	LORETZ JAMES R & M K	15551 BARIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210016	WESTERVELD DONNA LYNN	5251 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210017	GIVENS ANDREW	5221 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210018	NELSON TIMOTHY C & BARBARA A	5211 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210019	CASSIDY MEGAN	5240 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210020	CIKOTTE THOMAS D & SHELLEY	5220 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210021	THIEL MARK	5200 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210023	SWEET LAURA	15630 COBALT ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210024	JAMES CORRINE	15620 COBALT ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210025	FISCHER TIMOTHY A & NANCY A	15600 COBALT ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210026	WATSON JUDY	15530 BARIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210027	NYARA JOSEPH C	5381 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210028	VANG LA	5390 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210029	HOEKE CURTIS	5370 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210030	HATCH JOHN S	15500 BARIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210031	CITY OF RAMSEY		RAMSEY	MN	55303	1	$ 1,216.35
243225220008	AHLQUIST TRUSTEE JOHN & AHLQUIST TRUSTEE PEGGY	15561 ERKIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220009	MCCALLA ANNETTE	15601 ERKIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220010	HAMMOCK JERRY	15621 ERKIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220015	HALTER JONATHAN T & GINA L	15630 ERKIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220017	MAJKRZAK THOMAS J	15610 ERKIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220018	SCHMID RICHARD & JACQUELINE	5491 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220019	KIGER GREGORY A	15550 ERKIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220021	MILLER MARYLEE	5490 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220022	ZIMMERMANN RONALD G & D J	5460 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220023	POMEROY GEORGE A	5430 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220025	SCOTT DOROTHY	5501 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220027	ROSE GARY L & G C	5500 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
TOTALS						**31**	**$ 37,706.70**

PROPOSED ASSESSMENT ROLL - 18-03 THE NORTH FORTY 2ND							
PID	**Name/Owner**	**Address 1**	**City**	**State**	**Zip**	**Assessable Units**	**Proposed Assessment**
173225340002	COULT BRENDA	8425 158TH LN NW	RAMSEY	MN	55303	1	$ 899.31
173225340003	GEISSLER JOSEPH & KIMBERLY	8467 158TH LN NW	RAMSEY	MN	55303	1	$ 899.31
173225340004	GRONAU SHANE	15842 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340005	JOHNSON PATRICIA	15812 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340006	LEVENICK EMMA	15784 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340007	WISE LYLE D & JEAN R	15768 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340008	BERRY FRANCIS P	15750 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340009	TRUONG KY	8416 158TH LN NW	RAMSEY	MN	55303	1	$ 899.31
173225340010	HASTINGS SHERRY	8462 158TH LN NW	RAMSEY	MN	55303	1	$ 899.31
173225340011	OLSON THOMAS C & CARRIE M	15811 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340012	MOLDENHAUER AMANDA	15779 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340013	JOY ANDREW C & JERI L	15757 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340014	WARZONEK ZACHERY	15731 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340015	CITY OF RAMSEY	15700 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340016	CITY OF RAMSEY		RAMSEY	MN	55303	1	$ 899.31
TOTALS						**15**	**$ 13,489.59**

PROPOSED ASSESSMENT ROLL – 18-03 THE NORTH FORTY 3RD							
PID	**Name/Owner**	**Address 1**	**City**	**State**	**Zip**	**Assessable Units**	**Proposed Assessment**
203225110004	BACKMAN JEANINE	8030 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110005	CHISMAR PAMELA	8070 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110006	GOODMAN JOHN D & MIKA JONI R	8118 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110007	BORELL RONALD J & SANDRA A	8148 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110008	SCHUETTE JOAN	8184 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110009	MORLEY JOHN	8031 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110010	SUOMALA ERIN	8077 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110011	BABKIN VYACHESLAV	8131 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110012	DUSTERHOFT KYLE J & MELANIE A	15599 HEDGEHOG ST NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110013	GRANHOLT LUANN	15639 HEDGEHOG ST NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110014	NORMAN MARVIN G & MARIA K	15673 HEDGEHOG ST NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120003	GUSTAVSON GENE E & LANETTE J	8211 156TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120004	ANDERSON HARLAN	8255 156TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120005	WULF RONDA	8309 156TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120006	LATOUR GREGORY	8353 156TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120007	HEINEMAN THOMAS	8239 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120008	MOORE DANIEL	8277 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120009	TRASK BENJAMIN J	8323 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120010	TREPTOW THERESA	8375 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120011	BOBB MICHAEL J	8376 156TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120012	NORMAN MICHAEL	8324 156TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120013	WIDEL LAURA	8278 156TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120014	MAU DAVID	8230 156TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120015	DAVIS ALLISON	8252 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120016	ROUSE MICHAEL	8306 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120017	PETERSON CHAD	8348 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
TOTALS						**26**	**$ 39,408.83**

PROPOSED ASSESSMENT ROLL – 18-03 NORTHFORK ITASCA SHORES							
PID	**Name/Owner**	**Address 1**	**City**	**State**	**Zip**	**Assessable Units**	**Proposed Assessment**
193225130013	TAMAN TARIK & EUSTICE HEIDI T	9191 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130014	SCHROEDER RICHARD M & PENNY M	9171 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130015	TEAL DALE	9141 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130016	MCDONALD ROBERT G & DENISE A	9111 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130017	FIORE EDWARD	9081 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130018	MISNER ALBA	9050 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130020	JORDAN KEVIN L & SUE A	9170 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130021	OLSON MITCHELL A & MICHELLE L	9140 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130022	PAULEY MARIE	9110 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130023	CHRISTIANSON LINDSEY	9080 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130027	DUNLAP CINDY	9190 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
TOTALS						**11**	**$ 10,224.92**

PROPOSED ASSESSMENT ROLL – 18-03 NORTHFORK							
PID	**Name/Owner**	**Address 1**	**City**	**State**	**Zip**	**Assessable Units**	**Proposed Assessment**
183225210002	SHERER MOLLY	16470 FORTMANN CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225210003	KOEHLER MICHAEL	16460 FORTMANN CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225210006	ADAMS LYNN	16455 DRISCOLL CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225210007	WITTER KELLY	16465 DRISCOLL CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225210008	FOOTE CLIFFORD L & SHIRLEY	16470 DRISCOLL CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225210009	RESECH DAVID G & SHAREN J	16450 DRISCOLL CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225220002	LYNCH TERRANCE M & SMITH SUSAN	16445 HALAS CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225220003	TERNUS JESSE	16455 HALAS CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225220004	HANSON ELLEN M	16470 HALAS CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225220005	SKYBERG JASON D & JOANN M	16450 HALAS CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225220007	ANDERSON II TRUSTEE	16455 FORTMANN CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225220008	RUDY TRUSTEE CAROL	16465 FORTMANN CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
TOTALS						**12**	**$ 12,472.96**

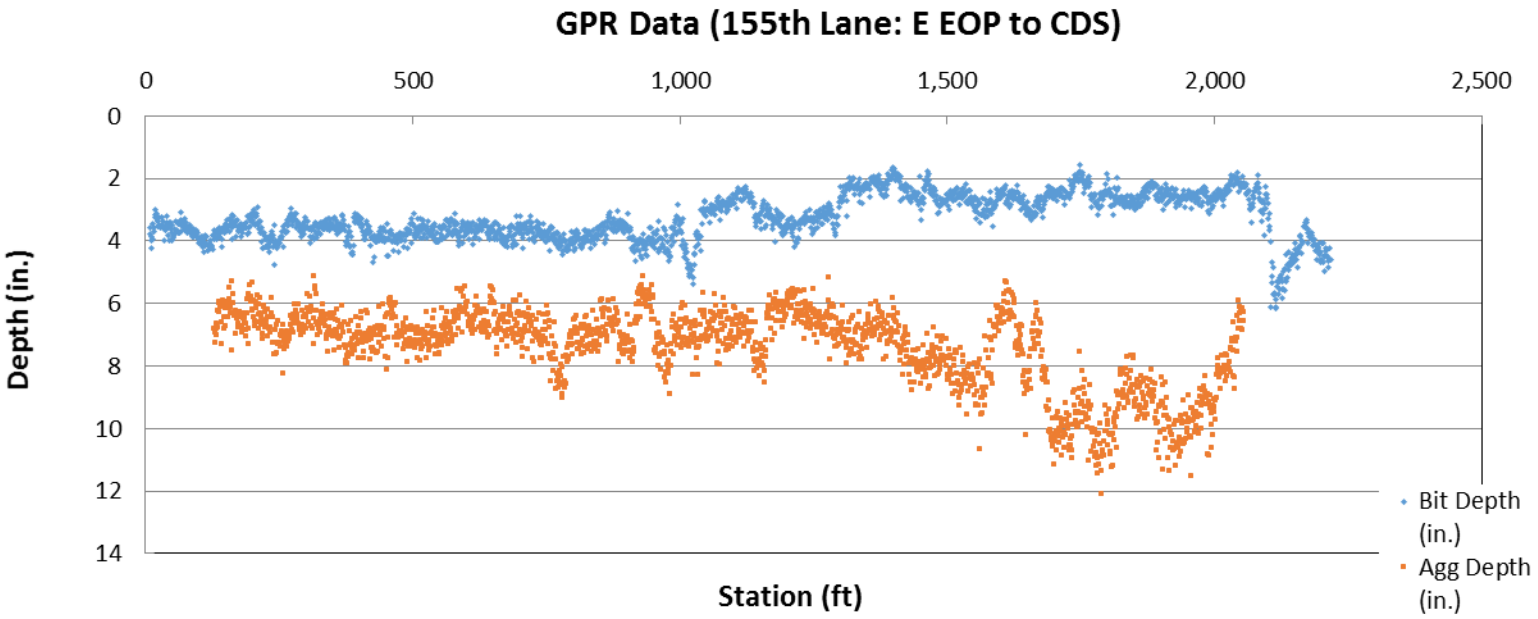
PROPOSED ASSESSMENT ROLL – 18-03 NORTHFORK 2ND & 3RD							
PID	**Name/Owner**	**Address 1**	**City**	**State**	**Zip**	**Assessable Units**	**Proposed Assessment**
183225110004	PELUF LAWRENCE & PATRICIA	9041 164TH LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225110005	SHUGA TOM & IDA S	9031 164TH LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225120005	MORTENSON CYNTHIA	9165 164TH LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225120006	SMITH TRUSTEE JILL & SMITH TRUSTEE STEPHEN	9130 164TH LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225120012	FREDERICKSON JOAN M & THOMAS A	9040 164TH LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225120013	WEBSTER MITCHELL W & NANCY W	9091 164TH LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225120014	SCHOENEMAN CRAIG & JOHNSON E A	9051 164TH LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225130008	FLAVIN RANDY & JOAN	9060 162ND LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225130012	KUNKEL NICHOLAS V & NANCY L	9040 162ND LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225130013	FIELD ROBERT & LORI	16250 WOLVERINE ST NW	RAMSEY	MN	55303	1	$ 1,368.35
183225130014	BARBER JAMES	16450 WOLVERINE ST NW	RAMSEY	MN	55303	1	$ 1,368.35
183225140002	CHRISTENSEN SCOTT M & LISA E	8970 162ND LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225140003	HARTER GREGORY J & LYNNE M	8980 162ND LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225140005	WATSON BARBARA	9000 162ND LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225140006	MALECK KATHLEEN M	9030 162ND LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225140007	ZIERDEN SCOTT M & JULIE M	16251 WOLVERINE ST NW	RAMSEY	MN	55303	1	$ 1,368.35
183225140008	QUICK BRYAN R & MARY M	8991 162ND LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225140020	MCGERR PATRICIA R TRUSTEE	8990 162ND LN NW	RAMSEY	MN	55303	1	$ 1,368.35
TOTALS						**18**	**$ 24,630.29**

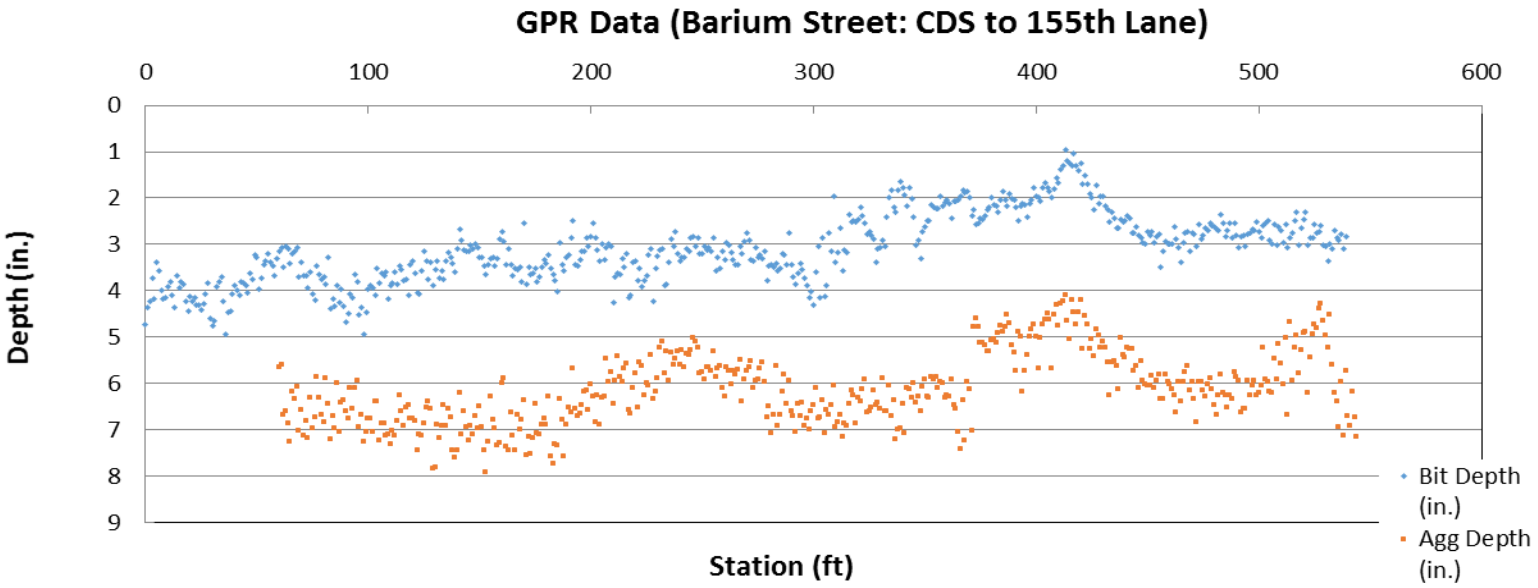
PROPOSED ASSESSMENT ROLL – 18-03 NORTHFORK OAKS							
PID	**Name/Owner**	**Address 1**	**City**	**State**	**Zip**	**Assessable Units**	**Proposed Assessment**
173225230006	SERIANO KIMBERLY	16170 ROYAL RD NW	RAMSEY	MN	55303	1	$ 766.54
173225230007	HANSON JOHN	16150 ROYAL RD NW	RAMSEY	MN	55303	1	$ 766.54
173225230008	KUZMA MARK E & WENDY J	16120 ROYAL RD NW	RAMSEY	MN	55303	1	$ 766.54
173225230009	MENTH JEFFREY & O'BERRY E M	8701 160TH CT NW	RAMSEY	MN	55303	1	$ 766.54
173225230010	SOGN BRUCE	8681 160TH CT NW	RAMSEY	MN	55303	1	$ 766.54
173225230011	FOGGIA JOSEPH M & KAREN S	8671 160TH CT NW	RAMSEY	MN	55303	1	$ 766.54
173225230012	FROLIK JON	8661 160TH CT NW	RAMSEY	MN	55303	1	$ 766.54
173225320004	PARENT CUSTOM HOMES LLC	8660 160TH CT NW	RAMSEY	MN	55303	1	$ 766.54
173225320005	SAXON TED	8670 160TH CT NW	RAMSEY	MN	55303	1	$ 766.54
173225320006	BIRD DANIEL	8680 160TH CT NW	RAMSEY	MN	55303	1	$ 766.54
173225320007	BRUSVEN DAVID D & MARY G	8690 160TH CT NW	RAMSEY	MN	55303	1	$ 766.54
TOTALS						**11**	**$ 8,431.89**

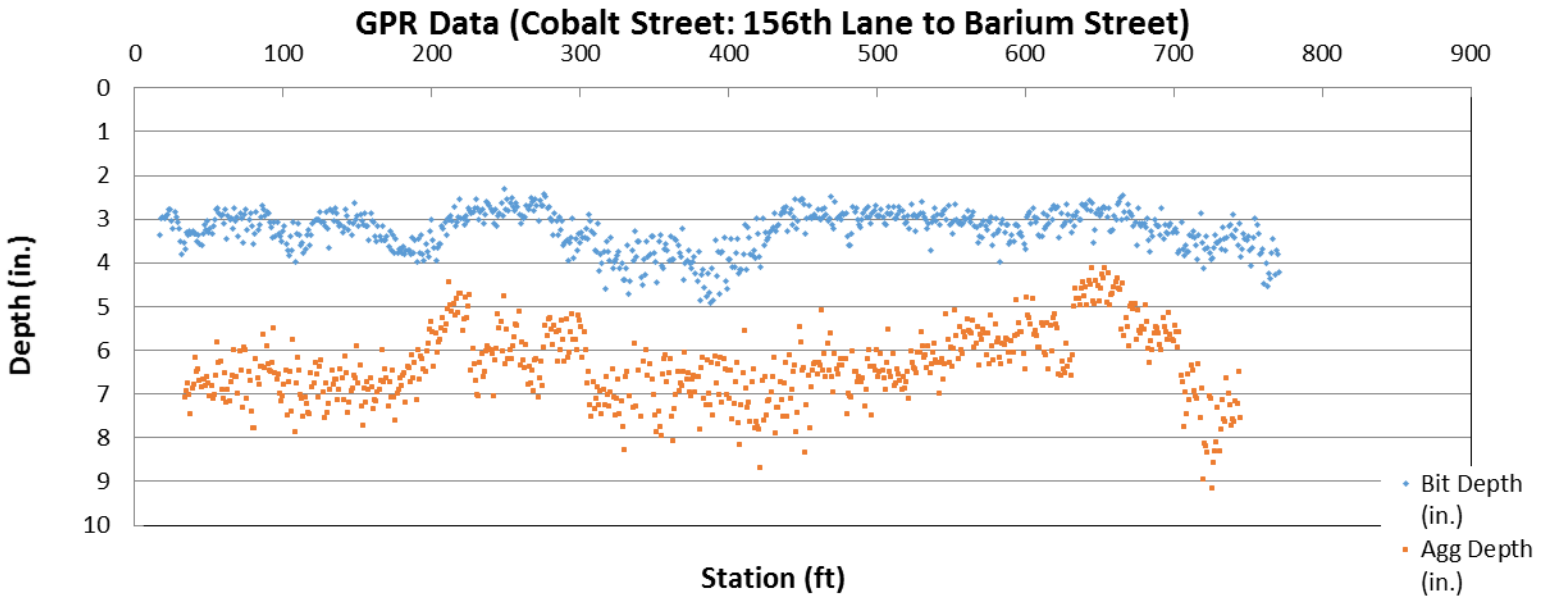
Appendix D

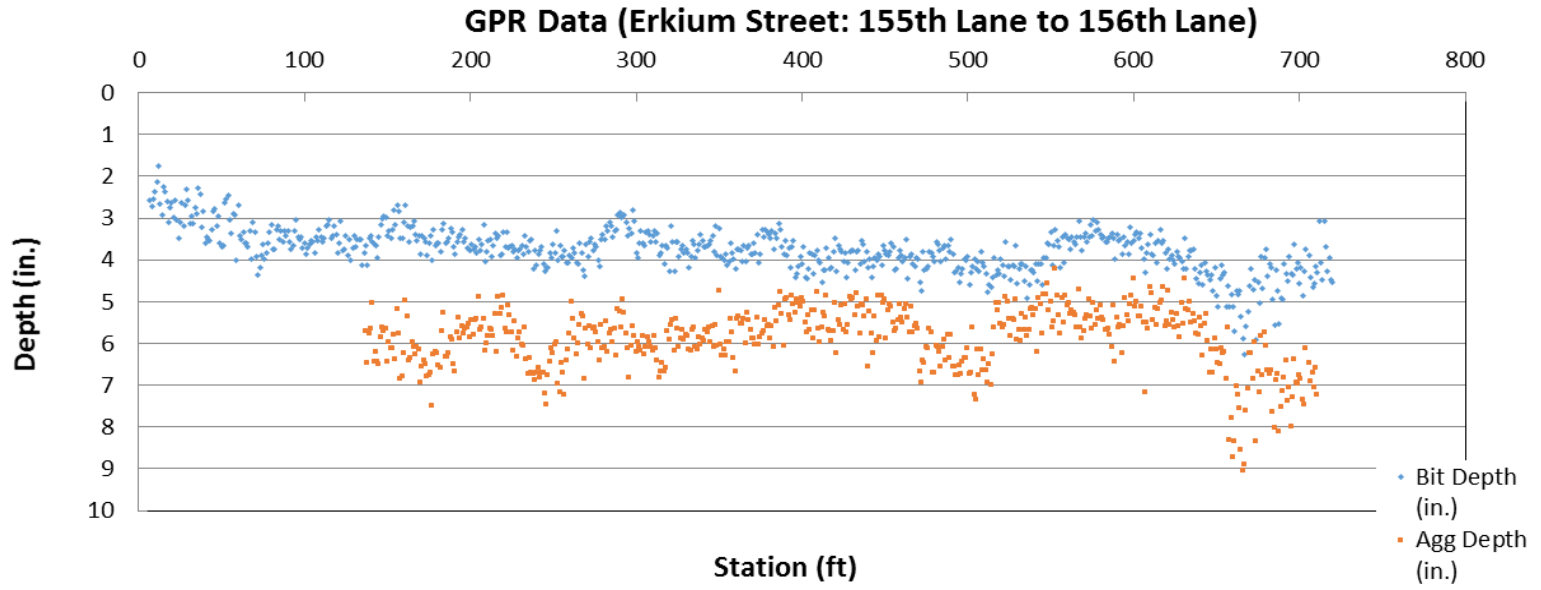
Ground Penetrating Radar (GPR) Results Tables and Data Charts

Woodland Green GPR Summary										
Project Segment		**Pavement**			**Aggregate**			**Section**		
Street	**Segment Description**	**Min**	**Max**	**Avg**	**Min**	**Max**	**Avg**	**Avg**	**Min**	**Location**
155th Lane	E EOP / CDS	1.6	6.2	3.3	1.9	9.6	4.9	7.4	5.1	316' West of E EOP.
Barium Street	S EOP / CDS	1.0	4.9	3.1	1.5	7.2	3.2	6.1	4.09	130' North of 155th Lane.
Cobalt Street	N EOP / Barium St	2.3	4.9	3.3	1.3	5.3	3.1	6.4	4.11	126' Northwest of Barium Street.
Erkium Street	155th Ln / 156th Ln	1.8	6.3	3.8	0.6	3.7	2.0	5.9	4.2	167' South of 156th Lane
Project Summary		*1.0*	*6.3*	*3.3*	*0.6*	*9.6*	*3.6*	*6.8*	*4.09*	*Barium Street, 130' North of 155th Lane.*

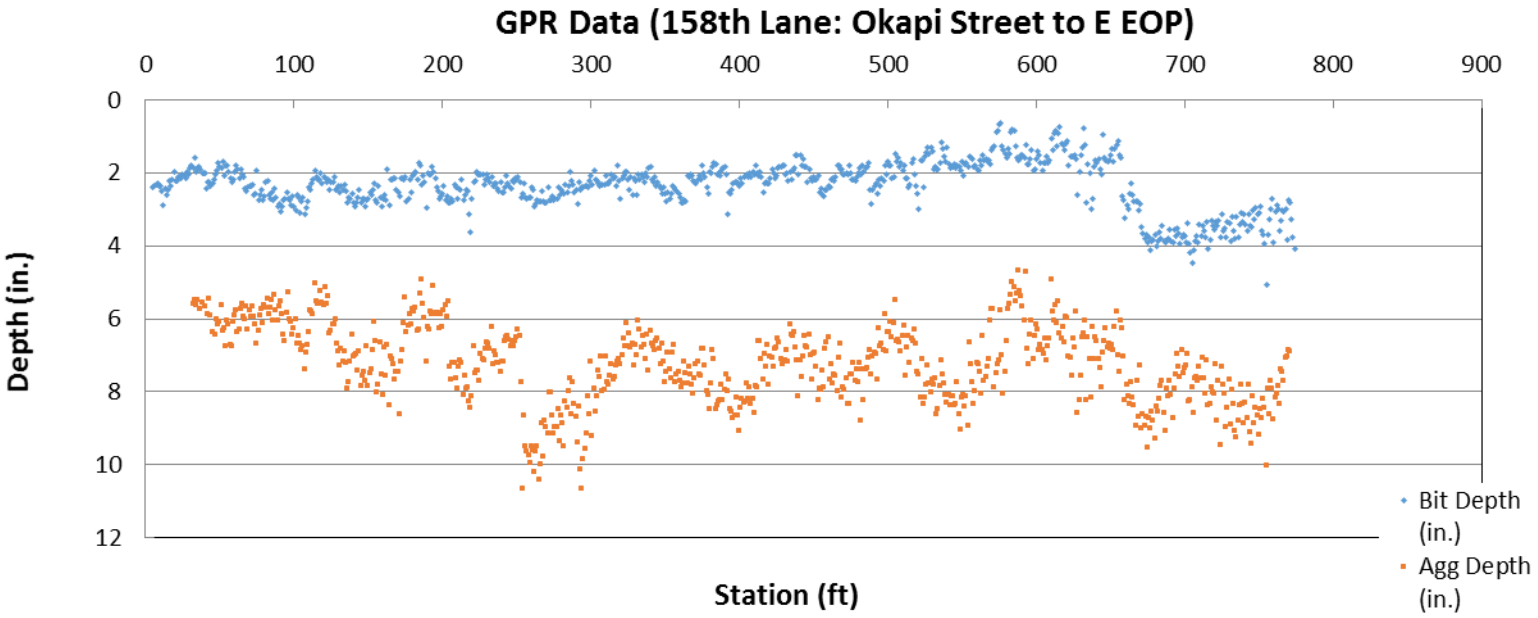


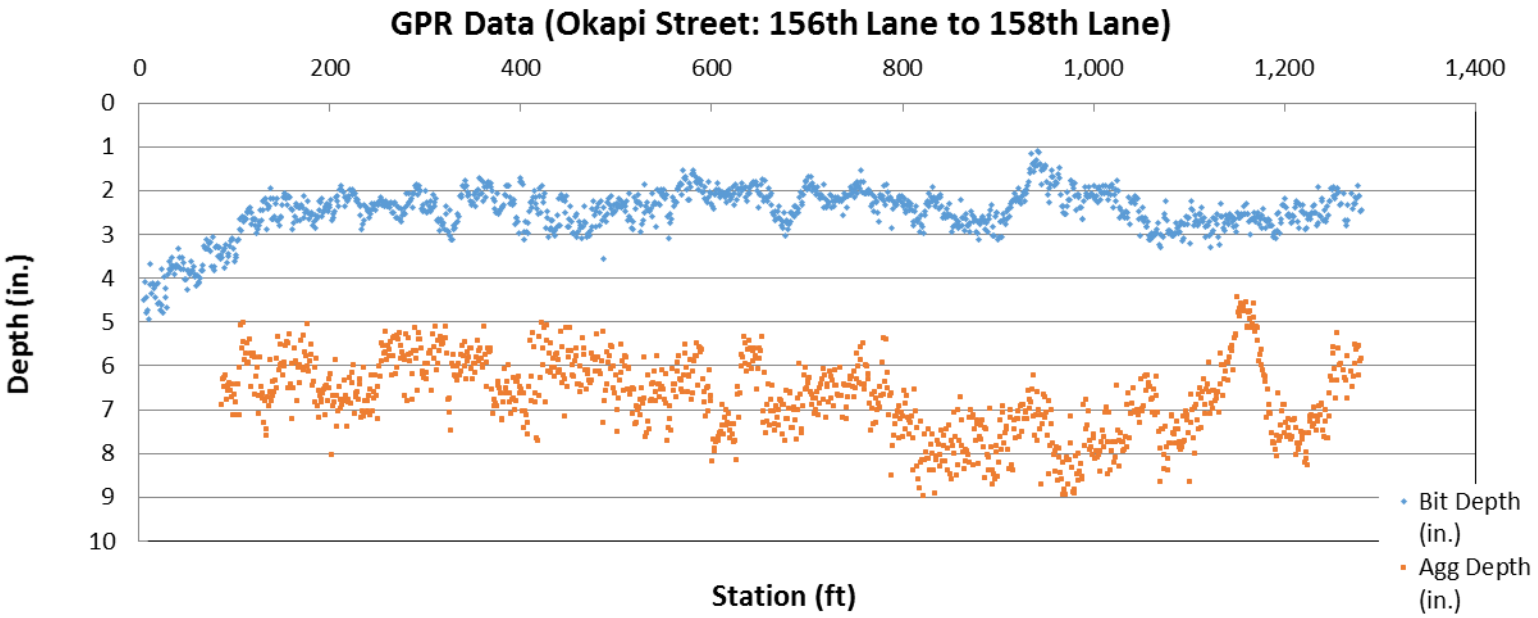



GPR Data (Cobalt Street: 156th Lane to Barium Street)
0
100
200
300
400
500
600
700
800
900
0
1
2
3
4
5
6
7
8
9
10
Depth (in.)
Station (ft)
Bit Depth (in.)
Agg Depth (in.)

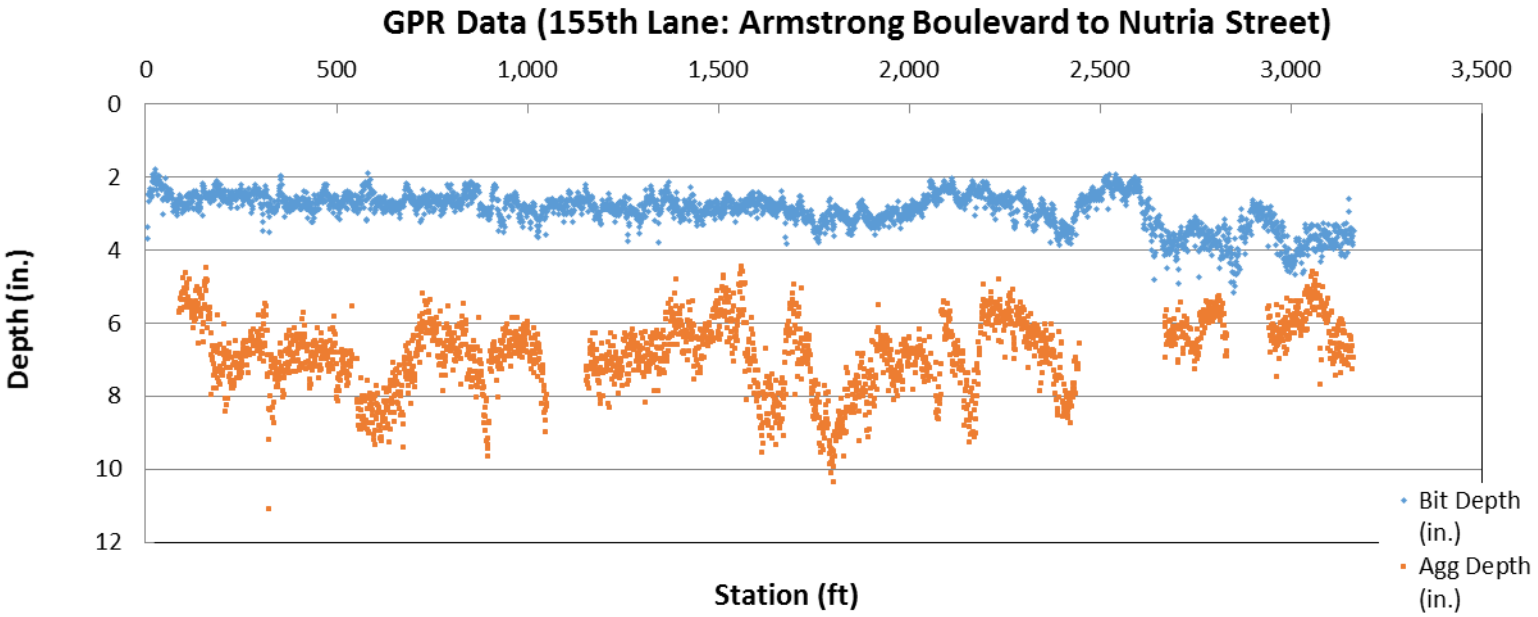

GPR Data (Erkium Street: 155th Lane to 156th Lane)
0
100
200
300
400
500
600
700
800
0
1
2
3
4
5
6
7
8
9
10
Depth (in.)
Station (ft)
Bit Depth (in.)
Agg Depth (in.)

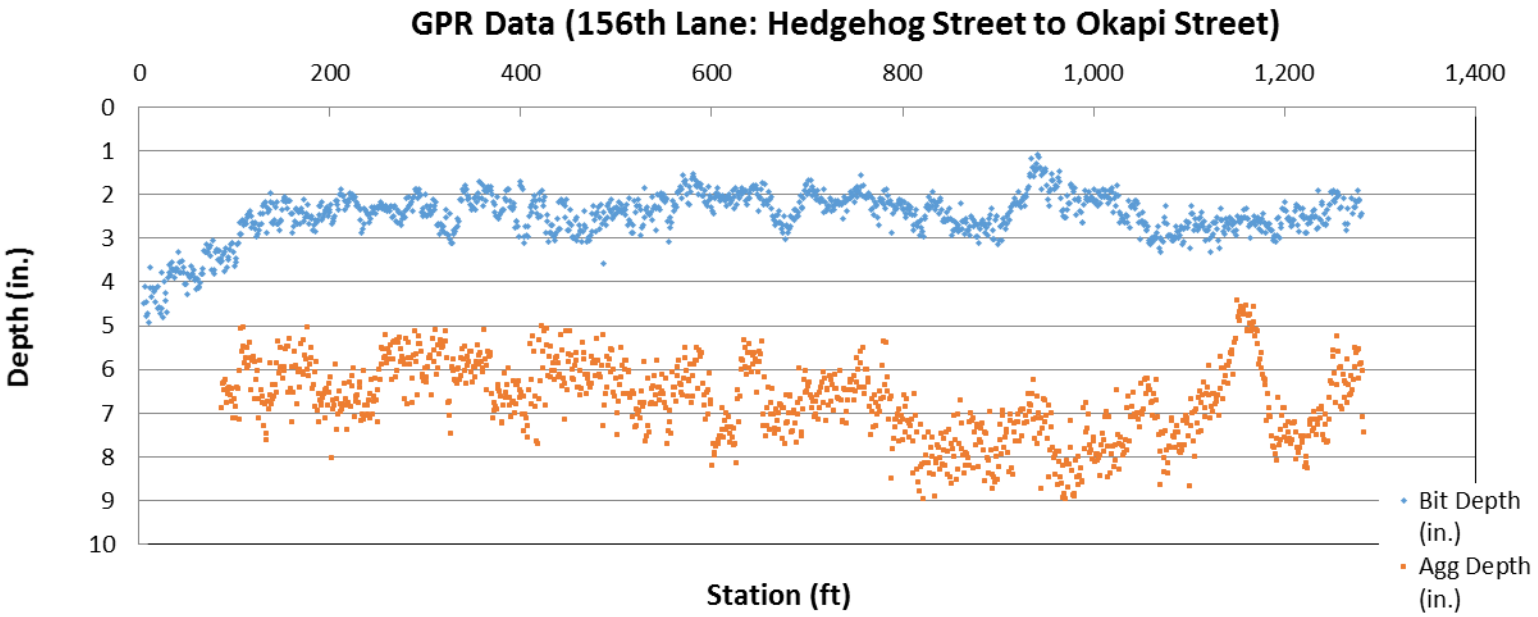
The North Forty 2nd GPR Summary										
Project Segment		**Pavement**			**Aggregate**			**Section**		
Street	**Segment Description**	**Min**	**Max**	**Avg**	**Min**	**Max**	**Avg**	**Avg**	**Min**	**Location**
158th Lane	NE PC Okapi St & 158th Ln / E EOP	0.7	5.1	2.3	2.5	8.3	4.6	7.2	4.7	187' West of E EOP.
Okapi Street	S EOP / NE PC 158th Ln & Okapi St	1.1	4.9	2.5	1.9	7.1	4.3	6.7	4.4	130' North of S EOP.
Project Summary		*0.7*	*5.1*	*2.4*	*1.9*	*8.3*	*4.4*	*6.9*	*4.4*	*Okapi Street, 130' North of S EOP.*

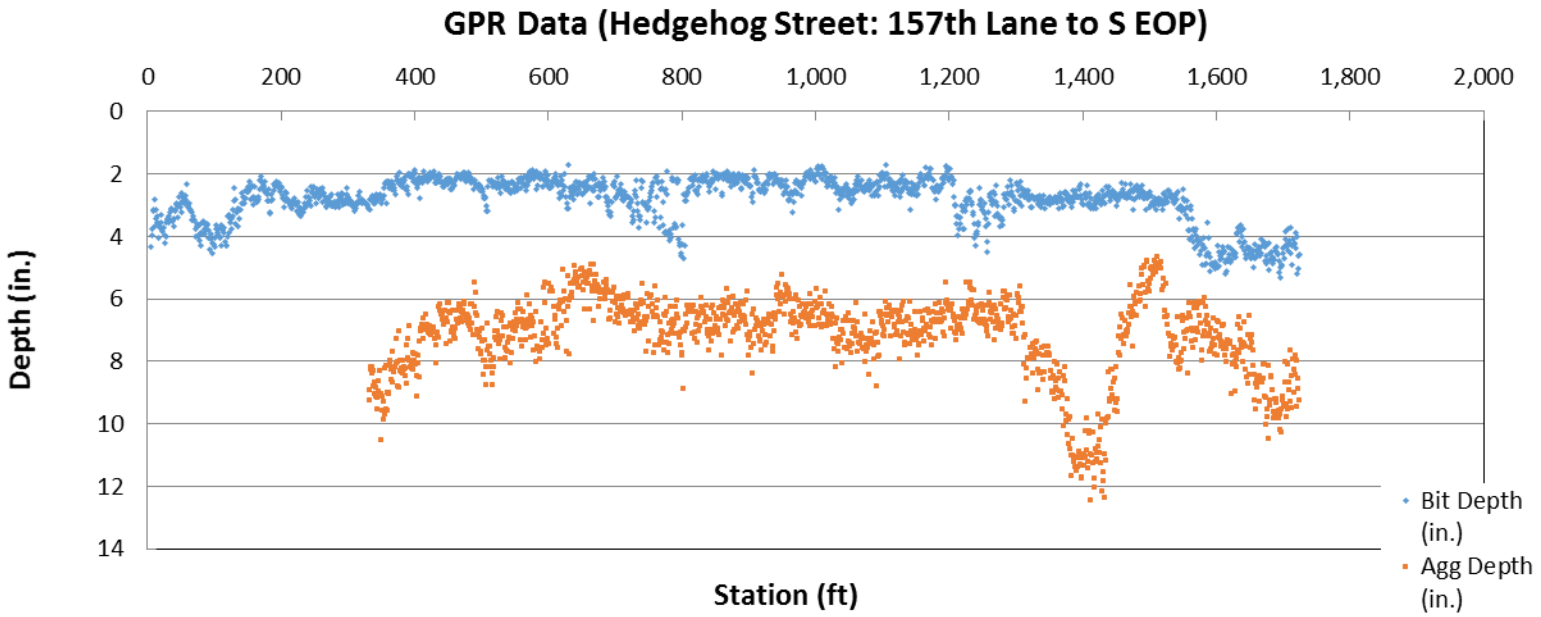




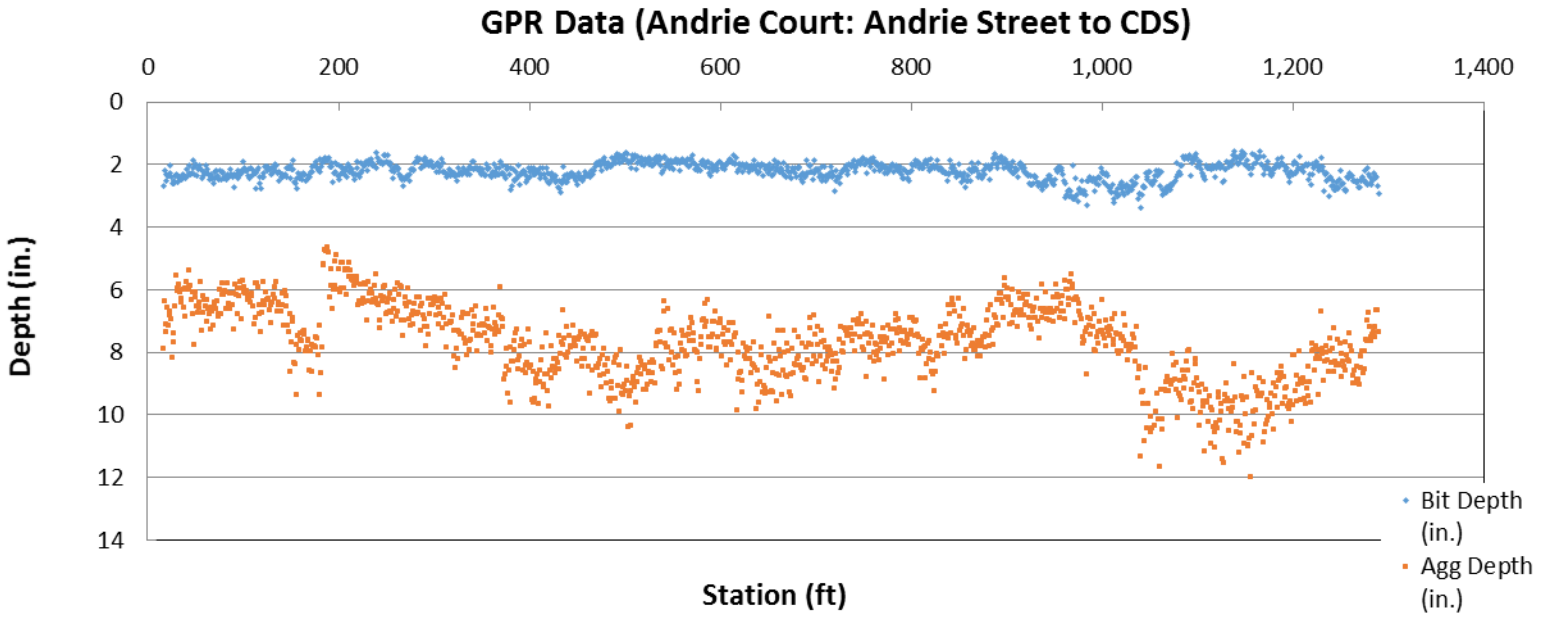
The North Forty 3rd GPR Summary										
Project Segment		**Pavement**			**Aggregate**			**Section**		
Street	**Segment Description**	**Min**	**Max**	**Avg**	**Min**	**Max**	**Avg**	**Avg**	**Min**	**Location**
155th Lane	W EOP / Armstrong Blvd	1.8	5.2	2.9	1.2	7.0	3.7	6.9	4.5	52' West of Hedgehog Street.
156th Lane	W EOP / Hedgehog St	1.1	4.9	2.5	1.9	7.4	4.1	6.7	4.4	137' East of W EOP.
Hedgehog Street	S EOP / N EOP	1.7	5.3	2.8	1.6	9.4	4.4	7.2	4.7	216' North of S EOP.
Project Summary		*1.1*	*5.3*	*2.8*	*1.2*	*9.4*	*4.0*	*6.9*	*4.4*	*156th Lane, 137' East of W EOP.*



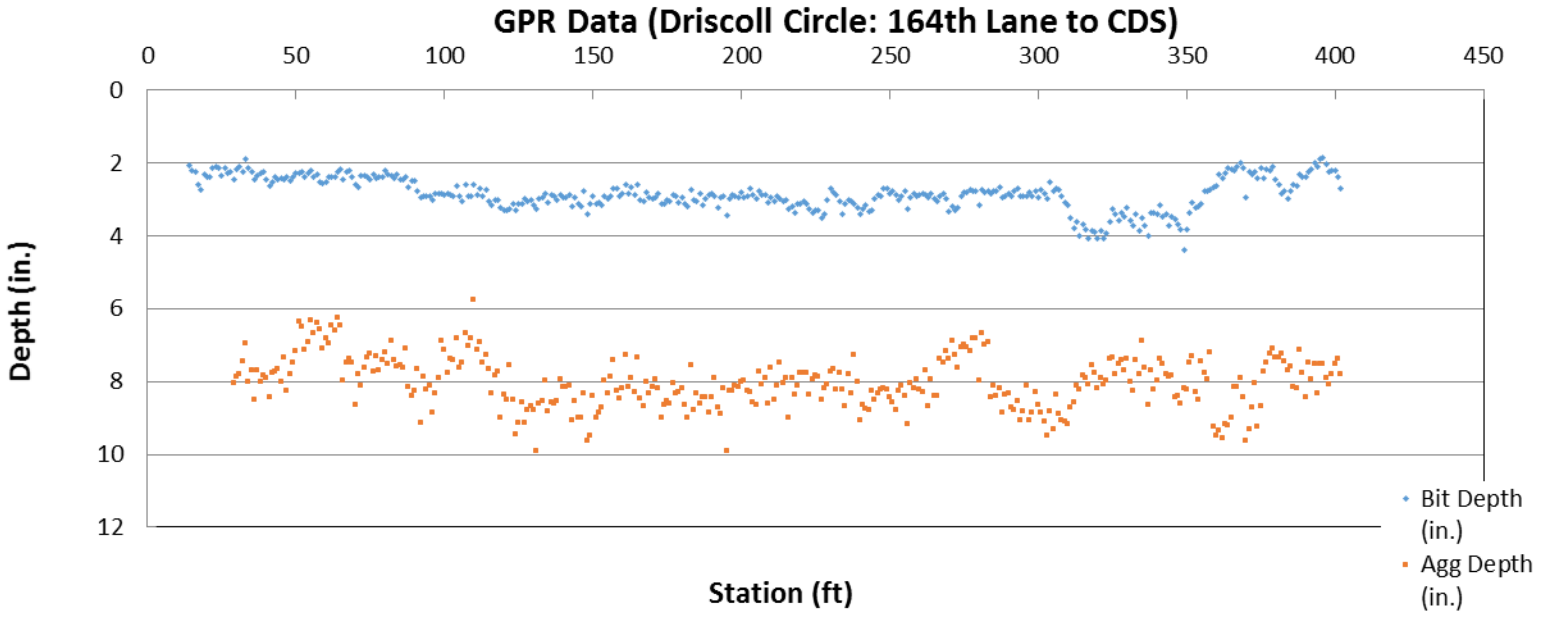


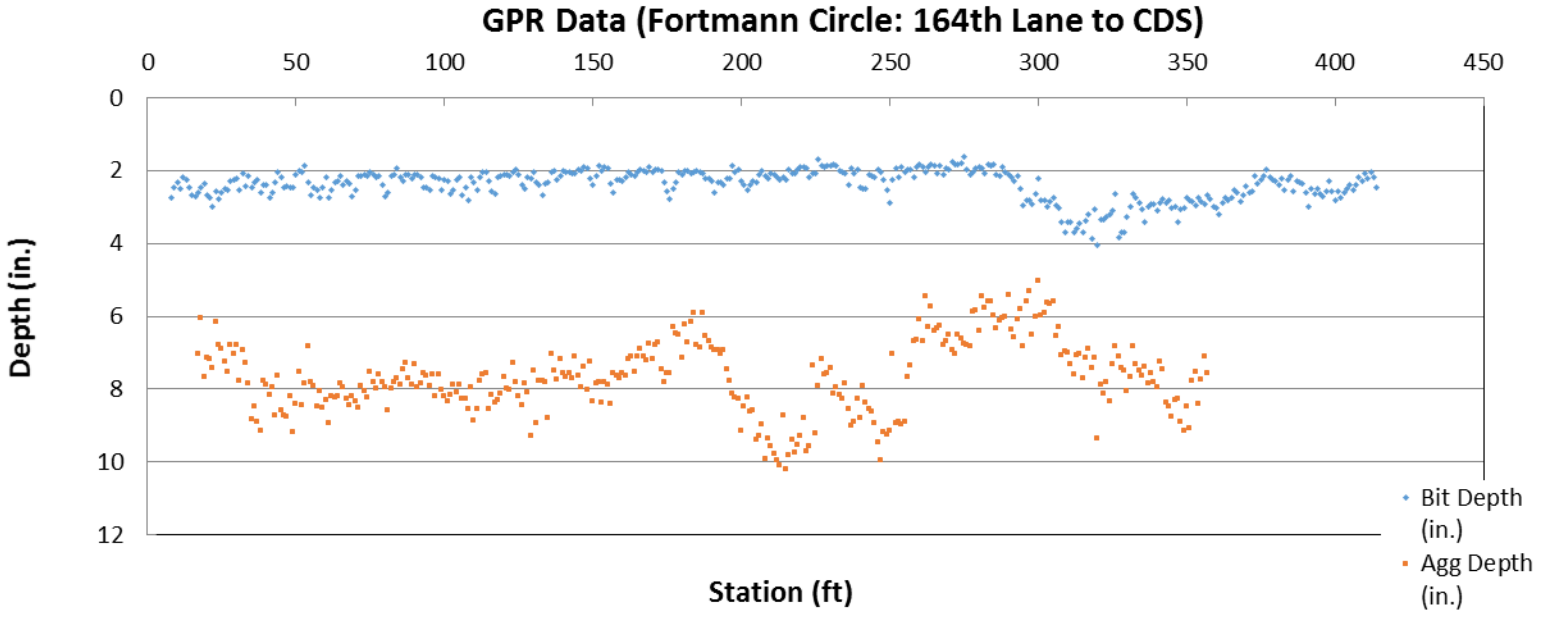


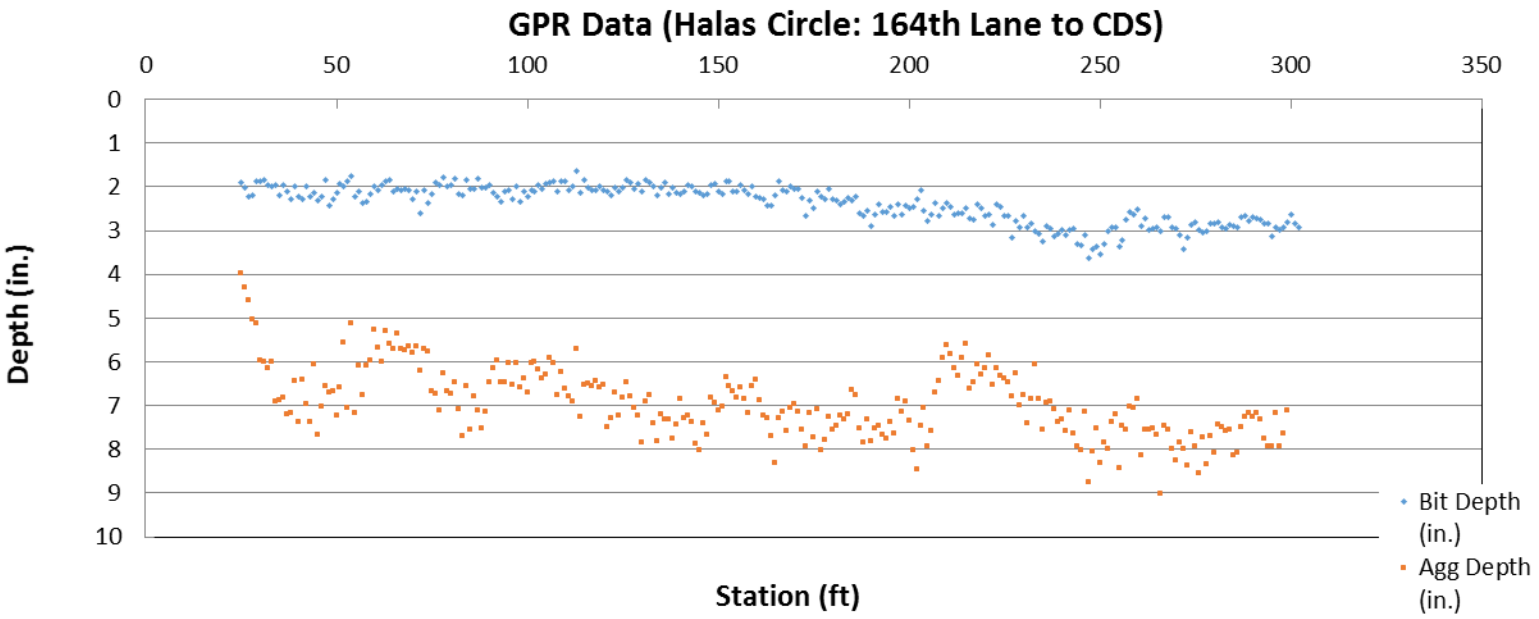
Northfork Itasca Shores GPR Summary										
Project Segment		**Pavement**			**Aggregate**			**Section**		
Street	**Segment Description**	**Min**	**Max**	**Avg**	**Min**	**Max**	**Avg**	**Avg**	**Min**	**Location**
Andrie Court	Andrie St / CDS	1.6	3.4	2.2	2.5	9.7	5.5	7.7	4.7	189' East of Andrie Street.
Project Summary		*1.6*	*3.4*	*2.2*	*2.5*	*9.7*	*5.5*	*7.7*	*4.7*	*Andrie Court, 189' East of Andrie Street.*



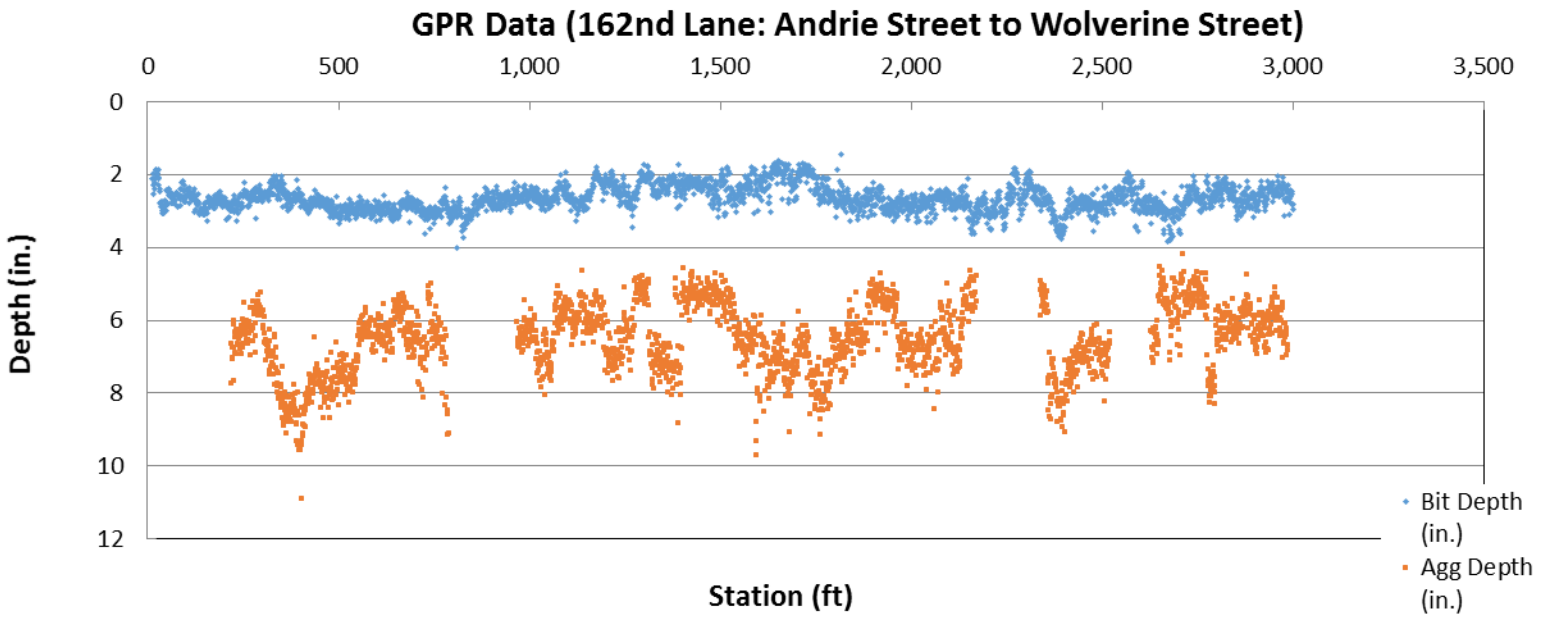
Northfork GPR Summary										
Project Segment		**Pavement**			**Aggregate**			**Section**		
Street	**Segment Description**	**Min**	**Max**	**Avg**	**Min**	**Max**	**Avg**	**Avg**	**Min**	**Location**
Driscoll Circle	164th Ln / CDS	1.9	4.4	2.9	3.2	7.1	5.2	8.0	5.8	110' North of 164th Lane.
Fortmann Circle	164th Ln / CDS	1.6	4.1	2.4	2.5	7.9	5.3	7.7	5.0	294' North of 164th Lane.
Halas Circle	164th Ln / CDS	1.6	3.6	2.4	2.1	6.2	4.6	6.9	4.0	25' North of 164th Lane.
Project Summary		*1.6*	*4.4*	*2.6*	*2.1*	*7.9*	*5.0*	*7.6*	*4.0*	*Halas Circle, 25' North of 164th Lane.*

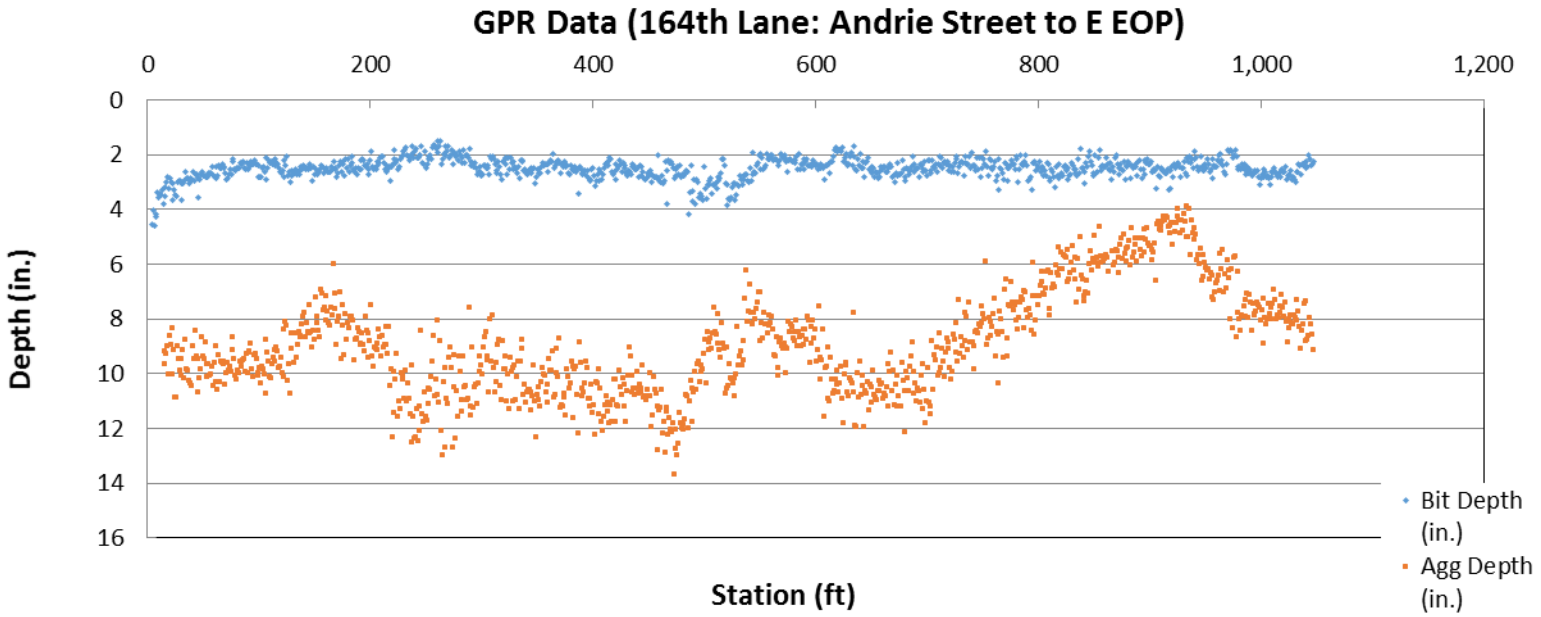


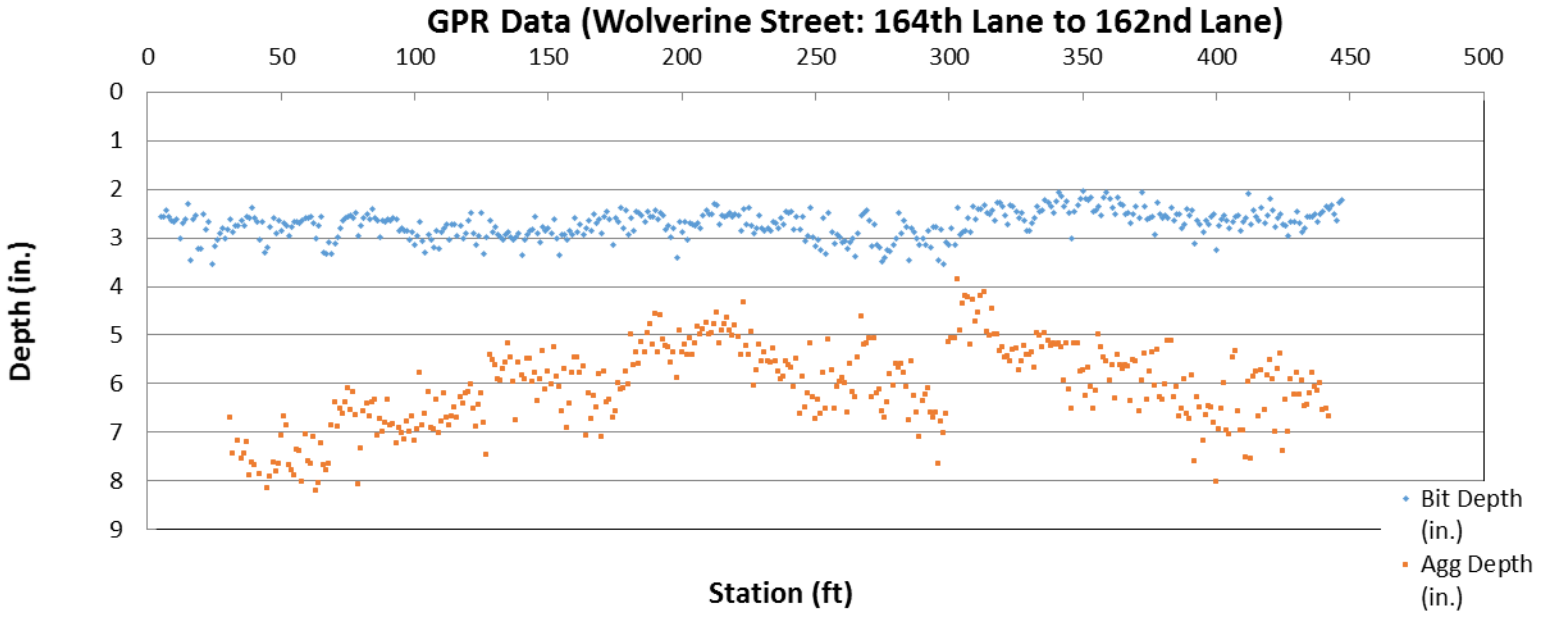




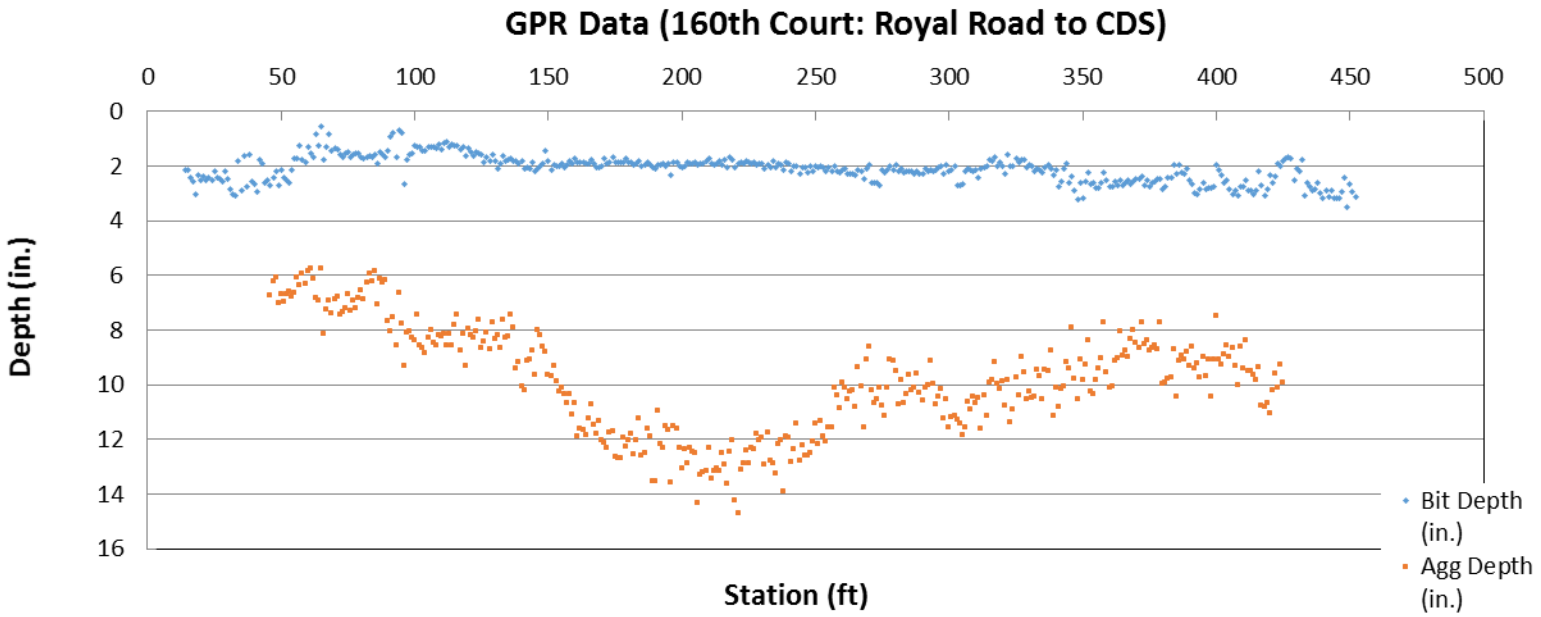
Northfork 2nd & 3rd GPR Summary										
Project Segment		**Pavement**			**Aggregate**			**Section**		
Street	**Segment Description**	**Min**	**Max**	**Avg**	**Min**	**Max**	**Avg**	**Avg**	**Min**	**Location**
162nd Lane	Andrie St / Wolverine St	1.4	4.0	2.7	1.3	7.2	3.8	6.5	4.2	287' East of Andrie Street
164th Lane	Andrie St / E EOP	1.5	4.6	2.5	3.8	10.8	7.0	8.9	3.88	116' West of Wolverine Street.
Wolverine Street	162nd Ln / 164th Ln	2.0	3.6	2.7	1.4	5.4	3.3	6.1	3.86	144' North of 162nd Lane.
Project Summary		*1.4*	*4.6*	*2.6*	*1.3*	*10.8*	*4.1*	*7.1*	*3.86*	*Wolverine Street, 144' North of 162nd Lane.*

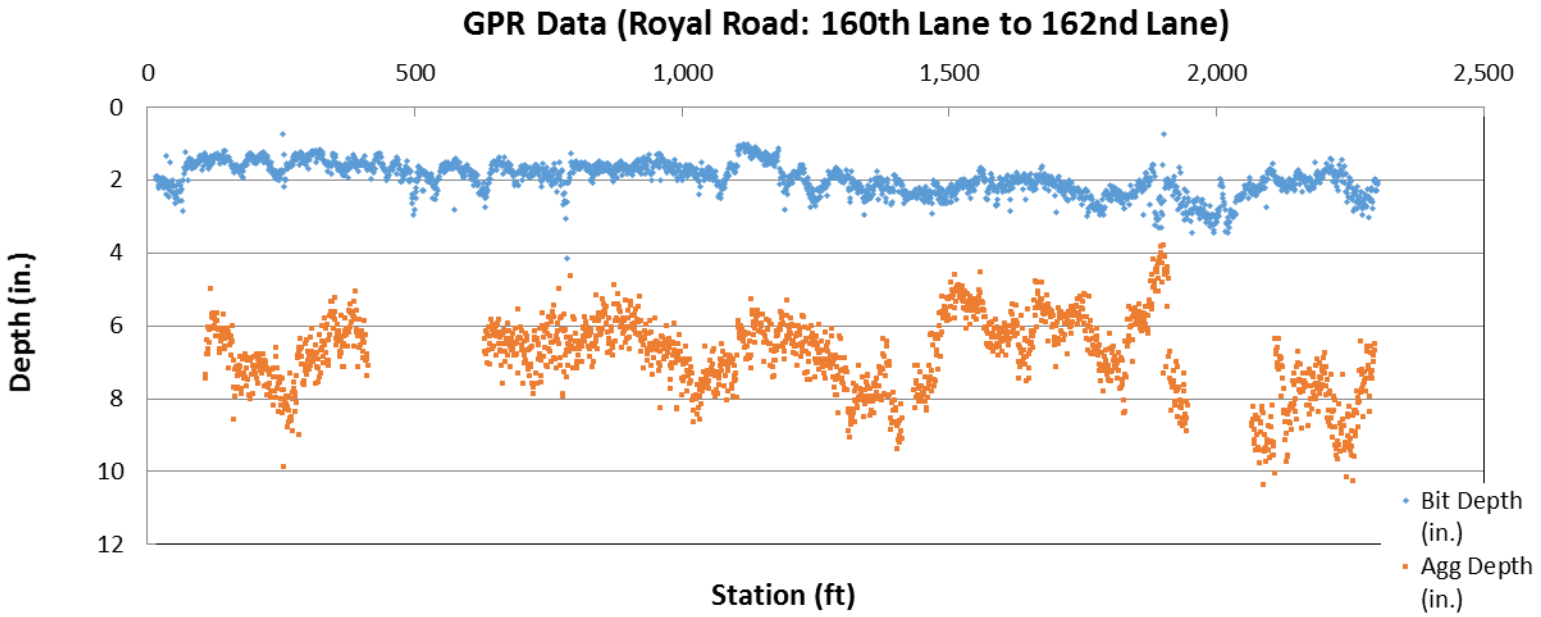

GPR Data (162nd Lane: Andrie Street to Wolverine Street)
0
500
1,000
1,500
2,000
2,500
3,000
3,500
0
2
4
6
8
10
12
Depth (in.)
Station (ft)
Bit Depth (in.)
Agg Depth (in.)


GPR Data (164th Lane: Andrie Street to E EOP)
0
200
400
600
800
1,000
1,200
0
2
4
6
8
10
12
14
16
Depth (in.)
Station (ft)
Bit Depth (in.)
Agg Depth (in.)


GPR Data (Wolverine Street: 164th Lane to 162nd Lane)
0
50
100
150
200
250
300
350
400
450
500
0
1
2
3
4
5
6
7
8
9
Depth (in.)
Station (ft)
Bit Depth (in.)
Agg Depth (in.)

Northfork Oaks GPR Summary										
Project Segment		**Pavement**			**Aggregate**			**Section**		
Street	**Segment Description**	**Min**	**Max**	**Avg**	**Min**	**Max**	**Avg**	**Avg**	**Min**	**Location**
160th Court	Royal Rd / CDS	0.5	3.5	2.1	3.8	12.8	8.1	9.9	5.7	49' East of Royal Road.
Royal Road	160th Crt / E EOP	0.7	4.2	2.0	0.7	8.2	4.9	6.8	3.8	209' North of 160th Court.
Project Summary		*0.5*	*4.2*	*2.0*	*0.7*	*12.8*	*5.3*	*7.3*	*3.8*	*Royal Road, 209' North of 160th Court.*





2015 through 2019

Five-Year Street Reconstruction Overlay Plan for the

City of Ramsey, Minnesota

March 10, 2015

Prepared by:

Ehlers & Associates, Inc.
3060 Centre Pointe Drive
Roseville, MN 55113

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City of Ramsey, MN

Five-Year Street Reconstruction and Overlay Plan

2015 through 2019

I. INTRODUCTION

In 2002, the Minnesota State Legislature passed into law a bill which generally exempts city bonds issued under a street reconstruction program from the referendum requirements usually required for bonding expenditures. In 2013 the Legislature amended the law to allow bituminous overlays to be included in the street reconstruction program.

II. PURPOSE

Street reconstruction or bituminous overlay is a major expenditure of city funds for the reconstruction or overlay of streets. Street reconstruction and bituminous overlay may include utility replacement and relocation and other incidental costs, turn lanes and other improvements having a substantial public safety function, realignments, other modifications to intersect with state and county roads, and the local share of state and county road projects. Except in the case of turn lanes, safety improvements, realignments, intersection modifications, and local share of state and county road projects, street reconstruction does not include the portion of project costs allocable to widening a street or adding curbs and gutters where none previously existed. A Street Reconstruction and Overlay Plan (SROP) is a document designed to anticipate street reconstruction and overlay expenditures and schedule them over a five-year period so that they may be purchased in the most efficient and cost effective method possible. A SROP allows the matching of expenditures with anticipated income. As potential expenditures are reviewed, the city considers the benefits, costs, alternatives and impact on operating expenditures.

The City of Ramsey, Minnesota (the "City") believes the street reconstruction and overlay process is an important element of responsible fiscal management. Major capital expenditures can be anticipated and coordinated so as to minimize potentially adverse financial impacts caused by the timing and magnitude of capital outlays. This coordination of capital expenditures is important to the City in achieving its goals of adequate physical assets and sound fiscal management. In these financially difficult times good planning is essential for the wise use of limited financial resources.

The Street Reconstruction and Overlay Plan is designed to be updated on an annual basis. In this manner, it becomes an ongoing fiscal planning tool that continually anticipates future capital expenditures and funding sources.

III. THE STREET RECONSTRUCTION AND OVERLAY PLANNING PROCESS

The street reconstruction and overlay planning process is as follows; the City Council authorizes the preparation of the SROP. The City staff is instructed to assemble the capital expenditures to be undertaken within the next five years. The City Council then reviews the expenditures according to their priority, fiscal impact, and available funding. From this information, a preliminary street reconstruction and overlay plan is prepared. A public hearing is held to solicit input from citizens and other governmental units. Changes are made based on that input, and a final project list is established.

The City Council then prepares a plan based on the available funding sources. If general obligation bonding is necessary, the City works with its financial advisor to prepare a bond sale and repayment schedule. Over the life of the SROP, once the funding, including proceeds from the bond sales becomes available, the individual capital expenditures can be made.

In subsequent years, the process is repeated as expenditures are completed as new needs arise. Street reconstruction planning looks five years into the future.

For a city to use its authority to finance expenditures under Chapter 475.58, Subdivision 3b, it must meet the requirements provided therein. Specifically, the city council must approve the sale of street reconstruction bonds by a unanimous vote of its membership present. In addition, it must hold a public hearing for public input. Notice of such hearing must be published in the official newspaper of the city at least 10, but not more than 28 days prior to the date of the public hearing. The city council approves the SROP unanimously following the public hearing.

Although a referendum is not required, a reverse referendum is allowable. If a petition bearing the signatures of at least 5 percent of the votes cast in the last general election requesting a vote on the issuance of bonds is received by the municipal clerk within 30 days after the public hearing, a referendum vote on the issuance of the bonds shall be called (if a vote is taken and the referendum passes, the taxes would be levied on market value rather than tax capacity).

IV. PROJECT SUMMARY

The expenditures to be undertaken with this Street Reconstruction and Overlay Plan (SROP) are limited to those listed in Appendix A. All other foreseeable capital expenditures within the City government will come through other means. The following expenditures have been submitted for inclusion in this SROP:

2015 Expenditures

- Garnet Street & 168th Avenue Reconstruction and overlay of streets in Hy-10 Ramsey, Northfork Highlands, Northfork Oaks, Northfork Point, Pondvale Estates, Pondvale Estates 2nd and Rolling Green.

2016 Expenditures

- Andrie Street and 164th Lane reconstruction and overlay of streets in AEC, Woodland Green and Sunwood Drive.

2017 Expenditures

- Reconstruction of Alpine Drive and overlay of streets in Rivers Bend.

2018 Expenditures

- Reconstruction of streets in Stanhope Terrace and North Forty and overlay of streets in Woodland Green, North Forty 2nd, Forth Forty 3rd, Northfork Oaks, Northfork, Northfork 2nd, Northfork 3rd and Northfork Itasca Shores.

2019 Expenditures

- Reconstruction of streets in Ford Brook Estates and overlay of streets in Brookview Estates, Meadow View, Flintwood Hills, Wood Pond Hills and Chestnut Ridge.

V. FINANCING THE STREET RECONSTRUCTION PLAN

The total amount of requested expenditures under the Street Reconstruction and Overlay Plan is approximately $9 million. If these expenditures are to be funded, that amount of money is anticipated to be generated through the tax levy and the sale of approximately $10,000,000 in bonds over the five-year period.

In the financing of the Street Reconstruction Plan, one statutory limitation applies. Under Chapter 475, with few exceptions, cities cannot incur debt in excess of 3% of the assessor's estimated market value for the city. In the City the pay 2014 EMV is $1,795,975,400. Therefore, the total amount of outstanding debt cannot exceed $53,879,262. As of February 10, 2015 the City had $20,050,000 subject to the legal debt limit.

Under the Street Reconstruction Plan, the City will secure $1,775,000 in general obligation bonds in the year 2015 to finance Garnet Street & 168th Avenue reconstruction and overlay of streets in Hy-10 Ramsey, Northfork Highlands, Northfork Oaks, Northfork Point, Pondvale Estates, Pondvale Estates 2nd and Rolling Green. In the year 2016, general obligation bonds in the amount of $2,865,000 will be secured for the Andrie Street and 164th Lane reconstruction and overlay of streets in AEC, Woodland Green and Sunwood Drive. In 2017, general obligation bonds in the amount of $995,000 will be used to finance reconstruction of Alpine Drive and overlay of streets in Rivers Bend. In 2018, general obligation bonds in the amount of $2,435,000 will be used to finance reconstruction of streets in Stanhope Terrace and North Forty and overlay of streets in Woodland Green, North Forty 2nd, Forth Forty 3rd, Northfork Oaks, Northfork, Northfork 2nd, Northfork 3rd and Northfork Itasca Shores. Finally in the year 2019, $1,440,000 in general obligation bonds will be secured for the financing of reconstruction of streets in Ford Brook Estates and overlay of streets in Brookview Estates, Meadow View, Flintwood Hills, Wood Pond Hills and Chestnut Ridge. All five general obligation bond issues will be repaid over a 10 - year period. The only exception is the road reconstruction portion of the 2016 bonds will be repaid over a 15-year period due to the size of the project (approximately $2.325 million). The par amount of each issue is based on the amounts listed in Appendix A plus estimated issuance costs. The proposed general obligation street reconstruction bonds (including issuance costs) are shown in Appendix B.

Continuation of the Street Reconstruction and Overlay Plan

This Street Reconstruction and Overlay Plan should be reviewed annually by the City Council using the process outlined in this Plan. It should review proposed expenditures, make priority decisions, and seek funding for those expenditures it deems necessary for the City. If deemed appropriate, the Council should prepare an update to this Plan.

APPENDIX A

PROJECT COSTS

(Capital Expenditures to be funded with Bond Proceeds)

The 2015 capital expenditure of approximately $1,680,100 for the City's portion of reconstruction of Garnet Street & 168th Avenue and overlay of streets in Hy-10 Ramsey, Northfork Highlands, Northfork Oaks, Northfork Point, Pondvale Estates, Pondvale Estates 2nd and Rolling Green is to be funded with $1,775,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2015 | Delivered 05/01/2015

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$1,095,000.00	$680,000.00	$1,775,000.00
Total Sources	**$1,095,000.00**	**$680,000.00**	**$1,775,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.200%)	13,140.00	8,160.00	21,300.00
Costs of Issuance	24,059.15	14,940.85	39,000.00
Deposit to Capitalized Interest (CIF) Fund	19,857.50	12,333.75	32,191.25
Deposit to Project Construction Fund	1,036,000.00	644,100.00	1,680,100.00
Rounding Amount	1,943.35	465.40	2,408.75
Total Uses	**$1,095,000.00**	**$680,000.00**	**$1,775,000.00**

PROJECT COSTS

The 2016 capital expenditure of approximately $2,719,710 for the City's portion of Andrie Street and 164th Lane reconstruction and overlay of streets in AEC, Woodland Green and Sunwood Drive is to be funded with $2,865,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2016 | Delivered 05/01/2016

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$2,325,000.00	$540,000.00	$2,865,000.00
Total Sources	**$2,325,000.00**	**$540,000.00**	**$2,865,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.200%)	27,900.00	6,480.00	34,380.00
Costs of Issuance	35,706.80	8,293.20	44,000.00
Deposit to Capitalized Interest (CIF) Fund	52,715.00	9,820.42	62,535.42
Deposit to Project Construction Fund	2,205,105.00	514,605.00	2,719,710.00
Rounding Amount	3,573.20	801.38	4,374.58
Total Uses	**$2,325,000.00**	**$540,000.00**	**$2,865,000.00**

PROJECT COSTS

The 2017 capital expenditure of approximately $919,065 for the reconstruction of Alpine Drive and overlay of streets in Rivers Bend is to be funded with $995,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2017 | Delivered 05/01/2017

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$810,000.00	$185,000.00	$995,000.00
Total Sources	**$810,000.00**	**$185,000.00**	**$995,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.500%)	12,150.00	2,775.00	14,925.00
Costs of Issuance	32,562.82	7,437.18	40,000.00
Deposit to Capitalized Interest (CIF) Fund	14,695.42	3,396.25	18,091.67
Deposit to Project Construction Fund	747,180.00	171,885.00	919,065.00
Rounding Amount	3,411.76	(493.43)	2,918.33
Total Uses	**$810,000.00**	**$185,000.00**	**$995,000.00**

PROJECT COSTS

The 2018 capital expenditure of approximately $2,316,050 for the reconstruction of streets in Stanhope Terrace and North Forty and overlay of streets in Woodland Green, North Forty 2nd, Forth Forty 3rd, Northfork Oaks, Northfork, Northfork 2nd, Northfork 3rd and Northfork Itasca Shores is to be funded with $2,435,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2018 | Delivered 05/01/2018

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$1,565,000.00	$870,000.00	$2,435,000.00
Total Sources	**$1,565,000.00**	**$870,000.00**	**$2,435,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.200%)	18,780.00	10,440.00	29,220.00
Costs of Issuance	28,279.26	15,720.74	44,000.00
Deposit to Capitalized Interest (CIF) Fund	28,426.67	15,805.83	44,232.50
Deposit to Project Construction Fund	1,486,980.00	829,070.00	2,316,050.00
Rounding Amount	2,534.07	(1,036.57)	1,497.50
Total Uses	**$1,565,000.00**	**$870,000.00**	**$2,435,000.00**

PROJECT COSTS

The 2019 capital expenditure of approximately $1,353,990 for the reconstruction of streets in Ford Brook Estates and overlay of streets in Brookview Estates, Meadow View, Flintwood Hills, Wood Pond Hills and Chestnut Ridge is to be funded with $1,440,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2019 | Delivered 05/01/2019

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$725,000.00	$715,000.00	$1,440,000.00
Total Sources	**$725,000.00**	**$715,000.00**	**$1,440,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.200%)	8,700.00	8,580.00	17,280.00
Costs of Issuance	19,131.95	18,868.05	38,000.00
Deposit to Capitalized Interest (CIF) Fund	13,102.92	12,943.13	26,046.05
Deposit to Project Construction Fund	680,570.00	673,420.00	1,353,990.00
Rounding Amount	3,495.13	1,188.82	4,683.95
Total Uses	**$725,000.00**	**$715,000.00**	**$1,440,000.00**

APPENDIX B

PROPOSED 2015 SROP BOND ISSUE

City of Ramsey, Minnesota

$1,775,000 General Obligation Bonds, Series 2015
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2015	-	-	17,333.75	17,333.75	(17,333.75)	-	-
12/01/2016	180,000.00	0.850%	29,715.00	209,715.00	(14,857.50)	194,857.50	204,600.38
12/01/2017	170,000.00	1.050%	28,185.00	198,185.00	-	198,185.00	208,094.25
12/01/2018	170,000.00	1.250%	26,400.00	196,400.00	-	196,400.00	206,220.00
12/01/2019	170,000.00	1.400%	24,275.00	194,275.00	-	194,275.00	203,988.75
12/01/2020	170,000.00	1.650%	21,895.00	191,895.00	-	191,895.00	201,489.75
12/01/2021	175,000.00	1.750%	19,090.00	194,090.00	-	194,090.00	203,794.50
12/01/2022	180,000.00	1.900%	16,027.50	196,027.50	-	196,027.50	205,828.88
12/01/2023	185,000.00	2.050%	12,607.50	197,607.50	-	197,607.50	207,487.88
12/01/2024	185,000.00	2.300%	8,815.00	193,815.00	-	193,815.00	203,505.75
12/01/2025	190,000.00	2.400%	4,560.00	194,560.00	-	194,560.00	204,288.00
Total	**$1,775,000.00**	-	**$208,903.75**	**$1,983,903.75**	**(32,191.25)**	**$1,951,712.50**	**$2,049,298.13**

PROPOSED 2016 SROP BOND ISSUE

City of Ramsey, Minnesota

$2,865,000 General Obligation Bonds, Series 2016
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2016	-	-	33,672.92	33,672.92	(33,672.92)	-	-
12/01/2017	215,000.00	0.850%	57,725.00	272,725.00	(28,862.50)	243,862.50	256,055.63
12/01/2018	185,000.00	1.050%	55,897.50	240,897.50	-	240,897.50	252,942.38
12/01/2019	190,000.00	1.250%	53,955.00	243,955.00	-	243,955.00	256,152.75
12/01/2020	190,000.00	1.400%	51,580.00	241,580.00	-	241,580.00	253,659.00
12/01/2021	200,000.00	1.650%	48,920.00	248,920.00	-	248,920.00	261,366.00
12/01/2022	200,000.00	1.750%	45,620.00	245,620.00	-	245,620.00	257,901.00
12/01/2023	205,000.00	1.900%	42,120.00	247,120.00	-	247,120.00	259,476.00
12/01/2024	205,000.00	2.050%	38,225.00	243,225.00	-	243,225.00	255,386.25
12/01/2025	210,000.00	2.300%	34,022.50	244,022.50	-	244,022.50	256,223.63
12/01/2026	215,000.00	2.400%	29,192.50	244,192.50	-	244,192.50	256,402.13
12/01/2027	160,000.00	2.550%	24,032.50	184,032.50	-	184,032.50	193,234.13
12/01/2028	165,000.00	2.700%	19,952.50	184,952.50	-	184,952.50	194,200.13
12/01/2029	170,000.00	2.850%	15,497.50	185,497.50	-	185,497.50	194,772.38
12/01/2030	175,000.00	2.950%	10,652.50	185,652.50	-	185,652.50	194,935.13
12/01/2031	180,000.00	3.050%	5,490.00	185,490.00	-	185,490.00	194,764.50
Total	**$2,865,000.00**	**-**	**$566,555.42**	**$3,431,555.42**	**(62,535.42)**	**$3,369,020.00**	**$3,537,471.00**

PROPOSED 2017 SROP BOND ISSUE

City of Ramsey, Minnesota

$995,000 General Obligation Bonds, Series 2017
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2017	-	-	9,741.67	9,741.67	(9,741.67)	-	-
12/01/2018	100,000.00	0.850%	16,700.00	116,700.00	(8,350.00)	108,350.00	113,767.50
12/01/2019	90,000.00	1.050%	15,850.00	105,850.00	-	105,850.00	111,142.50
12/01/2020	95,000.00	1.250%	14,905.00	109,905.00	-	109,905.00	115,400.25
12/01/2021	95,000.00	1.400%	13,717.50	108,717.50	-	108,717.50	114,153.38
12/01/2022	100,000.00	1.650%	12,387.50	112,387.50	-	112,387.50	118,006.88
12/01/2023	100,000.00	1.750%	10,737.50	110,737.50	-	110,737.50	116,274.38
12/01/2024	100,000.00	1.900%	8,987.50	108,987.50	-	108,987.50	114,436.88
12/01/2025	105,000.00	2.050%	7,087.50	112,087.50	-	112,087.50	117,691.88
12/01/2026	105,000.00	2.300%	4,935.00	109,935.00	-	109,935.00	115,431.75
12/01/2027	105,000.00	2.400%	2,520.00	107,520.00	-	107,520.00	112,896.00
Total	**$995,000.00**	**-**	**$117,569.17**	**$1,112,569.17**	**(18,091.67)**	**$1,094,477.50**	**$1,149,201.38**

PROPOSED 2018 SROP BOND ISSUE

City of Ramsey, Minnesota

$2,435,000 General Obligation Bonds, Series 2018
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2018	-	-	23,817.50	23,817.50	(23,817.50)	-	-
12/01/2019	250,000.00	0.850%	40,830.00	290,830.00	(20,415.00)	270,415.00	283,935.75
12/01/2020	225,000.00	1.050%	38,705.00	263,705.00	-	263,705.00	276,890.25
12/01/2021	230,000.00	1.250%	36,342.50	266,342.50	-	266,342.50	279,659.63
12/01/2022	235,000.00	1.400%	33,467.50	268,467.50	-	268,467.50	281,890.88
12/01/2023	235,000.00	1.650%	30,177.50	265,177.50	-	265,177.50	278,436.38
12/01/2024	240,000.00	1.750%	26,300.00	266,300.00	-	266,300.00	279,615.00
12/01/2025	250,000.00	1.900%	22,100.00	272,100.00	-	272,100.00	285,705.00
12/01/2026	250,000.00	2.050%	17,350.00	267,350.00	-	267,350.00	280,717.50
12/01/2027	255,000.00	2.300%	12,225.00	267,225.00	-	267,225.00	280,586.25
12/01/2028	265,000.00	2.400%	6,360.00	271,360.00	-	271,360.00	284,928.00
Total	**$2,435,000.00**	**-**	**$287,675.00**	**$2,722,675.00**	**(44,232.50)**	**$2,678,442.50**	**$2,812,364.63**

PROPOSED 2019 SROP BOND ISSUE

City of Ramsey, Minnesota

$1,440,000 General Obligation Bonds, Series 2019
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2019	-	-	14,024.80	14,024.80	(14,024.80)	-	-
12/01/2020	150,000.00	0.850%	24,042.50	174,042.50	(12,021.25)	162,021.25	170,122.31
12/01/2021	135,000.00	1.050%	22,767.50	157,767.50	-	157,767.50	165,655.88
12/01/2022	140,000.00	1.250%	21,350.00	161,350.00	-	161,350.00	169,417.50
12/01/2023	140,000.00	1.400%	19,600.00	159,600.00	-	159,600.00	167,580.00
12/01/2024	140,000.00	1.650%	17,640.00	157,640.00	-	157,640.00	165,522.00
12/01/2025	140,000.00	1.750%	15,330.00	155,330.00	-	155,330.00	163,096.50
12/01/2026	145,000.00	1.900%	12,880.00	157,880.00	-	157,880.00	165,774.00
12/01/2027	150,000.00	2.050%	10,125.00	160,125.00	-	160,125.00	168,131.25
12/01/2028	150,000.00	2.300%	7,050.00	157,050.00	-	157,050.00	164,902.50
12/01/2029	150,000.00	2.400%	3,600.00	153,600.00	-	153,600.00	161,280.00
Total	**$1,440,000.00**	-	**$168,409.80**	**$1,608,409.80**	**(26,046.05)**	**$1,582,363.75**	**$1,661,481.94**

APPENDIX C

Pre-Sale Schedule dated March 10, 2015
5-Year City Street Reconstruction Plan Bond Issuance
City of Ramsey, Minnesota

The City Council must take the following actions before Bonds can be issued:

- City Council directs preparation of a 5-Year Street Reconstruction Plan.
- City Council conducts a Public Hearing on issuance of Bonds and Street Reconstruction Plan.
- City Council approves Bonds and Street Reconstruction Plan by unanimous vote.

The table below lists the steps in the issuing process:

February 10, 2015:	City Council adopts Resolution calling for Public Hearing on issuance of Bonds and on Street Reconstruction Plan.
February 16, 2105:	Close date to get Notice of Public Hearing on issuance of Bonds and on Street Reconstruction Plan to official newspaper for publication.
February 20, 2015:	Publish Notice of Public Hearing on issuance of Bonds and on Street Reconstruction Plan (publication no more than 28 days and no less than 10 days prior to hearing date).
March 10, 2015:	City Council holds Public Hearing at 7:00 p.m. on Bonds and on Street Reconstruction Plan and adopts Resolution giving preliminary approval for their issuance and approving Street Reconstruction Plan by unanimous vote of its membership present.
March 10, 2015:	City Council provides for sale of Bonds.
April 9, 2015:	Reverse referendum period ends (within 30 days of the public hearing).
April 14, 2015:	City Council accepts offer for Bonds and adopts Resolution-Approving sale of Bonds.
May 7, 2014:	Tentative closing/receipt of funds.

Net Debt Limit	
Assessor's Estimated Market Value	1,795,975,400
Multiply by 3%	0.03
Statutory Debt Limit	53,879,262
Less: Debt Paid Solely from Taxes	(20,050,000)
Unused Debt Limit	33,829,262

Project # 15-STR-011

Project Name 2018 Overlay Projects

Department Street Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$753,700**

Description

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis, including reconstruction at the end of its useful life.

2018 Projects: Woodland Green, North Forty 2nd, North Forty 3rd, Northfork Oaks, Northfork, Northfork 2nd, Northfork 3rd, Northfork Itasca Shores

There is a total of $2.2M designated to maintain streets annually.

Overlays will be assessed at 25% of cost

Justification

Regular scheduled maintenance safeguards the considerable investment the City has in its pavements by cost effectively maximizing pavement life and minimizing emergency repairs.

Overlaying streets provides additional pavement life. These streets were selected based on Paser rating and time since last pavement maintenance treatment.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Revisit Program for 2020-2025

Expenditures	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Improvements Other than Building Cost		753,700									753,700
Total		753,700									753,700

Funding Sources	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Special Assessment - Bonded		188,425									188,425
GO Bonding (Road Funding)		565,275									565,275
Total		753,700									753,700

SPECIAL ASSESSMENTS POLICY AND PROCEDURES FOR PUBLIC IMPROVEMENTS AND MAINTENANCE COSTS

SECTION 1. General Policy Statement.
SECTION 2. Improvements and Maintenance Costs Eligible for Special Assessment.
SECTION 3. Initiation of Public Improvement Projects.
SECTION 4. Public Improvement Procedures.
SECTION 5. Financing of Public Improvements.
SECTION 6. General Assessment Policies.
SECTION 7. Methods of Assessment.
SECTION 8. Standards for Public Improvement Projects.
SECTION 9. Policies of Reassessment.
SECTION 10. Assessment Computations.
SECTION 11. Deferment of Assessments.

SECTION 1. GENERAL POLICY STATEMENT.

The purpose of this policy is to establish a fair and equitable manner of assessing the increase in market value (special benefit) associated with public improvements. The procedures used by the City for levying special assessments are those specified by the City Charter and Minnesota Statutes Chapter 429, which provide that all or a part of the cost of improvements may be assessed against benefiting properties.

Three basic criteria must be satisfied before a particular parcel can be assessed. The criteria are as follows:

1. The land must have received special benefit from the improvement.
2. The amount of the assessment must not exceed the special benefit.
3. The assessment must be uniform in relation to the same class of property within the assessment area.

It is important to recognize that the actual cost of extending an improvement past or through a particular parcel is not the controlling factor in determining the amount to be assessed. However, in many cases the method for assigning the value of the benefit received by the improvement, and therefore the amount to be assessed, will focus on calculating the proportionate cost of providing the improvement, provided the cost does not exceed the increase in property market value resulting from the improvement. The entire project shall be considered as a whole for the purpose of calculating and computing an assessment rate. In the event City staff has doubt as to whether the costs of the project may exceed the special benefits to the property, the City Council may obtain such appraisals as may be necessary to support the proposed assessment.

The assessment policy is intended to serve as a guide for a systematic assessment process in the City. There may be exceptions to the policy or unique circumstances or situations that may require special consideration and discretion by City staff and the City Council.

SECTION 2. IMPROVEMENTS AND MAINTENANCE COSTS ELIGIBLE FOR SPECIAL ASSESSMENT.

Subd. 1. Public improvements, and related acquisition, construction, extension, and maintenance of such improvements, authorized by Minnesota Statutes, Sections 429.021 and 459.14, subd. 7, that are eligible for special assessment within the City include the following:

1. Streets, sidewalks, pavement, curbs and gutters, including the beautification thereof.
2. Parking lots.
3. Water works systems and appurtenances, within and without the corporate limits.
4. Sanitary sewer and storm sewer systems including appurtenances, within and without the corporate limits.
5. Street boulevard trees.
6. Street lights, street lighting systems and special lighting systems.
7. Steam heating mains.
8. Parks, playgrounds, and recreational facilities, including the purchase of equipment, within or without the corporate limits.
9. Abatement of nuisances, including but not limited to, draining and filling swamps, marshes, and ponds on public and private property.
10. Dikes and other flood control works.
11. Retaining walls and area walls.
12. A pedestrian skyway system upon a petition pursuant to section 429.031, subdivision 3.
13. Underground pedestrian concourses.
14. Public malls, plazas or courtyards.
15. District heating systems.
16. Fire protection systems in existing buildings upon a petition pursuant to section 429.031, subdivision 3.
17. Highway sound barriers.
18. Gas and electric distribution facilities.

Subd. 2. The City is also authorized by ordinance adopted pursuant to Minnesota Statutes Section 429.101 to recover, through special assessment, certain costs, including the following:

1. Snow, ice, or rubbish removal from sidewalks.
2. Weed elimination from streets or private property.
3. Removal or elimination of public health or safety hazards from private property excluding any structure included under the provisions of Minnesota Statutes, sections 463.15 to 463.26.
4. Installation or repair of water service lines, street sprinkling, sweeping, or other dust treatment of streets.
5. The trimming and care of trees and the removal of unsound trees from any street.
6. The treatment and removal of insect infested or diseased trees on private property.
7. The repair of sidewalks and alleys.
8. The operation of a street lighting system.
9. The operation and maintenance of a fire protection or a pedestrian skyway system.

SECTION 3. INITIATION OF PUBLIC IMPROVEMENT PROJECTS.

Public improvement projects can be initiated in the following ways.

1. Public improvement projects may be initiated by petition of owners of not less than 50% in frontage of the property abutting the proposed improvement in accordance with the provisions of Section 8.4.2 of the City Charter.

2. Public improvements also may be initiated by the City Council when, in its judgment, such action is required and is in accordance with the provisions of Chapter 8 of the City Charter.

3. A resolution ordering any improvements initiated by the Council requires a four-fifths majority vote of all members of the Council. A resolution ordering any improvements petitioned for by owners of not less than 50% of abutting property owners requires a majority vote of all members of the Council. A resolution ordering any improvements initiated by all owners of abutting property, and assessing the entire cost against their property, may be adopted without a public hearing. The Council may consider the request of a Developer to construct the improvements and assess them.

SECTION 4. PUBLIC IMPROVEMENT PROCEDURE.

The following is the general procedure followed by the City Council for all public improvement projects from initiation of such a project through certification of the assessment roll to the County Auditor. Formats for the various reports and resolutions referenced in this section are made a part of the policies and procedures of the City**. Applicable state law and City Charter provisions take precedence over the following general procedure.**

1. Staff reviews the petition or Developer's request for submission to Council.
2. Council accepts or rejects the petition or request. If based upon a petition, the Council adopts a resolution declaring whether the required percentage of property owners signed the petition. If the petition or request is accepted, Council orders the preparation of a feasibility report.
3. Staff prepares the feasibility report. The report shall preliminarily evaluate whether the proposed improvement is necessary, cost-effective, and feasible and whether it should be made as proposed or in conjunction with another project. The report shall include an estimate of the cost of the improvement as proposed. Council may refer the report to the Planning and Zoning Commission.
4. Council accepts or rejects the feasibility report. If accepted, Council orders a public hearing on the improvements.
5. Staff posts and publishes the hearing notice and mails notices to affected property owners as provided in Minn. Stat. § 429.031(a).
6. Council conducts a public hearing.
7. Within six (6) months of the hearing date, but no sooner than sixty (60) days after per City Charter § 8.4.1, Council adopts or rejects a resolution ordering the improvement to be constructed and advertisement of bids. If adopted, staff prepares final plans, advertises for and opens bids as provided in Minn. Stat. § 429.041, prepares a bid tabulation, makes a recommendation to City Council for award, and prepares a proposed assessment roll. Bonds to finance project costs may be issued at any time after the improvements are ordered.

8. Council reviews the proposed assessment roll and orders an assessment hearing.
9. Staff publishes a hearing notice and mails notice of the hearing date and proposed assessments to the affected property owners as provided in Minn. Stat. § 429.061.
10. Council conducts the assessment hearing and adopts, revises, or rejects the resolution determining the amount of the total expense the City will pay, if any, and establishing the assessment roll. If adopted, Council authorizes certification of the assessment to the County Auditor.
11. Council awards contracts based on the bids received.
12. Staff certifies the assessment roll to the County Auditor.
13. Staff supervises construction and prepares payments.

SECTION 5. FINANCING OF PUBLIC IMPROVEMENTS.

The City encourages public improvement projects when the area benefiting and needing such improvements develop. Examples of this policy can be seen through the subdivision regulations, zoning ordinance, and building codes. Developers are required to provide the needed improvements and services before development occurs, thereby avoiding unexpected hardships on the property owners purchasing such property and the general public. However, it is recognized that certain areas of the City have developed without all needed public improvements (e.g. parks, water, sewer, and street improvements) and that methods must be found to provide these improvements without causing undue hardships on the general public or the individual property owners.

Special assessments are generally accepted as a means by which areas can obtain improvements or services; however, the method of financing assessment is a critical factor to both the City and the property owner. Full project costs spread over a very short term can cause an undue hardship on the property owner and, likewise, city costs and systems costs spread over a long period of time can cause an undue hardship on the City.

It is the policy of the City to not defer assessments except in cases where hardship to senior citizens 65 years of age or older, or persons retired by virtue of a permanent and total disability, would result. Also, the City Council may elect to defer assessments on undeveloped land for a specified length of time or until the lands are developed. Terms and conditions of any such deferral will be established in the resolution adopting the assessments.

SECTION 6. GENERAL ASSESSMENT POLICIES APPLICABLE TO ALL TYPES OF IMPROVEMENTS.

The cost of any improvement shall be assessed based upon benefits received. The following general principles shall be used as a basis of the City's assessment policy:

1. **Project Cost.** The "project cost" of an improvement includes the costs of all necessary construction work required to accomplish the improvement (direct costs), plus engineering, legal, administrative, financing and other contingent costs, including acquisition of right-of-way and other property (indirect costs). The finance charges include all costs of financing the project. These costs include, but are not limited to, financial consultant's fees, bond rating agency fee, bond attorney's fees, and capitalized interest. The interest charged to the project shall be included as financing charges.

2. **City Cost.** The "city cost" of an improvement is the amount of the total improvement expense the City will pay as determined by Council resolution. Where the project cost of an improvement is not entirely attributed to the need for service to the area served by the improvement, or where unusual conditions beyond the control of the owners of the property in the area served by the improvement would result in an inequitable distribution of special assessments, or for any other reason determined by the City, the City, through the use of other funds, may pay such "city cost."
3. **Assessable Cost.** The "assessable cost" of an improvement is equal to the "project cost" minus the "city cost."
4. **Interest.** The City will charge interest on special assessments at a rate specified in the resolution approving the assessment roll. If bonds were sold to finance the improvement project, the interest rate shall be equal to the interest rate of the bonds plus 2% (2% above bond rate), rounded to the nearest quarter of a percent. If no bonds were sold, the interest rate shall be set at the U.S. Treasury rate (10-year for 10 year assessment; 15-Year for 15 year assessment) plus 2 percentage points.
5. **Prepayment.** Property owners may pay their assessments in full, interest free, for a period of 30 days after the assessment hearing. After such period interest shall be computed from the date specified in the assessment resolution. The City will transmit a certified duplicate of the assessment roll with each installment, including interest, to the County Auditor, or in lieu of such certification, annually certify to the County Auditor by November 30 in each year, the total amount of installments of and interest on assessments on each parcel that are to become due in the following year.
6. **Extensions.** Where an improvement is designed for service of an area beyond that receiving the initial benefit, the City may pay for increased project costs due to such provisions for future service extensions. The City will levy assessments to cover this cost when a new improvement is installed as an extension of the existing improvement upon identification of such additional amount in the notice of hearing for the extensions or new improvements. As an alternative, the City may assess these costs to the area of future extension immediately based on the value of benefit received.
7. **Project Assistance.** If the City receives financial assistance from the Federal Government, the State of Minnesota, the County, or from any other source to defray a portion of the costs of a given improvement, such aid will be used first to reduce the "city cost" of the improvement. If the financial assistance received is greater than the "city cost," the remainder of the aid will be placed in the Public Improvement Revolving Fund to be applied towards other City projects.
8. **Assessable Property.** Property owned by the City and other political subdivisions including municipal building sites, parks and playgrounds, but not including public streets, alleys, and right-of-way, shall be regarded as being assessable on the same basis as if such property was privately owned. Private right-of-way shall be assessable.
9. **Individual Benefits.** The City may construct improvements specifically designed for or shown to be of benefit solely to one or more properties. The costs for these improvements will be assessed directly to such properties, and not included in the assessments for the remainder of the project. An example would be utility service lines running from the main lines to the property.
10. **Benefit Appraisals.** In the event that City staff has doubt as to whether the proposed assessments exceed the special benefits to the property(ies) in question, the City Council may order benefit appraisals or benefit appraisal consultations as deemed necessary to support the proposed assessments. As a general rule, benefit appraisals or benefit appraisal consultations may be ordered when the proposed assessment exceeds $5,000 for a standard city street

reconstruction project on a residential lot, or $20,000 per acre for commercial or industrial property.

11. **Condemnation Awards.** A property owner may elect to offset special assessments against condemnation awards. In such case, the property owner must execute an agreement (Net Assessment Agreement) with the City.
12. **Subgrade Corrections.** All costs relative to subgrade soil corrections deemed necessary to construct or reconstruct City streets will be considered a "city cost" and will not be assessed.
13. **Rural to Urban Conversion.** All costs relative to converting an existing rural street section to an urban street section by filling roadside drainage ditches and adding curb and gutter and storm sewer will be considered a "city cost" and will not be assessed.
14. **Oversizing.** All costs relative to oversizing an existing City street by increasing the width of the street and/or the load carrying capacity of the pavement section will be considered a "city cost" and will not be assessed.

SECTION 7. METHODS OF ASSESSMENT.

Subd. 1. General Statement. There are three different methods of assessment: adjusted front footage, area, and per lot. The feasibility report will recommend one or a combination of these methods for each project, based upon which method would best reflect the benefit received for the area to be assessed. The City Council will select the preferred method of calculating the assessments along with other applicable assessment criteria.

Subd. 2. Policy Statement. The following methods of assessment, as described and defined below, are hereby established as the preferred methods of assessment in the City.

A. "Adjusted Front Footage" Method of Assessment.

The "adjusted front footage" method of assessment is based on the quotient of the "assessable cost" divided by the total assessable frontage benefiting from the improvement. This method is typically applied to commercial, industrial, and multi-family residential properties. For the purpose of determining the "assessable frontage," all properties, including those owned by governmental entities, shall have their frontages included in such calculation.

The actual physical dimensions of a parcel abutting an improvement (i.e., street, sewer, water, etc.) shall not be construed as the frontage utilized to calculate the assessment for a particular parcel. Rather, an "adjusted front footage" will be determined. The purpose of this method is to equalize assessment calculations for lots of similar size. Individual parcels by their very nature differ considerably in shape and area. The following procedures will apply when calculating adjusted front footage. The selection of the appropriate procedure will be determined by the specified configuration of the parcel. All measurements will be scaled from available plat and section maps and will be rounded down to the nearest foot dimension with any excess fraction deleted.

1. *Rectangular Interior Lots.* The rectangular lot is defined as having no more than 2 feet of difference between the front and rear lot lines. The adjusted front footage is the actual front footage of the lot. For rectangular lots whose frontage is greater than its depth, the "odd shaped lot" method shall be used.

2. *Odd Shaped Lots.* For odd shaped lots such as exist on cul-de-sacs and curved streets where there is more than 2 feet of difference between the front and rear lot lines, and where the lots frontage is greater than its depth, the "odd shaped lot" method of determining the adjusted front footage shall be used. The adjusted front footage shall be computed by dividing the area of the lot by 12,000 square feet to determine the equivalent number of front footage units in the parcel. The number of units multiplied by 65 feet will give the adjusted front footage.

3. *Corner Lot Adjustment.* For street and trail assessments, the short side will be assessed the actual front footage. The long side will be assessed one-half the actual side footage. Sanitary sewer and watermain will only be assessed on the short side of a corner lot.

4. *Zonal Assessment.* When the street along the long side of a corner lot is improved, the cost shall be assessed equally to all lots within ½ block in each direction of the street improved. This method may be selected rather than the "corner lot adjustment".

5. *Double Fronting Lots.* When a lot has frontage on two streets, the lot is subject to assessments for improvements to both streets, consistent with this policy, regardless of the timing of the improvements.

B. "Area" Method of Assessment.

The "area" method of assessment is based on the number of square feet or acres within the boundaries of the appropriate property lines of the parcels benefiting from the project. This method is most often applied to commercial and industrial lots. The assessment rate (i.e., cost per square foot) shall be calculated by dividing the total assessable cost by the total assessable area. On large lots, the City Engineer may determine that only a portion of the lots receives the benefit and may select a lot depth for the calculations equal to the benefit received.

All properties included in the benefited area, including those owned by governmental entities, churches, etc., shall be assessable. The following items may not be included in area calculations: public right-of-ways, and natural waterways, swamps and lakes and other wetlands designated by the Minnesota Department of Natural Resources or the City. The City Engineer will make a recommendation on the boundaries or parameters of the benefited area in the feasibility report.

C. "Per Lot" Method of Assessment.

The "per lot" method of assessment is based on equal assessment of all lots within the benefited area. This method is typically applied to single-family residential lots with similar sizes and configurations. The "assessment per lot" shall be the quotient of the "assessable cost" divided by the total assessable lots or parcels benefiting from the improvement. For the purpose of determining the "lots" or "parcels" all parcels, including those owned by governmental entities, shall be included in such calculations.

SECTION 8. STANDARDS FOR PUBLIC IMPROVEMENT PROJECTS.

The following standards are hereby established by the City to provide a uniform guide for improvements within the City.

A. Surface Improvements

Surface improvements shall normally include all improvements visible on or above the ground within the right-of-way, and include, but are not limited to, trees, lighting, sidewalks, trails, signing, street and accessory improvements such as drainage ponds and facilities, parking lots, parks and playgrounds. Surface improvements shall also normally include aggregate or granular base materials for bituminous and concrete pavements.

Policy Statement. Prior to construction or completion of surface improvements, all utilities and utility service lines (including sanitary sewers, storm sewers, water lines, gas and electric service) shall be installed to all planned service locations such as residences or buildings.

When practicable, no surface improvements to less than both sides of a full block of street shall be approved except as necessary to complete partially completed improvements initiated previously. Concrete or bituminous curbing, or concrete curb and gutter, shall be installed at the same time as street surfacing.

B. Sub-Surface Improvements

Sub-surface improvements shall normally include such items as water distribution, sanitary sewer and storm sewer lines and appurtenant infrastructure, and electric and gas utilities.

Main lines are the publicly owned and maintained lines or facilities such as trunk lines, interceptors, mains, and laterals. Service lines are those privately owned lines or facilities extending from the main line to the property line.

Policy Statement. Sub-surface improvements shall be made to serve current and projected land use. All installations shall conform to applicable standards established by local, state and/or federal agencies of competent jurisdiction. All installations shall also comply, to the maximum extent feasible, with nationally recognized standards such as those of the American Insurance Association.

Service lines from the lateral or trunk utility to the property line of all planned service locations such as residences or buildings on properties whose owner has requested service shall be installed in conjunction with the construction of the mains.

C. Subgrade Improvements

Subgrade improvements shall normally include such items as subgrade corrections (removing layers/pockets of unsuitable soils and replacing them with aggregate base, select granular material, or other more suitable soils) and installation of geotextile fabrics.

Policy Statement. Prior to construction or completion of subgrade improvements, all utilities and utility service lines (including sanitary sewers, storm sewers, water lines, gas and electric service) shall be installed to all planned service locations such as residences or buildings.

SECTION 9. POLICIES OF REASSESSMENT.

The City shall design public improvements to last for a definite period. The life expectancy or service life shall be as stated in the policy statement of this section, or if different, shall be as stated in the resolution ordering improvement and preparation of plans.

Policy Statement

The following are the "life expectancies" or "service lives" of public improvements except as may be otherwise stated in the resolution ordering improvement and preparation of plans.

1. Sidewalks and Trails – 30 years.
2. Street improvements, including surfacing and curb and gutter – 60 years.
3. Ornamental street lighting – 30 years.
4. Water Mains – 60 years.
5. Sanitary Sewers – 60 years.
6. Storm Sewers – 60 years.

SECTION 10. ASSESSMENT COMPUTATIONS.

The following is the typical city assessment for various specified improvements. The City Council reserves the right to vary from the following computations when conditions warrant. All computations are subject to the criteria set forth in Section 1.

A. Street and Curb and Gutter Improvements

1. ***New Construction.*** New streets are assessed 100% to the abutting benefited properties. Street and curb and gutter improvements will normally be assessed by the adjusted front footage method for commercial, industrial and multi-family residential properties, or by the per lot method for single-family residential properties, however other methods including the area method may be utilized if conditions warrant. Cost of construction of streets shall be assessed based on the minimum design of 7-ton axle load in residential areas and 9-ton axle load in commercial and industrial areas. Oversizing costs that are incurred in excess of the above may be paid by: (1) State funds, (2) larger assessment rates to other benefited properties, (3) general obligation funds, or (4) any other method or combination of methods authorized by the City Council.
2. ***Reconstruction and Overlays.*** Street reconstructions and overlays, including the associated removal and replacement of curb and gutter, are assessed 25% to the abutting benefited properties or as otherwise determined by Council ordered benefit appraisals.
3. ***Gravel Streets.*** Upgrading existing gravel streets by adding pavement, curb and gutter, and storm sewer are assessed 50% to the abutting benefited properties or as otherwise determined by Council ordered benefit appraisals.
4. ***Seal Coats.*** Sealcoats are not assessed.
5. ***Alleys.*** Upgrading existing gravel alleys by adding pavement is assessed 50% to all lots abutting on the alley in the block being improved or as otherwise determined by Council ordered benefit appraisals. Reconstructing existing paved alleys is 25% assessed to all lots abutting on the alley or as otherwise determined by Council ordered benefit appraisals.

B. Sidewalks and Trails

1. ***New Construction.*** New sidewalks and trails are not assessed to the abutting property on which the sidewalk is located, but rather are funded 100% by the City. In new subdivisions, the City will require the developer to finance sidewalk and trail improvements rather than assessing the cost.
2. ***Reconstruction.*** Replacement sidewalks are assessed 25% to the abutting property owner and 75% City funded.

C. Storm Sewer Improvements

Storm sewers are assessed on a project-by-project basis. Storm sewers in new subdivisions are considered an assessable improvement on an area basis.

Oversizing costs due to larger mains and larger appurtenances are paid for by a combination of availability charges, user charges and/or trunk area assessment charges. Trunk area storm sewer charges are levied to all unplatted property at the time of platting, to re-plats that have not been charged trunk area charges when the land was originally platted, and to re-plats that have been charged trunk area charges when the land was originally platted but where the use is increasing (only the cost difference based on current and prior use is charged). The charges will be set in the annual fee schedule approved by the City Council.

Normally, storm sewers are assessed on an area basis (square foot or acres), but in certain situations the per lot method or adjusted front footage method may be utilized at the City Council's discretion.

The replacement of existing storm sewers is paid for entirely through the Stormwater Utility Fund.

D. Sanitary Sewer Assessments

Assessments for sanitary sewer in residential areas are based upon the cost of construction of 8-inch mains, which is the smallest size installed in residential areas of the City. Assessments for sanitary sewers in commercial and industrial areas are based upon a standard size of 12-inch mains. Sanitary sewer assessments must conform to Chapter 8 of the City Charter.

Oversizing costs due to larger mains and larger appurtenances will be paid for by a combination of availability charges, user charges and/or trunk area assessment charges. Trunk area sanitary sewer charges shall be levied on all un-platted property at the time of platting and on re-plats that have not been charged trunk area charges when the land was originally platted. The charges will be set in the annual fee schedule approved by the City Council. Services installed to individual properties are assessed to the benefiting property as allowed under Chapter 8 of the City Charter.

Normally, sanitary sewers are assessed on an area basis (square foot or acres), but in certain situations the per lot method or adjusted front footage method may be utilized at the City Council's discretion.

Lateral benefit from major trunk sewers or interceptors is assessed to the properties benefited by the sewer. Any oversizing cost is assessed as described above.

The replacement of existing sewers is funded entirely by the City through the sewer enterprise funds.

Individual sanitary sewer service lines installed directly to specified properties are fully assessed directly to the benefited properties. Properties that have existing private sanitary services, but do not have mainline sewers adjacent to, across or abutting their property lines pay 0% of the assessment rate for the new mainline sanitary sewer, and 100% of the cost associated with replacing the service lines.

Any existing sanitary sewer service lines found to be defective as part of a project are replaced as part of the project and are assessed to the benefiting property as allowed under Chapter 8 of the City Charter.

Property owners electing to connect to City sewer during street reconstruction projects will receive a credit to offset those costs that would have been incurred by the City to reconstruct the street and boulevard after connecting to City sewer if the street were not being reconstructed. The amount of the credit will be set in the annual fee schedule approved by the City Council. Connecting to City sewer requires a City water connection.

E. Watermain Assessments

Assessments for watermains in residential areas are based upon the cost of construction of 8-inch mains, which is the smallest size installed in residential areas of the City. Assessments for watermains in commercial and industrial areas are based upon the standard size of 12-inch mains. Watermain assessments must conform to Chapter 8 of the City Charter.

Oversizing costs due to larger mains and larger appurtenances are paid for by a combination of availability charges, user charges and/or trunk area assessment charges. Trunk area water charges shall be levied on all un-platted property at the time of platting and on re-plats that have not been charged trunk area charges when the land was originally platted. The charges will be set in the annual fee schedule approved by the City Council. Services installed to individual properties shall be fully assessed to the benefiting property.

Normally, watermains are assessed on a per lot basis, but in certain situations the area or adjusted front footage method may be utilized at the City Council's discretion.

The replacement of existing watermains is funded entirely by the City through the water enterprise funds.

Lateral benefit from major trunk watermains is assessed to properties benefited by the watermain. Lateral watermain assessments are based on the costs for an equivalent 8-inch diameter watermain for residential properties and for an equivalent 12-inch diameter watermain for commercial/industrial properties.

Individual water service lines installed directly to specified properties are fully assessed directly to the benefited properties. Properties that have existing private water services, but do not have

mainline watermains adjacent to, across or abutting their property lines pay 0% of the assessment rate for the new watermain but 100% of the cost associated with replacing their service lines.

Any existing water service lines found to be defective as part of the project, are replaced as part of the project and are assessed directly to the benefiting property as allowed under Chapter 8 of the City Charter.

Property owners electing to connect to City water during street reconstruction projects will receive a credit to offset those costs that would have been incurred by the City to reconstruct the street and boulevard after connecting to City water if the street were not being reconstructed. The amount of the credit will be set in the annual fee schedule approved by the City Council.

F. Street Boulevard Trees

All street boulevard trees installed as part of new street constructions or in reconstructing existing streets shall be included as part of the overall project costs included in the assessment calculations.

G. Street Lights

All costs for new streetlights installed as part of constructing new streets or streetlights relocated as part of reconstructing streets are included in the overall project costs and included in the assessment calculations, unless otherwise directed by the City Council. In new subdivisions, the City will require the developer to finance street light improvements rather than assessing the cost.

H. Other Improvements

Based on the City Council's determination, any other eligible improvements may be fully assessed or assessed in part.

SECTION 11. DEFERMENT OF SPECIAL ASSESSMENTS.

Subd. 1. The Council may defer the payment of any special assessment on homestead property owned by a person who is 65 years of age or older, or who is retired by virtue of permanent and total disability, and the City Clerk is hereby authorized to record the deferment of special assessments where all of the following conditions are met:

1. The applicant must apply for the deferment not later than 90 days after the assessment is adopted by the City Council.
2. The applicant must be 65 years of age or older or retired by virtue of permanent and total disability at the time the assessment is adopted.
3. The applicant must be the owner of the property.
4. The applicant must occupy the property as his or her principal place of residence.
5. The average annual payment for assessments levied against the subject property exceed one percent of the adjusted gross income of the applicant as evidenced by the applicant's most recent federal income tax return. The average annual payment of an assessment shall be the total cost of the assessment divided by the number of years over which it is spread.

Subd. 2. The deferment shall be granted for as long a period of time as the hardship exists and the conditions in subdivision 1 remain true. It shall be the duty of the applicant to notify the City Clerk of any change in his or her status that would affect eligibility for deferment.

Subd. 3. The entire amount of deferred special assessments shall be due within sixty days after loss of eligibility by the applicant. If the special assessment is not paid within the sixty (60) days, the City Clerk shall add thereto interest accruing from the first date the applicant loses eligibility at the rate as defined in section 6.4 and the total amount of principal and interest shall be certified to the County Auditor for collection with taxes the following year. Should the applicant demonstrate to the satisfaction of the Council, that full repayment of the deferred special assessment would cause the applicant particular undue financial hardship, the Council may order that the applicant pay within sixty days a sum equal to the number of installments of deferred special assessments outstanding and unpaid to date, including principal and interest, with the balance thereafter paid according to the terms and conditions of the original special assessments.

Subd. 4. The option to defer the payment of special assessments shall terminate and all amounts accumulated plus applicable interest shall become due upon the occurrence of any one of the following:

1. The death of the owner when there is no spouse who is eligible for deferment.
2. The sale, transfer or subdivision of all or any part of the property.
3. Loss of homestead status on the property.
4. Determination by the Council for any reason that immediate or partial payment would impose no hardship.

State Law References(s): Minn. Stat. § 435.193, Senior Citizens or retired & disabled persons hardship special assessment deferral.

*Original Adoption: 12/9/14 by Resolution #14-12-250
*Amended: 1/13/15 by Resolution #15-01-016 – *Section 6 - #4 Interest to reflect interest rate on bonded projects*

CHAPTER 8. - PUBLIC IMPROVEMENTS AND SPECIAL ASSESSMENTS

Sec. 8.1. - Power to make improvements and levy assessments.

The city may make any type of local improvement not forbidden by law and levy special assessments to pay all or part of the cost of such local improvements. The total of the assessments for any local improvement may not exceed the cost of the local improvement, plus all costs and expenses connected therewith, including interest. No assessment shall exceed the benefit to the property assessed as measured by the increase in the market value of the property assessed as a result of the local improvement.

(Ord. of 1-25-1993)

Sec. 8.2. - Application of Charter.

All local improvement projects shall be carried out exclusively under the provisions of this Charter. The term "local improvement" as used in this section shall mean a public improvement financed partly or wholly from special assessments.

(Ord. of 1-25-1993)

Sec. 8.3. - Assessments for services.

The council may provide by ordinance that the cost of the city services to streets, sidewalks, or other public or private property may be assessed against property benefited and may be collected in the same manner as special assessments.

(Ord. of 1-25-1993)

Sec. 8.4. - Local improvement procedure.

When the city undertakes any local improvement to which the state local improvement code, Minn. Stats. chapter 429 applies, it shall comply with the provisions of that law, except as modified below. The council may by ordinance prescribe the procedure to be followed in making any other local improvement and levying assessments therefor.

8.4.1 *Sixty-day waiting period.* A period of 60 days shall elapse after the conclusion of the public hearing required by law to precede the ordering of the construction of a local improvement project (the "public hearing") before the actual ordering of the local improvement by the council and the council entering into a contract for the local improvement construction.

8.4.2 *Percentage of owners required.* When the local improvement has been petitioned for by the owners of not less than 50 percent in frontage of the real property abutting on streets named in the petition as the location of the local improvement the resolution ordering the local improvement by the council may be approved by vote of a majority of all members of the council. When there has been no such petition, the resolution may be adopted only by vote of four-fifths of all members of the council.

8.4.3 *Petition against the local improvement.* A proposed local improvement may be initiated by petition of the owners of real property abutting on the streets named in the petition. If, within 30 days of the conclusion of the public hearing, a petition against such local improvement is filed with the city administrator which petition is signed by a percentage of the owners of real property abutting on the streets named in the initiating petition as the location of the improvement which

percentage is greater than the percentage of owners of real property who signed the initiating petition, the council shall not make such local improvement at the expense of the abutting property owners. For purposes of the foregoing sentence, "owners of real property" shall not include owners of properties zoned for commercial or industrial uses or owners of properties zoned residential greater than ten acres in size based on zoning classifications in effect at the date of such petition, or owners of non-homestead real property greater than one acre in size.

8.4.4 *Counter petition in favor of the improvement.* If within 30 days of the filing with the city administrator of a petition against the local improvement as described in section 8.4.3 above, there is filed with the city administrator a petition in favor of the local improvement, signed by owners of real property abutting on the streets named in the initiating petition as the location of the improvement, in a percentage greater than the percent of owners of real property who signed the petition against the local improvement, then in such event the council may disregard the petition against the local improvement and proceed with the local improvement.

8.4.5 *Petition against council initiated improvement.* If the local improvement was initiated by council resolution without an initiating petition and, within 60 days of the conclusion of the public hearing, a petition is filed with the city administrator against such local improvement and which petition is signed by 60 percent or more of the owners of real property proposed to be assessed for and benefited by the local improvement, the council shall not make such local improvement at the expense of the benefited property owners. For purposes of the foregoing sentence, "owners of real property" shall not include owners of properties zoned for commercial or industrial uses or owners of properties zoned residential greater than ten acres in size based on zoning classifications in effect at the date of such petition, or owners of non-homestead real property greater than one acre in size.

8.4.6 *Withdrawal of name from petition.* Any person whose name appears on a petition to the council in favor of a local improvement, or on a petition to the council filed against a local improvement, may withdraw his/her name by a statement in writing filed with the city administrator before such petition is presented to the council or in person at a city council meeting before the city council accepts said petition.

8.4.7 *Filing of petition with city council.* All completed petitions filed with the city administrator as described herein shall be presented to the council by the city administrator at the council's next regularly scheduled meeting.

8.4.8 *One year before any further action.* When a proposed local improvement is disallowed pursuant to the petition process described in the foregoing sections, the council shall not vote on the same improvement within a period of one year after the public hearing on said improvement.

(Ord. of 1-25-1993; Ord. No. 06-22, § 2, 7-5-2006; Ord. No. 12-08, § 2, 6-26-2012; Ord. No. 14-07, § 2, 8-11-2014)

Sec. 8.5. - Computation of time.

Where the performance or doing of any act or matter is required by this Charter, and the period of time is prescribed and fixed by this Charter, the time shall be computed so as to exclude the first and include the last day of the prescribed or fixed period of time. When the last day of the period falls on a Saturday, Sunday, or a legal holiday, that day shall be omitted from the computation.

(Ord. of 1-25-1993)

Sec. 8.6. - Sewer and water projects.

This section applies to any local improvement project completed after January 1, 1996, which includes extending urban services (sewer and/or water) to an existing home or neighborhood.

8.6.1 *Connection policy.* The city may not compel any property owner with a functional private sewer and water system to connect to city sewer and/or water.

8.6.2 *Assessment policy.* The city may not levy an assessment for any component of any project which includes sewer and/or water improvements against a property whose owner elects to remain on a functional private sewer and/or water system.

8.6.3 *Request for urban services.* Property owners who remain on private sewer and water systems after urban services become available may request connection to urban services at any time. Upon connection to urban services an assessment may be levied provided it is consistent with the original assessment.

(Ref. of 5-20-1996; Ord. of 1-24-2001)

CHAPTER 429

LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS

429.011 DEFINITIONS.
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429.01 [Repealed, 1953 c 398 s 13 subd 1]

429.011 DEFINITIONS.

Subdivision 1. **Application.** For the purpose of this chapter the terms defined in this section shall have the meanings ascribed to them.

Subd. 2. **Municipality; certain cities and towns.** "Municipality" means any city of the second, third, or fourth class however organized, or any statutory city or any town as defined in section 368.01.

Subd. 2a. **Municipality; certain counties.** "Municipality" also includes the following:

(1) a county in the case of construction, reconstruction, or improvement of a county state-aid highway;

(2) a county in the case of construction, reconstruction, or improvement of a county highway as defined in section 160.02 including curbs and gutters and storm sewers;

(3) a county exercising its powers and duties under section 444.075, subdivision 1;

(4) a county for expenses not paid for under section 403.113, subdivision 3, paragraph (b), clause (3);

(5) a county in the case of the abatement of nuisances; and

(6) a county operating an energy improvements financing program under section 216C.436.

Subd. 2b. **Municipality; certain towns.** "Municipality" also includes any town not having the powers granted herein pursuant to any other law in the case of construction, reconstruction or improvement of a town road including curbs and gutters and storm sewers and in the case of those improvements designated in section 429.021, subdivision 1, clauses (1), (2), (4), (5), (6), (7), (8), and (10).

Subd. 3. **Council.** "Council" means the body of the city having general legislative powers, the town board of the town, or the county board of a county.

Subd. 4. **Clerk.** "Clerk" means the chief clerical officer of the municipality.

Subd. 5. **Improvement.** "Improvement" means any type of improvement made under authority granted by section 429.021, and in the case of a county is limited to the construction, reconstruction, or improvement of a county state-aid highway or county highway including curbs and gutters and storm sewers, and to the purchase, installation, or maintenance of signs, posts, and markers for addressing related to the operation of enhanced 911 telephone service.

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Subd. 6. **Newspaper.** "Newspaper" means the official newspaper of the municipality, or if there is no official newspaper, a legal newspaper of general circulation in the municipality.

Subd. 7. **Street.** "Street" means any street, alley, or other public way, or any part thereof.

Subd. 8. **Utilities commission.** "Utilities commission" means the municipal board or commission, other than the council, which exercises any authority or control over the operation of any municipally owned public utility.

Subd. 9. **Pedestrian skyway system.** "Pedestrian skyway system" means any system of providing for pedestrian traffic circulation, mechanical or otherwise, elevated above ground, within and without the public right-of-way, and through or above private property and buildings, and includes overpasses, bridges, passageways, walkways, concourses, hallways, corridors, arcades, courts, plazas, elevators, escalators, heated canopies, and accesses and all fixtures, furniture, equipment, facilities, services, and appurtenances which in the judgment of the council will enhance the movement, safety, security, convenience and enjoyment of pedestrians and benefit the city and adjoining properties.

Subd. 10. **Underground pedestrian concourse.** "Underground pedestrian concourse" means any system of providing for pedestrian traffic circulation, mechanical or otherwise, below ground, within and without the public right-of-way, and through or below private property, and includes tunnels, passageways, walkways, concourses, hallways, corridors, arcades, plazas, elevators, escalators, heated canopies, and accesses and all fixtures, furniture, equipment, facilities, and appurtenances which in the judgment of the council will enhance the movement, safety, security, convenience and enjoyment of pedestrians and benefit the city and adjoining properties.

Subd. 11. **Special lighting system.** "Special lighting system" means lights or light displays of any type located within or without the public right-of-way.

Subd. 12. **Acquire.** "Acquire" includes, but is not limited to, the obtaining by purchase, condemnation, or leasing rights or interests in the areas above or below the surface of the ground of real property or structures or improvements thereon.

Subd. 13. **Public mall, plaza, or courtyard.** "Public mall, plaza, or courtyard" means any wholly or partly opened or enclosed public area adjacent to or attached to a wall, fence, commercial structure, hotel, or any other building and designed as a place for passive recreation, public entertainment, exhibition and education, or a pedestrian walk.

Subd. 14. **Fire protection system.** "Fire protection system" means pipes, standpipes, sprinklers, control systems and other devices and equipment installed in or outside a building for the primary purpose of eliminating or reducing the spread of fire in the building or providing for safe evacuation of the building, whether the devices and equipment are publicly or privately owned.

Subd. 15. **Highway sound barriers.** "Highway sound barriers" means sound abatement walls erected along highways to reduce noise levels attributable to vehicular traffic.

Subd. 16. **On-site water contaminant improvements.** "On-site water contaminant improvements" means pipes, wells, and other devices and equipment installed in or outside a building for the primary purpose of eliminating water contamination caused by lead or other toxic or health threatening substances in the water, whether the improvements so installed are publicly or privately owned.

History: *1953 c 398 s 1; 1961 c 338 s 1; 1969 c 741 s 1-3; 1971 c 617 s 1-4; 1973 c 123 art 5 s 7; 1973 c 636 s 1; 1973 c 702 s 22; 1974 c 233 s 1; 1976 c 147 s 1; 1978 c 634 s 1,2; 1979 c 330 s 1; 1983 c 9 s 1;*

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1984 c 478 s 1; 1984 c 591 s 1; 1986 c 315 s 1; 1987 c 138 s 1; 1988 c 564 s 1; 1994 c 614 s 5; 2000 c 490 art 5 s 29,30; 2009 c 88 art 2 s 31; 2010 c 389 art 7 s 4

429.02 [Repealed, 1953 c 398 s 13 subd 1]

429.021 LOCAL IMPROVEMENTS, COUNCIL POWERS.

Subdivision 1. **Improvements authorized.** The council of a municipality shall have power to make the following improvements:

(1) To acquire, open, and widen any street, and to improve the same by constructing, reconstructing, and maintaining sidewalks, pavement, gutters, curbs, and vehicle parking strips of any material, or by grading, graveling, oiling, or otherwise improving the same, including the beautification thereof and including storm sewers or other street drainage and connections from sewer, water, or similar mains to curb lines.

(2) To acquire, develop, construct, reconstruct, extend, and maintain storm and sanitary sewers and systems, including outlets, holding areas and ponds, treatment plants, pumps, lift stations, service connections, and other appurtenances of a sewer system, within and without the corporate limits.

(3) To construct, reconstruct, extend, and maintain steam heating mains.

(4) To install, replace, extend, and maintain street lights and street lighting systems and special lighting systems.

(5) To acquire, improve, construct, reconstruct, extend, and maintain water works systems, including mains, valves, hydrants, service connections, wells, pumps, reservoirs, tanks, treatment plants, and other appurtenances of a water works system, within and without the corporate limits.

(6) To acquire, improve and equip parks, open space areas, playgrounds, and recreational facilities within or without the corporate limits.

(7) To plant trees on streets and provide for their trimming, care, and removal.

(8) To abate nuisances and to drain swamps, marshes, and ponds on public or private property and to fill the same.

(9) To construct, reconstruct, extend, and maintain dikes and other flood control works.

(10) To construct, reconstruct, extend, and maintain retaining walls and area walls.

(11) To acquire, construct, reconstruct, improve, alter, extend, operate, maintain, and promote a pedestrian skyway system. Such improvement may be made upon a petition pursuant to section 429.031, subdivision 3.

(12) To acquire, construct, reconstruct, extend, operate, maintain, and promote underground pedestrian concourses.

(13) To acquire, construct, improve, alter, extend, operate, maintain, and promote public malls, plazas or courtyards.

(14) To construct, reconstruct, extend, and maintain district heating systems.

(15) To construct, reconstruct, alter, extend, operate, maintain, and promote fire protection systems in existing buildings, but only upon a petition pursuant to section 429.031, subdivision 3.

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(16) To acquire, construct, reconstruct, improve, alter, extend, and maintain highway sound barriers.

(17) To improve, construct, reconstruct, extend, and maintain gas and electric distribution facilities owned by a municipal gas or electric utility.

(18) To purchase, install, and maintain signs, posts, and other markers for addressing related to the operation of enhanced 911 telephone service.

(19) To improve, construct, extend, and maintain facilities for Internet access and other communications purposes, if the council finds that:

(i) the facilities are necessary to make available Internet access or other communications services that are not and will not be available through other providers or the private market in the reasonably foreseeable future; and

(ii) the service to be provided by the facilities will not compete with service provided by private entities.

(20) To assess affected property owners for all or a portion of the costs agreed to with an electric utility, telecommunications carrier, or cable system operator to bury or alter a new or existing distribution system within the public right-of-way that exceeds the utility's design and construction standards, or those set by law, tariff, or franchise, but only upon petition under section 429.031, subdivision 3.

(21) To assess affected property owners for repayment of voluntary energy improvement financings under section 216C.436, subdivision 7.

Subd. 2. **Combining improvements.** An improvement on two or more streets or two or more types of improvement in or on the same street or streets or different streets may be included in one proceeding and conducted as one improvement.

Subd. 3. **Relation to charter and other laws.** When any portion of the cost of an improvement is defrayed by special assessments, the procedure prescribed in this chapter shall be followed unless the council determines to proceed under charter provisions; but this chapter does not prescribe the procedure to be followed by a municipality in making improvements financed without the use of special assessments.

If the council determines to proceed under charter provisions for special assessments, such provisions shall be deemed to include a requirement that notices of proposed assessments inform property owners of the procedures they must follow under the charter in order to appeal the assessments to district court. The notices shall also inform property owners of the provisions of sections 435.193 to 435.195 and the existence of any deferment procedure established pursuant thereto in the municipality.

Charter provisions shall also be deemed to require that when the council determines to make any improvement, it shall let the contract for all or part of the work, or order all or part of the work done by day labor or otherwise as may be authorized by the charter, no later than one year after the adoption of the resolution ordering such improvement, unless a different time limit is specifically stated in the resolution ordering the improvement.

History: *1953 c 398 s 2; 1965 c 877 s 1; 1971 c 617 s 5; 1973 c 201 s 1; 1974 c 233 s 2; 1974 c 314 s 1; 1976 c 195 s 1; 1978 c 518 s 1; 1979 c 330 s 2; 1981 c 334 s 5; 1984 c 548 s 4; 1984 c 582 s 3; 1984 c 591 s 2; 1984 c 633 s 2; 1987 c 138 s 2; 1997 c 219 s 5; 2000 c 490 art 5 s 31; 2000 c 493 s 5; 2005 c 67 s 1; 2010 c 216 s 21*

429.03 [Repealed, 1953 c 398 s 13 subd 1]

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429.031 PRELIMINARY PLANS, HEARINGS.

Subdivision 1. **Preparation of plans, notice of hearing.** (a) Before the municipality awards a contract for an improvement or orders it made by day labor, or before the municipality may assess any portion of the cost of an improvement to be made under a cooperative agreement with the state or another political subdivision for sharing the cost of making the improvement, the council shall hold a public hearing on the proposed improvement following two publications in the newspaper of a notice stating the time and place of the hearing, the general nature of the improvement, the estimated cost, and the area proposed to be assessed. The two publications must be a week apart, and the hearing must be at least three days after the second publication. Not less than ten days before the hearing, notice of the hearing must also be mailed to the owner of each parcel within the area proposed to be assessed and must contain a statement that a reasonable estimate of the impact of the assessment will be available at the hearing, but failure to give mailed notice or any defects in the notice does not invalidate the proceedings. For the purpose of giving mailed notice, owners are those shown as owners on the records of the county auditor or, in any county where tax statements are mailed by the county treasurer, on the records of the county treasurer; but other appropriate records may be used for this purpose. For properties that are tax exempt or subject to taxation on a gross earnings basis and are not listed on the records of the county auditor or the county treasurer, the owners may be ascertained by any practicable means, and mailed notice must be given them as provided in this subdivision.

(b) Before the adoption of a resolution ordering the improvement, the council shall secure from the city engineer or some other competent person of its selection a report advising it in a preliminary way as to whether the proposed improvement is necessary, cost-effective, and feasible and as to whether it should best be made as proposed or in connection with some other improvement. The report must also include the estimated cost of the improvement as recommended. A reasonable estimate of the total amount to be assessed, and a description of the methodology used to calculate individual assessments for affected parcels, must be available at the hearing. No error or omission in the report invalidates the proceeding unless it materially prejudices the interests of an owner.

(c) If the report is not prepared by an employee of a municipality, the compensation for preparing the report under this subdivision must be based on the following factors:

(1) the time and labor required;

(2) the experience and knowledge of the preparer;

(3) the complexity and novelty of the problems involved; and

(4) the extent of the responsibilities assumed.

(d) The compensation must not be based primarily on a percentage of the estimated cost of the improvement.

(e) The council may also take other steps prior to the hearing, including, among other things, the preparation of plans and specifications and the advertisement for bids that will in its judgment provide helpful information in determining the desirability and feasibility of the improvement.

(f) The hearing may be adjourned from time to time, and a resolution ordering the improvement may be adopted at any time within six months after the date of the hearing by vote of a majority of all members of the council when the improvement has been petitioned for by the owners of not less than 35 percent in frontage of the real property abutting on the streets named in the petition as the location of the improvement. When there has been no such petition, the resolution may be adopted only by vote of four-fifths of all members of the council; provided that if the mayor of the municipality is a member of the council but has

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no vote or votes only in case of a tie, the mayor is not deemed to be a member for the purpose of determining a four-fifths majority vote.

(g) The resolution ordering the improvement may reduce, but not increase, the extent of the improvement as stated in the notice of hearing.

Subd. 2. **Approval by park board or utilities commission.** A resolution ordering a park improvement may be adopted only by a four-fifths vote of the council and shall also be approved by the park board, if there is one; provided, that if the mayor of the municipality is a member of the council but has no vote or votes only in case of a tie, the mayor shall not be deemed to be a member for the purpose of determining such four-fifths majority vote. A resolution ordering an improvement of the water, sewer, steam heating, street lighting or other facility over which a utilities commission has jurisdiction shall also be approved by the utilities commission.

Subd. 3. **Petition by all owners.** Whenever all owners of real property abutting upon any street named as the location of any improvement shall petition the council to construct the improvement and to assess the entire cost against their property, the council may, without a public hearing, adopt a resolution determining such fact and ordering the improvement. The validity of the resolution shall not be questioned by any taxpayer or property owner or the municipality unless an action for that purpose is commenced within 30 days after adoption of the resolution as provided in section 429.036. Nothing herein prevents any property owner from questioning the amount or validity of the special assessment against the owner's property pursuant to section 429.081. In the case of a petition for the municipality to own and install a fire protection system, a pedestrian skyway system, or on-site water contaminant improvements, the petition must contain or be accompanied by an undertaking satisfactory to the city by the petitioner that the petitioner will grant the municipality the necessary property interest in the building to permit the city to enter upon the property and the building to construct, maintain, and operate the fire protection system, pedestrian skyway system, or on-site water contaminant improvements. In the case of a petition for the installation of a privately owned fire protection system, a privately owned pedestrian skyway system, or privately owned on-site water contaminant improvements, the petition shall contain the plans and specifications for the improvement, the estimated cost of the improvement and a statement indicating whether the city or the owner will contract for the construction of the improvement. If the owner is contracting for the construction of the improvement, the city shall not approve the petition until it has reviewed and approved the plans, specifications, and cost estimates contained in the petition. The construction cost financed under section 429.091 shall not exceed the amount of the cost estimate contained in the petition. In the case of a petition for the installation of a fire protection system, a pedestrian skyway system, or on-site water contaminant improvements, the petitioner may request abandonment of the improvement at any time after it has been ordered pursuant to subdivision 1 and before contracts have been awarded for the construction of the improvement under section 429.041, subdivision 2. If such a request is received, the city council shall abandon the proceedings but in such case the petitioner shall reimburse the city for any and all expenses incurred by the city in connection with the improvement.

History: *1953 c 398 s 3; 1955 c 811 s 1; 1957 c 430 s 1; 1961 c 525 s 1,2; 1963 c 771 s 1; 1965 c 877 s 2; 1967 c 57 s 1,2; 1973 c 123 art 5 s 7; 1984 c 548 s 5; 1984 c 582 s 4; 1984 c 591 s 3; 1984 c 633 s 3; 1986 c 444; 1994 c 614 s 6; 1996 c 402 s 1; 2000 c 490 art 5 s 32*

429.035 IMPROVEMENTS, PETITION.

When any petition for the making of any improvement in any statutory city, town, or city of the second, third, or fourth class, however organized, for the cost of which special assessments may be, in whole or in part, levied therefor, is presented to the governing body of the municipality, this body shall, by resolution,

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determine whether or not the petition has been signed by the required percentage of owners of property affected thereby.

History: *(1918-33) 1927 c 311 s 1; 1953 c 398 s 12; 1961 c 338 s 2; 1973 c 123 art 5 s 7*

429.036 APPEAL FROM DETERMINATION OF LEGALITY OF PETITION.

Any person, being aggrieved by this determination, may appeal to the district court of the county in which the property is located by serving upon the clerk of the municipality, within 30 days after the adoption and publication of the resolution, a notice of appeal briefly stating the grounds of appeal and giving a bond in the penal sum of $250, in which the municipality shall be named as obligee, to be approved by the clerk of the municipality, conditioned that the appellant will duly prosecute the appeal, pay all costs and disbursements which may be adjudged against the appellant, and abide by the order of the court. The clerk shall furnish the appellant a certified copy of the petition, or any part thereof, on being paid by appellant of the proper charges therefor. The appeal shall be placed upon the calendar of the next general term commencing more than 30 days after the date of serving the notice and filing the bond and shall be tried as are other appeals in such cases. Unless reversed upon the appeal, the determination of the governing body as to the sufficiency of the petition shall be final and conclusive.

History: *(1918-34) 1927 c 311 s 2; 1986 c 444*

429.04 [Repealed, 1953 c 398 s 13]

429.041 COUNCIL PROCEDURE.

Subdivision 1. **Plans and specifications, advertisement for bids.** When the council determines to make any improvement, it shall let the contract for all or part of the work, or order all or part of the work done by day labor or otherwise as authorized by subdivision 2, no later than one year after the adoption of the resolution ordering such improvement, unless a different time limit is specifically stated in the resolution ordering the improvement. The council shall cause plans and specifications of the improvement to be made, or if previously made, to be modified, if necessary, and to be approved and filed with the clerk, and if the estimated cost exceeds the amount in section 471.345, subdivision 3, shall advertise for bids for the improvement in the newspaper or recognized industry trade journal as defined in section 331A.01, subdivision 11, and for such length of time as it may deem advisable. If the estimated cost exceeds twice the amount in section 471.345, subdivision 3, publication shall be made no less than three weeks before the last day for submission of bids once in the newspaper and at least once in either a newspaper published in a city of the first class or a recognized industry trade journal. The advertisement shall specify the work to be done, shall state the time when the bids will be publicly opened for consideration by the council, which shall be not less than ten days after the first publication of the advertisement when the estimated cost is less than twice the amount in section 471.345, subdivision 3, and not less than three weeks after such publication in other cases, and shall state that no bids will be considered unless sealed and filed with the clerk and accompanied by a cash deposit, cashier's check, bid bond, or certified check payable to the clerk, for such percentage of the amount of the bid as the council may specify. In providing for the advertisement for bids the council may direct that the bids shall be opened publicly by two or more designated officers or agents of the municipality and tabulated in advance of the meeting at which they are to be considered by the council. Nothing herein shall prevent the council from advertising separately for various portions of the work involved in an improvement, or from itself, supplying by such means as may be otherwise authorized by law, all or any part of the materials, supplies, or equipment to be used in the improvement or from combining two or more improvements in a single set of plans and specifications or a single contract.

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Subd. 2. **Contracts; day labor.** In contracting for an improvement, the council shall require the execution of one or more written contracts and bonds, conditioned as required by law. The council shall award the contract to the lowest responsible bidder or it may reject all bids. If any bidder to whom a contract is awarded fails to enter promptly into a written contract and to furnish the required bond, the defaulting bidder shall forfeit to the municipality the amount of the defaulter's cash deposit, cashier's check, bid bond, or certified check, and the council may thereupon award the contract to the next lowest responsible bidder. When it appears to the council that the cost of the entire work projected will be less than the amount in section 471.345, subdivision 3, or whenever no bid is submitted after proper advertisement or the only bids submitted are higher than the engineer's estimate, the council may advertise for new bids or, without advertising for bids, directly purchase the materials for the work and do it by the employment of day labor or in any other manner the council considers proper. The council may have the work supervised by the city engineer or other qualified person but shall have the work supervised by a registered engineer if done by day labor and it appears to the council that the entire cost of all work and materials for the improvement will be more than the lowest amount in section 471.345, subdivision 4. In case of improper construction or unreasonable delay in the prosecution of the work by the contractor, the council may order and cause the suspension of the work at any time and relet the contract, or order a reconstruction of any portion of the work improperly done, and where the cost of completion or reconstruction necessary will be less than the amount in section 471.345, subdivision 3, the council may do it by the employment of day labor.

Subd. 2a. **Best value alternative.** As an alternative to the procurement method described in subdivision 2, the council may issue a request for proposals and award the contract to the vendor or contractor offering the best value as described in section 16C.28, subdivision 1, paragraph (a), clause (2), and paragraph (c).

Subd. 3. **Day labor; detailed report.** When the council has performed construction work by day labor, it shall cause a detailed report to be filed with the clerk and certified by the registered engineer or other person in charge, if there is no registered engineer. The report shall show:

(a) the complete cost of the construction;

(b) final quantities of the various units of work done;

(c) materials furnished for the project and the cost of each item thereof;

(d) cost of labor, cost of equipment hired, and supervisory costs.

The report shall have attached a certificate by the registered engineer or other person in charge that the work was done according to the plans and specifications, or, if there were any deviations from them, an itemized statement of those deviations.

Subd. 4. **Alternate procedure on street improvements.** As to any improvement or improvements consisting of grading, graveling, or bituminous surfacing of streets and alleys, the council may proceed in the manner provided in this chapter, except that it may

(1) order the work done by day labor, regardless of the estimated cost of such improvement or improvements,

(2) use municipal equipment or hire equipment and purchase materials for all such improvements to be done by day labor in any 12-month period by advertising once therefor, such advertisement to call for bids for the furnishing of equipment, if the municipality does not use its own equipment, and for materials at unit prices based on the quantities which the council estimates will be required, and

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(3) contract at one time on a unit price basis for part or all of the street improvements to be constructed by the municipality during the current year, including improvements which may thereafter be ordered constructed.

Subd. 5. **Cooperation with state or local government.** When an improvement is made under a cooperative agreement with the state or another political subdivision by the terms of which the state or other subdivision is to construct or contract to construct the improvement, it shall not be necessary to comply with subdivisions 1 and 2.

Subd. 6. **Percentage payment on engineer's estimate.** In case the contractor properly performs the work, the council shall, from month to month before completion of the work, pay the contractor not to exceed 95 percent of the amount already earned under the contract, upon the estimate of the engineer or other competent person selected by the council, and the contract shall so provide, and shall further agree that when the work is 95 percent or more completed upon the recommendation of the engineer such portions of the retained price shall be released as the governing body of the municipality determines are not required to be retained to protect the municipality's interest in satisfactory completion of the contract. Failure to pay any amount due and payable under the terms of the contract within 30 days of a monthly estimate or 90 days after the final estimate of the amount earned shall obligate the municipality to pay to the contractor simple interest on the past due amount at an annual rate equal to the monthly index of long term United States bond yields for the month prior to the month in which this obligation is incurred plus an additional one percent per annum. Interest shall not be imposed with respect to any amount which a municipality may legally withhold as a result of breach of contract or other contractual claim or if the delay is caused by the contractor.

Subd. 7. **Modification of contracts.** After work has been commenced on an improvement undertaken pursuant to a contract awarded on a unit price basis the council may, without advertising for bids, authorize changes in the contract so as to include additional units of work at the same unit price if the cost of the additional work does not exceed 25 percent of the original contract price. Original contract price means that figure determined by multiplying the estimated number of units required by the unit price.

History: *1953 c 398 s 4; 1957 c 430 s 2,3; 1961 c 525 s 3,4; 1973 c 123 art 5 s 7; 1976 c 156 s 1; 1977 c 278 s 1; 1978 c 518 s 2; 1980 c 464 s 8; 1985 c 174 s 3; 1986 c 444; 1993 c 38 s 1,2; 2001 c 5 s 1,2; 2004 c 278 s 6,7; 2007 c 148 art 3 s 25; 2009 c 152 s 18,19; 2013 c 46 s 2*

429.05 [Repealed, 1953 c 398 s 13 subd 1]

429.051 APPORTIONMENT OF COST.

The cost of any improvement, or any part thereof, may be assessed upon property benefited by the improvement, based upon the benefits received, whether or not the property abuts on the improvement and whether or not any part of the cost of the improvement is paid from the county state-aid highway fund, the municipal state-aid street fund, or the trunk highway fund. The area assessed may be less than but may not exceed the area proposed to be assessed as stated in the notice of hearing on the improvement, except as provided below. The municipality may pay such portion of the cost of the improvement as the council may determine from general ad valorem tax levies or from other revenues or funds of the municipality available for the purpose. The municipality may subsequently reimburse itself for all or any of the portion of the cost of a water, storm sewer, or sanitary sewer improvement so paid by levying additional assessments upon any properties abutting on but not previously assessed for the improvement, on notice and hearing as provided for the assessments initially made. To the extent that such an improvement benefits nonabutting properties which may be served by the improvement when one or more later extensions or improvements are made but which are not initially assessed therefor, the municipality may also reimburse itself by adding all or any

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of the portion of the cost so paid to the assessments levied for any of such later extensions or improvements, provided that notice that such additional amount will be assessed is included in the notice of hearing on the making of such extensions or improvements. The additional assessments herein authorized may be made whether or not the properties assessed were included in the area described in the notice of hearing on the making of the original improvement.

In any city of the fourth class electing to proceed under a home rule charter as provided in this chapter, which charter provides for a board of water commissioners and authorizes such board to assess a water frontage tax to defray the cost of construction of water mains, such board may assess the tax based upon the benefits received and without regard to any charter limitation on the amount that may be assessed for each lineal foot of property abutting on the water main. The water frontage tax shall be imposed according to the procedure and, except as herein provided, subject to the limitations of the charter of the city.

History: *1953 c 398 s 5; 1955 c 842 s 1; 1957 c 40 s 1; 1959 c 490 s 1; 1961 c 286 s 1*

429.052 STREET OR ROAD IMPROVEMENTS OUTSIDE MUNICIPAL BOUNDARIES.

A municipality may construct street or road improvements outside its jurisdiction with the consent of the affected township, or if the property is located in unorganized territory, the county. When property is brought within the corporate limits of the municipality, the municipality may subsequently reimburse itself for all or any portion of the cost of the improvement for which municipal funds have been expended, by levying an assessment upon any property abutting on, but not previously assessed for, the improvement. No assessment may be so levied unless the property to be assessed was given notice and hearing of the improvements under section 429.031 at the time the improvement was ordered, and subsequently in accordance with the notice, hearing, and appeal rights, provided for under sections 429.061 and 429.081.

History: *2005 c 152 art 1 s 12*

429.06 [Repealed, 1953 c 398 s 13 subd 1]

429.061 ASSESSMENT PROCEDURE.

Subdivision 1. **Calculation, notice.** At any time after the expense incurred or to be incurred in making an improvement shall be calculated under the direction of the council, the council shall determine by resolution the amount of the total expense the municipality will pay, other than the amount, if any, which it will pay as a property owner, and the amount to be assessed. If a county proposes to assess within the boundaries of a city for a county state-aid highway or county highway, including curbs, gutters, and storm sewers, the resolution must include the portion of the cost proposed to be assessed within the city. The county shall forward the resolution to the city and it may not proceed with the assessment procedure nor may the county allocate any cost under this section for property within the city unless the city council adopts the resolution approving the assessment. Thereupon the clerk, with the assistance of the engineer or other qualified person selected by the council, shall calculate the proper amount to be specially assessed for the improvement against every assessable lot, piece or parcel of land, without regard to cash valuation, in accordance with the provisions of section 429.051. The proposed assessment roll shall be filed with the clerk and be open to public inspection. The clerk shall thereupon, under the council's direction, publish notice that the council will meet to consider the proposed assessment. Such notice shall be published in the newspaper at least once and shall be mailed to the owner of each parcel described in the assessment roll. For the purpose of giving mailed notice under this subdivision, owners shall be those shown to be such on the records of the county auditor or, in any county where tax statements are mailed by the county treasurer, on the records of the county treasurer; but other appropriate records may be used for this purpose. Such publication and mailing shall be no less than two weeks prior to such meeting of the council. Except as to the owners of tax-exempt

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property or property taxes on a gross earnings basis, every property owner whose name does not appear on the records of the county auditor or the county treasurer shall be deemed to have waived such mailed notice unless the owner has requested in writing that the county auditor or county treasurer, as the case may be, include the name on the records for such purpose. Such notice shall state the date, time, and place of such meeting, the general nature of the improvement, the area proposed to be assessed, the total amount of the proposed assessment, that the proposed assessment roll is on the file with the clerk, and that written or oral objections thereto by any property owner will be considered. The notice must also state that no appeal may be taken as to the amount of any assessment adopted pursuant to subdivision 2, unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. The notice shall also state that an owner may appeal an assessment to district court pursuant to section 429.081 by serving notice of the appeal upon the mayor or clerk of the municipality within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the mayor or clerk. The notice shall also inform property owners of the provisions of sections 435.193 to 435.195 and the existence of any deferment procedure established pursuant thereto in the municipality. In addition, the notice mailed to the owner must state in clear language the following information:

(1) the amount to be specially assessed against that particular lot, piece, or parcel of land;

(2) adoption by the council of the proposed assessment may be taken at the hearing;

(3) the right of the property owner to prepay the entire assessment and the person to whom prepayment must be made;

(4) whether partial prepayment of the assessment has been authorized by ordinance;

(5) the time within which prepayment may be made without the assessment of interest; and

(6) the rate of interest to be accrued if the assessment is not prepaid within the required time period.

Subd. 2. **Adoption; interest.** At such meeting or at any adjournment thereof the council shall hear and pass upon all objections to the proposed assessment, whether presented orally or in writing. The council may amend the proposed assessment as to any parcel and by resolution adopt the same as the special assessment against the lands named in the assessment roll. Notice of any adjournment of the hearing shall be adequate if the minutes of the meeting so adjourned show the time and place when and where the hearing is to be continued.

The council may consider any objection to the amount of a proposed assessment as to a specific parcel of land at an adjourned hearing upon further notice to the affected property owner as it deems advisable. At the adjourned hearing the council or a committee of it may hear further written or oral testimony on behalf of the objecting property owner and may consider further written or oral testimony from appropriate city officials and other witnesses as to the amount of the assessment. The council or committee shall prepare a record of the proceedings at the adjourned hearing and written findings as to the amount of the assessment. The amount of the assessment as finally determined by the council shall become a part of the adopted assessment roll. No appeal may be taken as to the amount of any assessment adopted under this section unless written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. All objections to the assessments not received at the assessment hearing in the manner prescribed by this subdivision are waived, unless the failure to object at the assessment hearing is due to a reasonable cause.

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If the adopted assessment differs from the proposed assessment as to any particular lot, piece, or parcel of land, the clerk must mail to the owner a notice stating the amount of the adopted assessment. Owners must also be notified by mail of any changes adopted by the council in interest rates or prepayment requirements from those contained in the notice of the proposed assessment.

The assessment, with accruing interest, shall be a lien upon all private and public property included therein, from the date of the resolution adopting the assessment, concurrent with general taxes; but the lien shall not be enforceable against public property as long as it is publicly owned, and during such period the assessment shall be recoverable from the owner of such property only in the manner and to the extent provided in section 435.19. Unless otherwise provided in the resolution, all assessments shall be payable in equal annual installments extending over such period, not exceeding 30 years, as the resolution determines, payable on the first Monday in January in each year, but the number of installments need not be uniform for all assessments included in a single assessment roll if a uniform criterion for determining the number of installments is provided by the resolution. Assessments on property located in a targeted neighborhood as defined in Laws 1987, chapter 386, article 6, section 4, may be payable in variable annual installments if the resolution provides for a variable payment. The first installment of each assessment shall be included in the first tax rolls completed after its adoption and shall be payable in the same year as the taxes contained therein; except that the payment of the first installment of any assessment levied upon unimproved property may be deferred until a designated future year, or until the platting of the property or the construction of improvements thereon, upon such terms and conditions and based upon such standards and criteria as may be provided by resolution of the council. If special assessments against the property have been deferred pursuant to this subdivision, the governmental unit shall record with the county recorder in the county in which the property is located a certificate containing the legal description of the affected property and of the amount deferred. In any event, every assessment the payment of which is so deferred, when it becomes payable, shall be divided into a number of installments such that the last installment thereof will be payable not more than 30 years after the levy of the assessment. All assessments shall bear interest at such rate as the resolution determines. To the first installment of each assessment shall be added interest on the entire assessment from a date specified in the resolution levying the assessment, not earlier than the date of the resolution, until December 31 of the year in which the first installment is payable, and to each subsequent installment shall be added interest for one year on all unpaid installments; or alternatively, any assessment may be made payable in equal annual installments including principal and interest, each in the amount annually required to pay the principal over such period with interest at such rate as the resolution determines, not exceeding the maximum period and rate specified above. In the latter event no prepayment shall be accepted under subdivision 3 without payment of all installments due to and including December 31 of the year of prepayment, together with the original principal amount reduced only by the amounts of principal included in such installments, computed on an annual amortization basis. When payment of an assessment is deferred, as authorized in this subdivision, interest thereon for the period of deferment may be made payable annually at the same times as the principal installments of the assessment would have been payable if not deferred; or interest for this period may be added to the principal amount of the assessment when it becomes payable; or, if so provided in the resolution levying the assessment, interest thereon to December 31 of the year before the first installment is payable may be forgiven.

Subd. 3. **Transmitted to auditor, prepayment.** After the adoption of the assessment, the clerk shall transmit a certified duplicate of the assessment roll with each installment, including interest, set forth separately to the county auditor of the county to be extended on the proper tax lists of the county; but in lieu of such certification, the council may in its discretion direct the clerk to file all assessment rolls in the clerk's office and to certify annually to the county auditor, on or before November 30 in each year, the total amount of installments of and interest on assessments on each parcel of land in the municipality which are to become due in the following year. If any installment and interest has not been so certified prior to the year when it

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is due, the clerk shall forthwith certify the same to the county auditor for collection in the then succeeding year; and if the municipality has issued improvement warrants to finance the improvement, it shall pay out of its general funds into the fund of the improvement interest on the then unpaid balance of the assessment for the year or years during which the collection of such installment is postponed. All assessments and interest thereon shall be collected and paid over in the same manner as other municipal taxes. The owner of any property so assessed may, at any time prior to certification of the assessment or the first installment thereof to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the municipal treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption thereof; and, except as hereinafter provided, the owner may at any time prior to November 15 of any year, prepay to the treasurer of the municipality having levied said assessments, the whole assessment remaining due with interest accrued to December 31 of the year in which said prepayment is made. If the assessment roll is retained by the municipal clerk, the installment and interest in process of collection on the current tax list shall be paid to the county treasurer and the remaining principal balance of the assessment, if paid, shall be paid to the municipal treasurer. The council may by ordinance authorize the partial prepayment of assessments, in such manner as the ordinance may provide, prior to certification of the assessment or the first installment thereof to the county auditor.

Subd. 4. **Collection, tax-exempt property.** On the confirmation of any assessments the clerk shall mail to the county auditor a notice specifying the amount payable by any county, to the clerk or recorder of any other political subdivision a notice specifying the amount payable by the political subdivision and to the owner of any right-of-way, at its principal office in the state, a notice specifying the amount payable on account of any right-of-way. The amount payable on account of any right-of-way or public property shall be payable to the municipality's treasurer and shall be payable in like installments and with like interest and penalties as provided for in reference to the installments payable on account of assessable real property, except that interest accruing shall not begin to run until the notice provided in this subdivision has been properly given and 30 days thereafter have elapsed. The governing body of any such political subdivision shall provide for the payment of these amounts and shall take appropriate action to that end. If the assessment is not paid in a single installment, the municipal treasurer shall annually mail to the owner of any right-of-way and, as long as the property is publicly owned, to the owner of any public property a notice stating that an installment is due and should be paid to the municipal treasurer of the municipality which levied the special assessment. The municipality may collect the amount due on account of the right-of-way of any railroad or privately owned public utility by distress and sale of personal property in the manner provided by law in case of taxes levied upon personal property or by suit brought to enforce the collection of this indebtedness unless a different method of collecting such amounts is provided for by any contract between the owner of any right-of-way and the municipality.

Subd. 5. **Special assessments; administrative expenses.** Notwithstanding any general or special law to the contrary, a municipality shall pay to the county auditor all administrative expenses incurred by the county under subdivision 3 for each special assessment of any local improvement certified by the municipality to the county auditor.

History: *1953 c 398 s 6; 1955 c 811 s 2; 1957 c 510 s 2; 1957 c 699 s 1; 1961 c 77 s 1; 1961 c 525 s 5-7; 1963 c 771 s 2-4; 1965 c 877 s 3; 1969 c 1045 s 1; 1969 c 1095 s 1; 1974 c 314 s 2; 1976 c 195 s 2; 1976 c 324 s 18; 1980 c 509 s 164; 1980 c 560 s 5; 1980 c 607 art 11 s 1,2; 1984 c 478 s 2; 1984 c 543 s 50; 1Sp1985 c 16 art 1 s 3; 1986 c 315 s 2; 1986 c 444; 1986 c 473 s 10,11; 1987 c 344 s 3; 1987 c 386 art 6 s 2; 1991 c 342 s 8; 1993 c 375 art 5 s 33; art 17 s 17; 2005 c 4 s 106*

429.07 [Repealed, 1953 c 398 s 13]

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429.071 SUPPLEMENTAL ASSESSMENTS; REASSESSMENT.

Subdivision 1. **Supplemental assessments.** The council may make supplemental assessments to correct omissions, errors, or mistakes in the assessment relating to the total cost of the improvement or any other particular. A supplemental assessment shall be preceded by personal or mailed notice to the owner of each parcel included in the supplemental assessment and a hearing as provided for the original assessment.

Subd. 2. **Reassessment.** When an assessment is, for any reason whatever, set aside by a court of competent jurisdiction as to any parcel or parcels of land, or in event the council finds that the assessment or any part thereof is excessive or determines on advice of the municipal attorney that the assessment or proposed assessment or any part thereof is or may be invalid for any reason, the council may, upon notice and hearing as provided for the original assessment, make a reassessment or a new assessment as to such parcel or parcels.

Subd. 3. **Reapportionment upon land division.** When a tract of land against which a special assessment has been levied is thereafter divided or subdivided by plat or otherwise, the council may, on application of the owner of any part of the tract or on its own motion equitably apportion among the various lots or parcels in the tract all the installments of the assessment against the tract remaining unpaid and not then due if it determines that such apportionment will not materially impair collection of the unpaid balance of the original assessment against the tract. The council may, and if the special assessment has been pledged to the payment of improvement warrants shall, require the owner or owners, as a condition of such apportionment, to furnish a satisfactory surety bond fully protecting the municipality against any loss resulting from failure to pay any part of the reapportionment assessment when due. Notice of such apportionment and of the right to appeal shall be mailed to or personally served upon all owners of any part of the tract. Within 30 days after the mailing or service of the notice of such apportionment any such owner may appeal as provided in section 429.081.

Subd. 4. **Reassessment, tax-forfeited land.** When a parcel of tax-forfeited land is returned to private ownership and the parcel is benefited by an improvement for which special assessments were canceled because of the forfeiture, the municipality that made the improvement may, upon notice and hearing as provided for the original assessment, make a reassessment or a new assessment as to the parcel in an amount equal to the amount remaining unpaid on the original assessment.

History: *1953 c 398 s 7; 1957 c 366 s 1; 1961 c 525 s 8; 1965 c 877 s 4; 1976 c 259 s 1*

429.08 [Repealed, 1953 c 398 s 13 subd 1]

429.081 APPEAL TO DISTRICT COURT.

Within 30 days after the adoption of the assessment, any person aggrieved, who is not precluded by failure to object prior to or at the assessment hearing, or whose failure to so object is due to a reasonable cause, may appeal to the district court by serving a notice upon the mayor or clerk of the municipality. The notice shall be filed with the court administrator of the district court within ten days after its service. The municipal clerk shall furnish appellant a certified copy of objections filed in the assessment proceedings, the assessment roll or part complained of, and all papers necessary to present the appeal. The appeal shall be placed upon the calendar of the next general term commencing more than five days after the date of serving the notice and shall be tried as other appeals in such cases. The court shall either affirm the assessment or set it aside and order a reassessment as provided in section 429.071, subdivision 2. If appellant does not prevail upon the appeal, the costs incurred shall be taxed by the court and judgment entered therefor. All

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objections to the assessment shall be deemed waived unless presented on such appeal. This section provides the exclusive method of appeal from a special assessment levied pursuant to this chapter.

History: *1953 c 398 s 8; 1961 c 525 s 9; 1978 c 749 s 2; 1980 c 607 art 11 s 3; 1Sp1986 c 3 art 1 s 82*

429.09 [Repealed, 1953 c 398 s 13]

429.091 FINANCING.

Subdivision 1. **Authority.** At any time after one or more improvements are ordered as contemplated in section 429.031, the council may issue obligations in such amount as it deems necessary to defray in whole or in part the expense incurred and estimated to be incurred in making the improvement or improvements, including every item of cost of the kinds authorized in section 475.65. In the event of any omission, error, or mistake in any of the proceedings required precedent to the ordering of any improvement, the validity of the obligations shall not be affected thereby. The council shall cause all further actions and proceedings to be taken with due diligence that are required for the construction of each improvement financed wholly or partly from the proceeds of obligations issued hereunder, and for the final and valid levy of special assessments and the appropriation of any other funds needed to pay the obligations and interest thereon when due.

Subd. 2. **Types of obligations permitted.** The council may by resolution adopted prior to the sale of obligations pledge the full faith, credit, and taxing power of the municipality for the payment of the principal and interest. Such obligations shall be called improvement bonds and the council shall pay the principal and interest out of any fund of the municipality when the amount credited to the specified fund is insufficient for the purpose and shall each year levy a sufficient amount to take care of accumulated or anticipated deficiencies, which levy shall not be subject to any statutory or charter tax limitation. Obligations for the payment of which the full faith and credit of the municipality is not pledged shall be called assessment revenue notes or, in the case of bonds for fire protection, revenue bonds and shall contain a promise to pay solely out of the proper special fund or funds pledged to their payment. It shall be the duty of the municipal treasurer to pay maturing principal and interest on warrants or revenue bonds out of funds on hand in the proper funds and not otherwise.

Subd. 3. **Method of issuance.** All obligations shall be issued in accordance with the provisions of chapter 475, except as provided in this subdivision.

An election shall be required for bonds if less than 20 percent of the cost of the improvement to the municipality is to be assessed against benefited property.

If the full faith, credit, and taxing power of the municipality is not pledged and the bonds are issued to finance a fire protection system, a public sale shall not be required and the obligations may

(1) mature at any time or times within 30 years from date of issue; or 40 years or the useful life of the asset, whichever is less, for municipal water and wastewater treatment systems and essential community facilities financed or guaranteed by the United States Department of Agriculture;

(2) mature in the amount or amounts;

(3) be sold at a price equal to the percentage of their par value, plus accrued interest; and

(4) bear interest at the rate or rates,

as agreed by the purchaser and the municipality, notwithstanding any limitation of interest rate or cost or of the amounts of annual maturities contained in any other law.

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The maturities shall be such as in the opinion of the council are warranted by the anticipated collections of assessments and ad valorem levies for the municipality's share of the cost; except that the council may in its discretion issue and sell temporary improvement bonds maturing and subject to further conditions as set forth in subdivision 5. All obligations shall state upon their face the purpose of the issue and the fund from which they are payable. The amount of any obligations issued hereunder shall not be included in determining the net indebtedness of any municipality under the provisions of any law limiting such indebtedness.

Subd. 4. **Funds.** The proceeds from the sale of each issue of obligations and from collections of special assessments levied and other moneys appropriated for each improvement to be financed wholly or partly from such proceeds shall be credited to a separate construction fund which shall be used solely to defray expenses of such improvements and payment of principal and interest due upon the obligations prior to completion and payment of all costs of the improvements so financed. Any balance of the proceeds of bonds remaining therein may be used to pay the cost, in whole or in part, of any other improvement instituted pursuant to this chapter. A separate account shall be maintained in the construction fund to record expenditures for each improvement, and when the total cost thereof has been paid all subsequent collections of special assessments levied for the improvement shall be credited and paid into the debt service fund for the obligations issued to finance the improvement, as provided in section 475.61. Any taxes levied for improvements financed by an issue of obligations shall be credited directly to the debt service fund.

Subd. 5. **Temporary improvement bonds.** In anticipation of the issuance of improvement bonds, the council may by resolution issue and sell temporary improvement bonds maturing within not more than three years from their date of issue to pay any part or all of the cost of one or more improvements. To the extent that the principal of and interest on the temporary improvement bonds cannot be paid when due from receipts of special assessments, taxes, or other funds appropriated for the purpose, they shall be paid from the proceeds of improvement bonds or additional temporary improvement bonds which the council shall offer for sale in advance of their maturity but the indebtedness funded by an issue of temporary improvement bonds shall not be extended by the issue of additional temporary improvement bonds for more than six years from the date of the first issue. The holders of any temporary improvement bonds shall have and may enforce, by mandamus or other appropriate proceedings, all rights respecting the levy and collection of sufficient special assessments and taxes to pay the cost of the improvements financed by them which are granted by law to holders of improvement bonds, except the right to require the levies to be collected prior to the maturity of the temporary improvement bonds. If any temporary improvement bonds are not paid in full at maturity, the holders may require the issuance in exchange for them, at par, of new temporary improvement bonds maturing within one year from their date of issue (but not subject to any other maturity limitation), and bearing interest at the maximum rate permitted by law.

Subd. 6. **Investment of other municipal funds.** Funds of a municipality may be invested in its temporary improvement bonds in accordance with the provisions of section 118A.04, and may be purchased upon their initial issue, but shall be purchased only from funds which the council determines will not be required for other purposes before the maturity date, and shall be resold before maturity only in case of emergency. If purchased from a debt service fund securing other bonds, the holders of those bonds may enforce the municipality's obligations on the temporary improvement bonds in the same manner as if they held the temporary improvement bonds.

Subd. 7. **General obligation temporary improvement bonds.** The council may by resolution adopted prior to the sale of any temporary improvement bonds pledge the full faith, credit, and taxing power of the municipality for the payment of the principal and interest, in addition to all provisions made for their security in subdivision 5. In this event the bonds shall be designated as general obligation temporary improvement

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bonds, and the council shall levy taxes for their payment in accordance with section 475.61. Proceeds of improvement bonds or temporary improvement bonds not yet sold may be treated as pledged revenues, in reduction of the tax otherwise required by section 475.61 to be levied prior to delivery of the obligations.

Subd. 7a. **Revolving fund bonds.** The council may by resolution establish a revolving fund for the payment of the costs of any improvement or any waterworks systems, sewer systems, or storm sewer systems described in section 444.075, the costs of facilities to maintain streets and water, sewer, and storm sewer systems and for the payment of any obligations issued to pay the costs of the facilities and systems referred to in this subdivision or to refund obligations issued for those purposes. The council may create within the revolving fund a separate construction account into which the municipality may deposit the proceeds of any obligations payable from the fund, the proceeds of any special assessments collected with respect to any improvement, any net revenues of a waterworks, sewer system, or storm sewer system described in section 444.075 or any other available funds of the municipality appropriated to it. Amounts on deposit in the construction account may be used to pay the costs of any improvement or any waterworks, sewer system, or storm sewer system described in section 444.075 or any street or water, sewer, or storm sewer maintenance facilities. No funds may be expended for an improvement unless at least 20 percent of the costs of each such improvement is to be assessed against benefited property. No funds may be expended for a waterworks, sewer system, or storm sewer system, other than a sewer system described in section 115.46, or maintenance facilities unless the council estimates that the costs will be recovered from the net revenues of the system or any combined waterworks, sewer systems, or storm sewer systems operated by the municipality. The council may also create a separate debt service account within the revolving fund for the payment of principal of and interest on any obligations payable therefrom. Notwithstanding subdivision 4, the council is not required to pledge any particular assessments or other revenues to the payment of the obligations. Collections of special assessments or net revenues may be deposited in either the construction account or the debt service account as the council or an officer designated by the council may determine, having due regard for anticipated collections of special assessments and net revenues from improvements or waterworks, sewer systems, or storm sewer systems financed in whole or in part from the construction account, and taxes levied for the payment of the obligations. The council may issue obligations that are payable primarily from the debt service account for the purpose of providing funds to defray in whole or in part any expenses incurred or estimated to be incurred in making the improvement or improvements or in constructing the waterworks, sewer system, or storm sewer system, including every item of cost of the kinds authorized by section 475.65, and street and water, sewer, and storm sewer maintenance facilities or to refund obligations previously issued under this section or section 115.46 or 444.075. The obligations may be general obligations to which the full faith and credit of the municipality are pledged. If the special assessments to be levied and net revenues estimated to be available for their payment are estimated to be at least 20 percent of the principal amount of the obligations, the obligations may be issued without an election and shall not be included in determining the net indebtedness of the municipality under the provisions of any law limiting net indebtedness. The cost of a maintenance facility that may be financed under this subdivision is limited only to the portion of the facility that is fairly allocable to the maintenance of streets and water, sewer, and storm sewer systems.

Subd. 8. **Application; limitations under federal tax law.** Sections 474A.01 to 474A.21 apply to any issuance of obligations under this section which are subject to limitation under a federal tax law as defined in section 474A.02, subdivision 8.

History: *1953 c 398 s 9; 1955 c 811 s 3-5; 1957 c 385 s 1; 1965 c 877 s 5; 1976 c 324 s 19-21; 1981 c 171 s 1-4; 1984 c 548 s 6; 1984 c 582 s 5,6,23; 1984 c 591 s 4,5; 1984 c 633 s 4; 1Sp1985 c 14 art 8 s 63; 1986 c 465 art 1 s 3; 1987 c 344 s 4,5; 1992 c 545 art 2 s 4; 1996 c 297 s 1; 1996 c 399 art 2 s 12; 2000 c 260 s 57; 2001 c 214 s 11*

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429.10 [Repealed, 1953 c 398 s 13]

429.101 UNPAID SPECIAL CHARGES MAY BE SPECIAL ASSESSMENTS.

Subdivision 1. **Ordinances.** (a) In addition to any other method authorized by law or charter, the governing body of any municipality may provide for the collection of unpaid special charges as a special assessment against the property benefited for all or any part of the cost of:

(1) snow, ice, or rubbish removal from sidewalks;

(2) weed elimination from streets or private property;

(3) removal or elimination of public health or safety hazards from private property, excluding any structure included under the provisions of sections 463.15 to 463.26;

(4) installation or repair of water service lines, street sprinkling or other dust treatment of streets;

(5) the trimming and care of trees and the removal of unsound trees from any street;

(6) the treatment and removal of insect infested or diseased trees on private property, the repair of sidewalks and alleys;

(7) the operation of a street lighting system;

(8) the operation and maintenance of a fire protection or a pedestrian skyway system;

(9) inspections relating to a municipal housing maintenance code violation;

(10) the recovery of any disbursements under section 504B.445, subdivision 4, clause (5), including disbursements for payment of utility bills and other services, even if provided by a third party, necessary to remedy violations as described in section 504B.445, subdivision 4, clause (2); or

(11) [Repealed, 2004 c 275 s 5]

(12) the recovery of delinquent vacant building registration fees under a municipal program designed to identify and register vacant buildings.

(b) The council may by ordinance adopt regulations consistent with this section to make this authority effective, including, at the option of the council, provisions for placing primary responsibility upon the property owner or occupant to do the work personally (except in the case of street sprinkling or other dust treatment, alley repair, tree trimming, care, and removal, or the operation of a street lighting system) upon notice before the work is undertaken, and for collection from the property owner or other person served of the charges when due before unpaid charges are made a special assessment.

(c) A home rule charter city, statutory city, county, or town operating an energy improvements financing program under section 216C.436 has the authority granted to a municipality under paragraph (a) with respect to energy improvements financed under that section.

Subd. 2. **Procedure for assessment.** Any special assessment levied under subdivision 1 shall be payable in a single installment, or by up to ten equal annual installments as the council may provide, except that a special assessment made under an energy improvements financing program under subdivision 1, paragraph (c), may be repayable in up to 20 equal installments. With these exceptions, sections 429.061, 429.071, and 429.081 shall apply to assessments made under this section.

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Subd. 3. **Issuance of obligations.** (a) After a contract for any of the work enumerated in subdivision 1 has been let, or the work commenced, the council may issue obligations to defray the expense of any such work financed in whole or in part by special charges and assessments imposed upon benefited property under this section.

(b) Section 429.091 shall apply to such obligations with the following modifications:

(1) such obligations shall be payable not more than two years from the date of issuance;

(2) the amount of such obligations issued at one time in a municipality shall not exceed the cost of such work during the ensuing six months as estimated by the council;

(3) a separate improvement fund shall be set up for each of the enumerated services referred to in subdivision 1 and financed under this section.

(c) Proceeds of special charges as well as special assessments and taxes shall be credited to such improvement fund.

History: *1953 c 398 s 10; 1955 c 811 s 6; 1963 c 771 s 5; 1965 c 323 s 2; 1973 c 337 s 1; 1974 c 340 s 1,2; 1984 c 548 s 7; 1984 c 582 s 7; 1984 c 591 s 6; 1984 c 633 s 5; 1986 c 444; 1Sp2003 c 21 art 11 s 29; 2004 c 275 s 2; 2008 c 366 art 6 s 42; 2010 c 216 s 22; 2013 c 85 art 8 s 6*

429.11 [Repealed, 1953 c 398 s 13]

429.111 CHARTER PROVISIONS, EFFECT.

Any city operating under a home rule charter may proceed either under this chapter or under its charter in making an improvement unless a home rule charter or amendment adopted after April 17, 1953, provides for making such improvement under this chapter or under the charter exclusively.

History: *1953 c 398 s 11; 1955 c 811 s 7; 1976 c 44 s 39*

429.12 [Repealed, 1953 c 398 s 13]

429.13 [Repealed, 1953 c 398 s 13]

429.14 [Repealed, 1953 c 398 s 13]

429.15 [Repealed, 1953 c 398 s 13]

429.16 [Repealed, 1953 c 398 s 13]

429.17 [Repealed, 1953 c 398 s 13]

429.18 [Repealed, 1953 c 398 s 13]

429.185 [Repealed, 1949 c 314 s 3]

429.19 [Renumbered 429.035]

429.20 [Renumbered 429.036]

429.21 [Repealed, 1953 c 398 s 13]

429.22 [Repealed, 1953 c 398 s 13]

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429.23 [Repealed, 1953 c 398 s 13]

429.24 [Repealed, 1953 c 398 s 13]

429.25 [Repealed, 1953 c 398 s 13]

429.27 [Repealed, 1953 c 398 s 13]

429.28 [Repealed, 1953 c 398 s 13]

429.29 [Repealed, 1953 c 398 s 13]

429.30 [Renumbered 435.36, subdivision 1]

429.31 [Renumbered 435.36, subd 2]

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

CC Regular Session **6. 2.**

Meeting Date: 01/09/2018

By: Diana Lund, Finance

Information

Title:

Public Hearing - Adopt Resolution #18-010 Adopting the City of Ramsey's 2018-2027 Capital Improvement Plan (CIP)

Purpose/Background:

Purpose: The 2018-2027 Capital Improvement Plan (CIP) is a strategic planning tool to assist the City Council in identifying proposed capital improvement projects over the next ten years.

The Capital Improvement Plan (CIP) is a long-term financial plan of at least five years that consists of projects and facilities that are, or will be needed by the City in carrying out the future needs for the public health, safety and welfare of the City. The City's charter directs that a five-year capital improvement plan will be adopted annually. The City is undertaking a 10-year plan for years 2018-2027.

The CIP has been prepared in an attempt to anticipate major capital expenditures in advance of the year in which they are budget requests. Further, several projects may interrelate or require other improvements prior to initiation which would cause delays without prior planning. Additionally, projects may require budgeting over several years or receipt of funds from other sources (i.e. grants) requiring planning completion prior to the funding year. Finally, the plan enables a snapshot of the identified capital needs of the community allowing for continual prioritization of these needs.

Approval of the CIP by Council does not authorize spending or initiation of a given project. It does, however, provide a guide for the community for a whole array of private and public decision-making, impacted by public capital expenditures. It shall further be noted that initial project design of public infrastructure projects identified within this plan often begins two years or more prior to the date of construction. Also, the CIP reflects priorities for projects and equipment that have been identified as priorities in the City's adopted Strategic Plan.

The CIP is not intended to provide for precise budgeting. Capital costs are projected as estimates. Upon each update of the plan, deletions, additions, delays, or other revisions may occur, reflecting changing community needs. These changes allow for budget refinements as a particular project nears actual construction.

The project number as outlined in the plan is applicable to when the project was first placed in the CIP. For example, project #06-BLDG-001 - A public works campus has been in the CIP since 2006.

Each project includes preliminary funding sources and appropriate background information citing needs and projected cost estimates.

A supplemental section titled 'Future Consideration Projects' has also been included. This is a listing of park projects that are contingent upon availability of resources. These projects are unfunded and unscheduled until resources become available.

Notification:

The draft document of the 2018-2027 was presented at the worksession of November 28, 2017. Only minor changes were recommended, and these have been incorporated in the attached draft.

The request for the public hearing was adopted at the regular City Council meeting of December 12, 2017 and the notice was posted in the Union.

Observations/Alternatives:

Options:
1. Adopt Plan as outlined noting that this is a planning tool only and not the authorization of any one project listed.
2. Take no Action at this time for further review of each project. Per the City Charter, at least a five-year Capital Improvement
Program (CIP) needs to be adopted annually.

Funding Source:

Each project contained within the 2018-2027 Capital Improvement Program states the respective funding source(s).

Recommendation:

Staff recommends Option #1 to adopt the 2018-2027 Capital Improvement Plan that is attached noting that this is a forecasting tool and not actual, committed projects and expenditures.

Action:

Motion to adopt Resolution #18-010 adopting the City of Ramsey's 2018-2027 Capital Improvement Plan (CIP).

Attachments

2018-2027 CIP
2018-2027 Parks Supplemental
Res #18-010 Adopting 2018-2027 CIP

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:41 PM
Form Started By: Diana Lund		Started On: 12/28/2017 07:48 AM
Final Approval Date: 01/04/2018		

CITY OF RAMSEY
CAPITAL IMPROVEMENT PROGRAM
2018-2027

The Capital Improvement Program document is a planning tool maintained by the city to identify future projects, related expenditures, and funding sources. All projects designated in the Capital Improvement Program are contingent upon availability of resources during the planned year. The total expenditure of projects includes city-funded sources as well as other resources such as grants, fees, bonding, etc.









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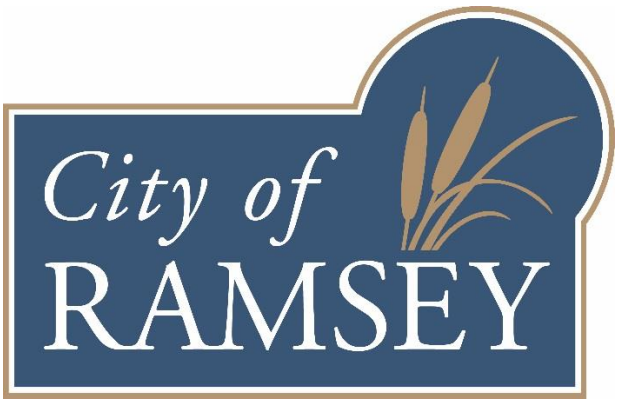
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INTRODUCTORY SECTION

CITY OF RAMSEY

CAPITAL IMPROVEMENT/CAPITAL OUTLAY PLAN

2018-2027

Enclosed is the Ramsey Capital Improvements/Capital Outlay Plan (CIP) for the years 2018-2027. It has been prepared in an attempt to anticipate major capital expenditures in advance of the year in which they are budget requests. Further, several projects may interrelate or require other improvements prior to initiation, which would cause delays without prior planning. Additionally, projects may require budgeting over several years or receipt of funds from other sources (i.e. grants) requiring planning completion prior to the funding year. Finally, the plan enables a snapshot of the identified capital needs of the community allowing for continual prioritization of these needs.

The process for completing the 2018-2027 CIP was much the same as the process for the 2018 General Fund Budget. Project requests were submitted by all divisions and reviewed by the Management Team and appropriate supervisors to establish the feasibility and priority of the projects and match with available financing.

CAPITAL IMPROVEMENT PLAN GOALS
ACKNOWLEDGE AND COMMUNICATE PUBLIC INFRASTRUCTURE PRIORITIES AND DYNAMICS
ENSURE APPROPRIATE RESPONSES TO CHANGING INFRASTRUCTURE NEEDS AND DEMANDS
DEVELOP A FINANCIAL ASSESSMENT OF CAPITAL RESOURCES AVAILABLE TO MEET FUTURE CAPITAL PROJECT NEEDS
ENCOMPASS THE CITY'S STRATEGIC PLAN'S IMPERATIVES: FINANCIAL STABILITY; A CONNECTED COMMUNITY; SMART, CITIZEN-FOCUSED GOVERNMENT; AN EFFECTIVE ORGANIZATION

Approval of the CIP by Council does not authorize spending or initiation of a given project. It does, however, provide a guide for the community for a whole array of private and public decision-making, impacted by public capital expenditures. Therefore, the CIP should receive ratification only if the Council perceives actions contemplated within the plan as reasonable and planned within justified time frames. It shall further be noted that initial project design of public infrastructure projects identified within this plan often begins two years or more prior to the date of construction.

The CIP is not intended to provide for precise budgeting. Capital costs are projected as estimates. Upon each update of the plan, deletions, additions, delays, or other revisions may occur, reflecting changing community needs. These changes allow for budget refinements as a particular project nears actual construction.

Capital improvements are improvements to land, streets, parks, utilities and buildings. This plan shows improvements with revenues projected from various funding sources. Improvements from the General Fund are those requiring a tax levy, referendum or similar other authority resulting in listed projects being less than certain. The other funding sources (except for intergovernmental revenue - grant funds) have increased stability over the general fund projects.

Specific information on the funding sources for each project is shown under the individual project. Cash flow projections are completed to examine the long-term stability of each fund and its ability to provide for planned expenditures.

Potential funding sources for capital improvement expenditures may include:

- General Fund
- Capital Equipment Certificates
- General Obligation Bonds
- CIP General Obligation Bonds*
- Tax Increment Financing
- Developer Fees
- Grants/Outside Sources
- Utility Funds (Water, Sewer, Recycling, Street Lights, Storm Water)
- Special Revenue Funds (Equipment Revolving, Fleet, Lawful Gambling, Storm Water Management)
- Capital Project Funds (Facility, Landfill, MSA, Park Improvement, Public Improvement Revolving (PIR)
- Special Assessments

**Only City Hall, Public Works facilities and Public Safety facilities may be financed with CIP General Obligation bonds under the CIP Act (Minnesota Statutes Chapter 475). Other capital improvements described in this plan as being financed under General Obligation Bonds may be financed with special assessment bonds under Minnesota Statutes, Chapter 429 and utility revenue bonds under Minnesota Statutes, Chapter 444.*

For a City to use its authority to finance expenditures under the CIP Act, it must meet the requirements provided therein. Specifically, the City Council must approve the sale of capital improvement bonds by a two-thirds vote of its membership. In addition, it must hold a public hearing for public input. Notice of such hearing must be published in the official newspaper of the City at least fourteen, but not more that twenty-eight days prior to the date of the public hearing. The City Council approves the CIP following the public hearing.

The bonds are not subject to referendum unless, within 30 days after the hearing, a petition is filed with the City Administrator signed by voters equal to at least five percent of the votes cast in the last general City election. In that event, the bonds are subject to a referendum, and may be issued only if approved by a majority of voters who vote on that question. If the referendum passes, the taxes to pay the debt service on the bonds would be levied on market value rather than tax capacity. However, if no timely petition is filed, the taxes to pay debt service are levied on tax capacity.

The CIP Act has established certain criteria that must be met. In accordance with these criteria, the City has considered the following eight points:

1. Condition of the City's infrastructure and need for the project
2. Demand for the improvement
3. Cost of the improvement
4. Availability of public resources
5. Level of overlapping debt
6. Const/benefits of alternative uses of funds
7. Operating costs of the proposed improvements
8. Options for shared facilities with other cities or local governments.

OVERVIEW SECTION

City of Ramsey, Minnesota

Capital Improvement Program

2018 thru **2027**

CATEGORY SUMMARY

Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Capital Bonding Projects		13,906,500									*13,906,500*
Capital Equipment	971,510	746,900	765,000	839,000	740,000	570,000	637,500	726,000	834,000	1,239,585	*8,069,495*
Municipal Building	100,000		25,000		20,000					20,221,300	*20,366,300*
Park Improvement	1,633,000	500,000	320,000		450,000	76,000		875,000	55,000		*3,909,000*
Sewer Utility Improvement	15,000		457,000								*472,000*
Storm Water Utility Improvement	996,000		510,000		530,000					330,000	*2,366,000*
Street Improvement	1,425,000	9,372,600	11,992,400	26,872,000	8,154,000	1,929,000	2,613,000	3,430,000	1,998,900	1,662,120	*69,449,020*
Street Light Utility Improvement	275,000										*275,000*
Water Utility Improvement	2,075,000		600,000		340,000	1,700,000		385,000			*5,100,000*
TOTAL	**7,490,510**	**24,526,000**	**14,669,400**	**27,711,000**	**10,234,000**	**4,275,000**	**3,250,500**	**5,416,000**	**2,887,900**	**23,453,005**	***123,913,315***

City of Ramsey, Minnesota

Capital Improvement Program

2018 thru **2027**

FUNDING SOURCE SUMMARY

Source	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
City of Anoka			25,000								*25,000*
City of Nowthen			20,000								*20,000*
Developer Fees					150,000						*150,000*
Equipment Revolving Fund	710,510	568,150	579,000			225,000					*2,082,660*
Facility Fund	100,000	1,000,000	25,000		20,000						*1,145,000*
Fleet Vehicles		87,000						60,000			*147,000*
General Fund			143,000	839,000	672,000	345,000	408,500	666,000	834,000	1,239,585	*5,147,085*
GO Bonding (Road Funding)	993,750	1,633,920	2,792,795	2,095,875	2,028,625	1,361,850	1,788,750	2,060,250	1,339,065	1,182,240	*17,277,120*
GO CIP Bonding		9,275,000									*9,275,000*
Grants/Outside Sources	20,000	6,355,000	7,185,000	20,700,000	50,000						*34,310,000*
Landfill Trust Fund	38,000										*38,000*
Lawful Gambling Fund	60,000	100,000			150,000						*310,000*
MSA				2,850,000	500,000						*3,350,000*
Park Improvement Trust Fund	1,475,000	400,000	275,000		250,000	76,000		875,000	55,000		*3,406,000*
Public Improvement Revolving Fund		665,000	715,000		150,000				55,000		*1,585,000*
Recycling Utility Fund		200,000									*200,000*
Sewer Utility Fund	40,000	1,761,625	457,000				196,500				*2,455,125*
Special Assessment - Bonded	331,250	544,640	934,265	868,625	842,875	453,950	596,250	1,086,750	446,355	394,080	*6,499,040*
Storm Water Management Fund	493,000										*493,000*
Storm Water Utility Fund	814,000	174,040	875,340	357,500	930,500	113,200	228,000	283,000	158,480	415,800	*4,349,860*
Street Light Utility Fund	275,000										*275,000*
Tax Increment Fund #1					1,000,000						*1,000,000*
Tax Increment Fund #14 (BONDING)					1,150,000						*1,150,000*
Tax Increment Fund #2					2,000,000						*2,000,000*
To Be Determined	40,000									20,221,300	*20,261,300*
Water Utility Fund	2,100,000	1,761,625	643,000		340,000	1,700,000	32,500	385,000			*6,962,125*
GRAND TOTAL	**7,490,510**	**24,526,000**	**14,669,400**	**27,711,000**	**10,234,000**	**4,275,000**	**3,250,500**	**5,416,000**	**2,887,900**	**23,453,005**	***123,913,315***

Capital Improvement Plan - Priority Codes & Definitions

Priority	
1	**Existing Obligations - High Priority: Year 2018 or 2019** Projects under this priority are previously committed to or are replacements Example: Road reconstructions, equipment replacement
2	**New Addition - High Priority: Year 2018 or 2019** Projects under this priority are needed, but have no previous commitments Example: Road extensions, additional park amenities
3	**Existing Obligations - Medium Priority: Year 2020-2027** Projects under this priority are previously committed to or are replacements but not as urgent to fulfull as those in priority 1 Example: 4th year forward of road reconstructions; equipment replacement
4	**New Addition - Medium Priority: Year 2020-2027** Projects under this priority are needed, but have no previous commitments but need is not as great as those listed in priority 2 Example: Public Works Campus; new capital equipment
5	**Opportunity Driven/Unfunded/Placeholder** Projects under this priority are development driven and/or have outside funding capacities such as grants and/or placeholders for projects that may occur after year 2027. Full funding on these projects have not been determined. Example: Highway 10 improvements; Community Center

City of Ramsey, Minnesota

Capital Improvement Program

2018 thru **2027**

PROJECTS BY YEAR & PRIORITY

Project Name	Department	Project #	Priority	Project Cost
2018				
Priority 1-Existing Obligation (High)				
Replace Email Server	Capital Equipment	*15-IT-003*	1	7,500
Replace Grass 21 (504)	Capital Equipment	*FIRE-504*	1	45,000
Replacement of all SCBA's	Capital Equipment	*FIRE-566*	1	175,000
2018 Chev Caprice - Replace 2013 Chev Caprice #331	Capital Equipment	*POL-331*	1	30,000
2018 Chev Tahoe to Replace 2013 Chev Tahoe #332	Capital Equipment	*POL-332*	1	35,000
Replace 1998 Mule: Unit #622	Capital Equipment	*PW-622*	1	18,000
Replace-2002 Snowplow Truck: Unit #636	Capital Equipment	*PW-636*	1	188,000
Replace 2002 3/4 Ton Truck 4x4: Unit #637	Capital Equipment	*PW-637*	1	37,270
Replace 2003 Kawasaki: Unit #639	Capital Equipment	*PW-639*	1	18,000
Replace Elgin Sweeper: Unit #642 (Storm Wtr)	Capital Equipment	*PW-642*	1	211,000
Replace 2005 Utility Truck: Unit #652	Capital Equipment	*PW-652*	1	50,000
Replace 3/4 Ton 4x4 Truck; Unit #653	Capital Equipment	*PW-653*	1	41,170
Replacement for Programmable Message Boards	Capital Equipment	*TE-001*	1	39,000
Replace Fencing & Dugouts (#5-7)-Central Park	Park Improvements	*17-PARK-004*	1	75,000
Scada System Software Upgrades	Sewer Utility	*18-SEW-001*	1	15,000
Reconstruction Streets Stanhope Terr & Riversbend	Street Improvements	*15-STR-008*	1	750,000
2018 Overlay Projects	Street Improvements	*15-STR-011*	1	675,000
Complete Pump House 3	Water Utility	*04-WTR-005*	1	60,000
Refurbish Water Tower #2	Water Utility	*14-WTR-001*	1	1,300,000
Refurbish Water Tower #1	Water Utility	*14-WTR-002*	1	700,000
Scada System Software Upgrades	Water Utility	*18-WTR-002*	1	15,000
			Total for: Priority 1	4,484,940
Priority 2-New Addition (High)				
NAS/SAN Centralized Storage	Capital Equipment	*18-IT-001*	2	13,000
New 1-Ton Pickup with Box and Plow	Capital Equipment	*PW-701*	2	63,570
Muni Center 2nd Floor Community Room	Municipal Buildings	*18-BLDG-001*	2	100,000
Elmcrest Park & The Draw Park Entrance & Signage	Park Improvements	*04-PARK-003*	2	80,000
Observation boardwalk - Lake Itasca	Park Improvements	*06-PARK-011*	2	60,000
Park Development in the COR	Park Improvements	*08-PARK-005*	2	1,200,000
The Draw Grates	Park Improvements	*12-PARK-006*	2	10,000
Dog Park Shelter-Alpine Park	Park Improvements	*17-PARK-005*	2	58,000
Sunfish Lake Phase 2 Parking Lot	Park Improvements	*18-PARK-001*	2	35,000
Central Park - Football Field Enhancements	Park Improvements	*18-PARK-002*	2	15,000
Amphitheater Lighting	Park Improvements	*18-PARK-003*	2	40,000
COR Regional Infiltration Basin	Stormwater Utility	*16-STM-002*	2	986,000
Riverdale Drive Extension Lighting	Street Light Utility	*16-STLT-001*	2	275,000
			Total for: Priority 2	2,935,570
Priority 5-Opportunity/Unfunded/Placeholder				
Trail Connections	Park Improvements	*06-PARK-019*	5	30,000
Aeration for Sunfish Lake & The Draw	Park Improvements	*18-PARK-005*	5	40,000

Project Name	Department	Project #	Priority	Project Cost
			Total for: Priority 5	70,000
	Total for 2018			**7,490,510**

2019

Priority 1-Existing Obligation (High)

Replace Ford Taurus - 403	Capital Equipment	*ADMIN-403*	1	29,000
Replace 2006 Ford Taurus	Capital Equipment	*ADMIN-404*	1	29,000
Replace 2005 Chevy Colorado	Capital Equipment	*BUILD-401*	1	22,500
Replace 2006 Ford Taurus	Capital Equipment	*BUILD-405*	1	29,000
Replace 2006 Ford Taurus	Capital Equipment	*BUILD-406*	1	27,000
Replace Fire Prevention Vehicle (566)	Capital Equipment	*FIRE-506*	1	45,000
Replacement of Extrication Tools R-21	Capital Equipment	*FIRE-568*	1	50,000
2019 Chev Caprice to Replac 2014 Chev Caprice #341	Capital Equipment	*POL-341*	1	30,000
2019 Chev Caprice to Replac 2014 Chev Caprice #342	Capital Equipment	*POL-342*	1	30,000
2019 Chev Tahoe to Replace Chev Tahoe #343	Capital Equipment	*POL-343*	1	36,000
2019 Chev Impala to Replace 2007 Lincoln #376	Capital Equipment	*POL-376*	1	31,000
Replace Engr Veh #402 With 2017 GMC Sierra	Capital Equipment	*PW-402*	1	31,500
Replace 2001 Case Backhoe: Unit #634	Capital Equipment	*PW-634*	1	78,000
Replace-2004 Snowplow Truck: Unit #644	Capital Equipment	*PW-644*	1	183,500
Replace 2005 3/4 Ton Truck 4x4 W/Plow Unit # 651	Capital Equipment	*PW-651*	1	48,000
Replace 2014 Ex Mark Mower: Unit #683	Capital Equipment	*PW-691*	1	10,800
Replace 2014 Ex Mark Mower: Unit #684	Capital Equipment	*PW-692*	1	10,800
Replace 2014 Ex Mark Mower: Unit #685	Capital Equipment	*PW-693*	1	10,800
Sunwood Drive Roundabout Landscaping	Street Improvements	*15-STR-003*	1	20,000
Reconstruction of Streets-Ford Brook Estates/Hy 10	Street Improvements	*15-STR-006*	1	1,740,400
2019 Overlay Projects	Street Improvements	*15-STR-012*	1	612,200
			Total for: Priority 1	3,104,500

Priority 2-New Addition (High)

Bullex Attack Training Prop	Capital Equipment	*FIRE-571*	2	15,000
Northfork North Trail Connection	Park Improvements	*17-PARK-007*	2	150,000
Lake Itasca Park - Parking, Trail & Canoe System	Park Improvements	*18-PARK-004*	2	250,000
			Total for: Priority 2	415,000

Priority 4-New Addition (Med)

Public Works Campus Building Improvements	Capital Bonding Projects	*06-BLDG-001*	4	13,906,500
			Total for: Priority 4	13,906,500

Priority 5-Opportunity/Unfunded/Placeholder

Observation deck on the Mississippi E of Dolomite	Park Improvements	*06-PARK-015*	5	100,000
North Hwy 10 Frontage Road-Ramsey to SLB	Street Improvements	*16-STR-003*	5	7,000,000
			Total for: Priority 5	7,100,000
	Total for 2019			**24,526,000**

2020

Priority 3-Existing Obligation (Med)

Weblink Server Replacement	Capital Equipment	*17-IT-007*	3	8,000
Replace Engine 11 (556)	Capital Equipment	*FIRE-503*	3	275,000
2020 Ford Explorer Replace 2005 F150 #359	Capital Equipment	*POL-359*	3	37,000
2020 Chev Caprice - Replace2017 Chev Caprice #371	Capital Equipment	*POL-371*	3	32,000
2020 Chev Tahoe Replace 2016 Chev Tahoe #361	Capital Equipment	*POL-372*	3	37,000
Replace Engr Car #407 With Chevy Impala	Capital Equipment	*PW-407*	3	24,000

Project Name	Department	Project #	Priority	Project Cost
Replace 2006 3/4 Ton Truck 2x4 Unit #654	Capital Equipment	*PW-654*	3	31,000
Replace Sidewalk Machine: Unit #655	Capital Equipment	*PW-655*	3	97,000
Replace 2007 Chevy Pickup Unit #664	Capital Equipment	*PW-664*	3	38,000
Replace 2007 3/4 Ton Pick-Up: Unit #667	Capital Equipment	*PW-667*	3	43,000
Replace 2008 Bobcat Skidster: Unit #671	Capital Equipment	*PW-671*	3	51,000
Replace 2013 Toro Wide Area Mower: Unit #679	Capital Equipment	*PW-697*	3	92,000
Stormwater Drainage Improvements	Stormwater Utility	*12-STRM-001*	3	380,000
Ermine Blvd Culvert Replacement	Stormwater Utility	*18-STRM-001*	3	130,000
Reconstruction of Streets-Barthels Rum River Acres	Street Improvements	*17-STR-001*	3	3,553,400
2020 Overlay Projects	Street Improvements	*17-STR-002*	3	539,000
			Total for: Priority 3	5,367,400
Priority 4-New Addition (Med)				
Sprinkler System @ Fire Station #1	Municipal Buildings	*10-BLDG-004*	4	25,000
Ford Brook Park Playground Equipment	Park Improvements	*04-PARK-006*	4	70,000
Fire Station 1 Sanitary Sewer Service	Sewer Utility	*12-SEW-002*	4	60,000
Watermain Sunfish Lk Blvd	Water Utility	*12-WTR-001*	4	450,000
			Total for: Priority 4	605,000
Priority 5-Opportunity/Unfunded/Placeholder				
Trail Connections	Park Improvements	*06-PARK-019*	5	200,000
McKinley Trail Connection to Anoka	Park Improvements	*12-PARK-008*	5	50,000
Abandon Liftstation Wildlife Sanctuary	Sewer Utility	*04-SEW-001*	5	352,000
Abandon Lift Station River Pines	Sewer Utility	*08-SEW-004*	5	45,000
North Hwy 10 Frontage Road-Ramsey to SLB	Street Improvements	*16-STR-003*	5	5,900,000
South Hwy 10 Frontage Rd-SLB to Anoka	Street Improvements	*16-STR-004*	5	2,000,000
River Pines Lift Station Water Connection	Water Utility	*08-WTR-003*	5	20,000
Fire Station #1 Extension of Water	Water Utility	*11-WTR-003*	5	55,000
Construct Well and Pumphouse #9	Water Utility	*16-WTR-002*	5	75,000
			Total for: Priority 5	8,697,000
	Total for 2020			**14,669,400**

2021

Priority 3-Existing Obligation (Med)				
Discovery Recovery Server	Capital Equipment	*15-IT-002*	3	11,000
Police Copier - File Room	Capital Equipment	*17-IT-004*	3	14,000
Police Copier - Patrol	Capital Equipment	*17-IT-005*	3	10,000
Utility Server	Capital Equipment	*17-IT-006*	3	8,000
Replace Engine 11 (556)	Capital Equipment	*FIRE-503*	3	263,000
2021 Chev Impala Replace 2013 Chev Malibu #334	Capital Equipment	*POL-334*	3	32,000
2021 Ford Explorer Replace 2016 Ford Explorer #351	Capital Equipment	*POL-335*	3	38,000
2021 Ford Explorer Replace 2018 Chev Caprice #3XX	Capital Equipment	*POL-366*	3	38,000
2021 Chev Tahoe Replace 2018 Chev Tahoe #3XX	Capital Equipment	*POL-367*	3	38,000
Replace 2001 John Deere Mower: Unit #635	Capital Equipment	*PW-635*	3	25,000
Replace 2004 Tool Cat	Capital Equipment	*PW-645*	3	54,000
Replace 2006 Tandem Axle Plow Truck: Unit #662	Capital Equipment	*PW-662*	3	218,000
Replace 2007 Chevy Pickup: Unit #665	Capital Equipment	*PW-665*	3	27,000
Replace 2010 Chevy 1- Ton Truck #675	Capital Equipment	*PW-675*	3	63,000
Reconstruction of Streets: Riverdale Drive	Street Improvements	*17-STR-003*	3	3,475,000
2021 Overlay Projects	Street Improvements	*17-STR-004*	3	347,000
			Total for: Priority 3	4,661,000
Priority 5-Opportunity/Unfunded/Placeholder				
Bunker Lake Blvd Sunwood Drive Signal	Street Improvements	*12-STR-001*	5	350,000

Project Name	Department	Project #	Priority	Project Cost
Ramsey Blvd RR Underpass	Street Improvements	*16-STR-002*	5	22,000,000
South Hwy 10 Frontage Rd-SLB to Anoka	Street Improvements	*16-STR-004*	5	700,000
			Total for: Priority 5	23,050,000
	Total for 2021			**27,711,000**

2022

Priority 3-Existing Obligation (Med)

Universal Power Supply Replacement	Capital Equipment	*17-IT-008*	3	30,000
Replacement Extrication Tools R-11	Capital Equipment	*FIRE-565*	3	50,000
Thermal Image Camera	Capital Equipment	*FIRE-572*	3	30,000
2022 Ford Explorer Relace 2018 Ford Explorer #3XX	Capital Equipment	*POL-368*	3	39,000
2022 Chev Tahoe Replace 2018 Chev Tahoe #3XX	Capital Equipment	*POL-369*	3	39,000
2022 Ford Explorer Replace 2016 Ford Explorer #363	Capital Equipment	*POL-370*	3	39,000
Replace 2006 Tandem Axle Plow Truck Unit #668	Capital Equipment	*PW-668*	3	213,000
Replace 2007 International Water Truck: Unit #669	Capital Equipment	*PW-669*	3	136,000
Replace 2009 2WD Pickup: Unit 674	Capital Equipment	*PW-674*	3	40,000
Replace Unit 678 2013-1ton Truck w/ Plow Equipment	Capital Equipment	*PW-678A*	3	62,000
Replace 2014-1Ton Truck w/ Plow Equipt: Unit #680	Capital Equipment	*PW-680*	3	62,000
COR Bunker Lake Blvd (Armstrong to Ramsey Blvd)	Stormwater Utility	*04-STRM-011*	3	530,000
Zeolite Roadway Improvements	Street Improvements	*04-STR-012*	3	500,000
COR Bunker Lake Blvd (Armstrong to Ramsey Blvd)	Street Improvements	*04-STR-014*	3	3,650,000
Reconstruction Streets-Autumn Heights & Variolite	Street Improvements	*17-STR-005*	3	3,325,000
2022 Overlay Projects	Street Improvements	*17-STR-006*	3	379,000
The COR Bunker Lake Blvd (Armstrong - Ramsey Blvd)	Water Utility	*04-WTR-009*	3	340,000
			Total for: Priority 3	9,464,000

Priority 4-New Addition (Med)

Storage Building at Fire Station 1	Municipal Buildings	*18-BLDG-002*	4	20,000
Additional Land For Central Park	Park Improvements	*15-PARK-01*	4	250,000
Field Lighting - Central Park	Park Improvements	*17-PARK-006*	4	200,000
Alpine Drive Pedestrian Crossing at 151st Avenue	Street Improvements	*18-STR-001*	4	300,000
			Total for: Priority 4	770,000
	Total for 2022			**10,234,000**

City of Ramsey, Minnesota

Capital Improvement Program

2018 thru **2027**

PROJECTS BY YEAR & PRIORITY

Project Name	Department	Project #	Priority	Project Cost
2023				
Priority 3-Existing Obligation (Med)				
Core Switch Replacement	Capital Equipment	*17-IT-009*	3	52,000
Document Imaging Server Replacement	Capital Equipment	*17-IT-010*	3	8,000
Engineering Plotter Replacement	Capital Equipment	*17-IT-011*	3	10,000
Replace Tanker 11 (501)	Capital Equipment	*FIRE-501*	3	225,000
2023 Ford Explorer Replace 2019 Ford Explorer #3XX	Capital Equipment	*POL-377*	3	40,000
2023 Chev Tahoe Replace 2019 Chev Tahoe #3XX	Capital Equipment	*POL-378*	3	40,000
2023 Chev Tahoe Replace 2019 Chev Tahoe #3XX	Capital Equipment	*POL-379*	3	40,000
Replace 2004 Tree Spade	Capital Equipment	*PW-002*	3	52,000
Replace 1991 Chipper: Unit #619	Capital Equipment	*PW-619*	3	35,000
Replace Unit 676- 2010 4 Wheel Drive 1ton	Capital Equipment	*PW-676*	3	68,000
Reconstruction Streets-Nature View & Sorteberg 6th	Street Improvements	*17-STR-007*	3	1,132,000
2023 Overlay Projects	Street Improvements	*17-STR-008*	3	797,000
			Total for: Priority 3	2,499,000
Priority 4-New Addition (Med)				
Irrigation for Titterud Park	Park Improvements	*06-PARK-010*	4	76,000
			Total for: Priority 4	76,000
Priority 5-Opportunity/Unfunded/Placeholder				
Construct Well and Pumphouse #9	Water Utility	*16-WTR-002*	5	1,700,000
			Total for: Priority 5	1,700,000
	Total for 2023			**4,275,000**
2024				
Priority 3-Existing Obligation (Med)				
File Server Replacement	Capital Equipment	*17-IT-012*	3	7,500
Council Chamber, Fire 1/2, Park Ramp &P W Switch	Capital Equipment	*17-IT-013*	3	30,000
Public Works Utilities Switch	Capital Equipment	*17-IT-014*	3	7,000
Video Evidence Server Replacement	Capital Equipment	*17-IT-015*	3	27,000
Replace Grass 11 (562)	Capital Equipment	*FIRE-505*	3	45,000
Replace Rescue 11 (559)	Capital Equipment	*FIRE-564*	3	80,000
Replace Fire Chief Vehicle (569)	Capital Equipment	*FIRE-569A*	3	50,000
2024 Ford Explorer Replace 2020 Ford Explorer #3XX	Capital Equipment	*POL-380*	3	41,000
2024 Chev Tahoe Replace 2020 Chev Tahoe #3XX	Capital Equipment	*POL-381*	3	41,000
2024 Chev Impala Replace 2016 Chev Impala #364	Capital Equipment	*POL-382*	3	35,000
Replace 2004 Mobile Generator	Capital Equipment	*PW-006*	3	164,000
Replace Unit 681 Utility truck	Capital Equipment	*PW-681*	3	65,000
Replace 2019 Exmark Mower (Orig Unit #683)	Capital Equipment	*PW-683*	3	15,000
Replace 2019 Exmark Mower (Orig Unit #684)	Capital Equipment	*PW-684*	3	15,000
Replace 2019 Exmark Mower (Orig Unit #685)	Capital Equipment	*PW-685*	3	15,000
Reconstruction Streets-Rodeo Hills Est/Valley View	Street Improvements	*17-STR-009*	3	2,280,000

Project Name	Department	Project #	Priority	Project Cost
2024 Overlay Projects	Street Improvements	*17-STR-010*	3	333,000
			Total for: Priority 3	3,250,500
	Total for 2024			**3,250,500**

2025

Priority 3-Existing Obligation (Med)

Administration Copier	Capital Equipment	*17-IT-016*	3	12,000
Builidng Copier	Capital Equipment	*17-IT-017*	3	9,000
Engineering Workroom Copier	Capital Equipment	*17-IT-018*	3	12,000
Email Server Replacement	Capital Equipment	*17-IT-019*	3	7,000
Replace Fire Rescue #21 (557)	Capital Equipment	*FIRE-557*	3	80,000
Replace Fire Duty Officer Vehicle (570)	Capital Equipment	*FIRE-570A*	3	45,000
Replace Maintenance Vehicle (564)	Capital Equipment	*GENGOV-001*	3	60,000
2025 Ford Explorer Replace 2021 Ford Explorer #3XX	Capital Equipment	*POL-383*	3	42,000
2025 Ford Explorer Replace 2021 Ford Explorer #3XX	Capital Equipment	*POL-384*	3	42,000
2025 Ford Explorer Replace 2021 Ford Explorer #3XX	Capital Equipment	*POL-385*	3	42,000
Replace 2004 Snow Thrower	Capital Equipment	*PW-005*	3	130,000
Replace Unit 688 2015 Case Loader	Capital Equipment	*PW-688*	3	210,000
Reconstruction Streets -Alpine Drive	Street Improvements	*17-STR-011*	3	2,830,000
2025 Overlay Projects	Street Improvements	*17-STR-012*	3	600,000
			Total for: Priority 3	4,121,000

Priority 4-New Addition (Med)

New Electric Utility Vehicle	Capital Equipment	*PW-702*	4	35,000
Rabbit Park Phase Two	Park Improvements	*06-PARK-012*	4	125,000
Pedestrian Underpass-Alpine Dr	Park Improvements	*17-PARK-002*	4	750,000
Alpine Drive Watermain	Water Utility	*18-WTR-001*	4	385,000
			Total for: Priority 4	1,295,000
	Total for 2025			**5,416,000**

2026

Priority 3-Existing Obligation (Med)

Replace Engine #21 (565)	Capital Equipment	*FIRE-502*	3	275,000
Replace Fire Prevention Vehicle #566	Capital Equipment	*FIRE-566A*	3	45,000
2026 Ford Explorer Replace 2022 Ford Explorer #3XX	Capital Equipment	*POL-390*	3	43,000
2026 Chev Tahoe Replace 2022 Chev Tahoe #3XX	Capital Equipment	*POL-391*	3	43,000
2026 Chev Tahoe Replace 2022 Chev Tahoe #3XX	Capital Equipment	*POL-392*	3	43,000
Replace 1999 John Deere Grader: Unit #603	Capital Equipment	*PW-603*	3	280,000
Replace Unit #686 - 2015 Kubota Tractor	Capital Equipment	*PW-686*	3	45,000
Replace Unit #687 2015 Toolcat	Capital Equipment	*PW-687*	3	60,000
Reconstruction of Streets: Whispering Pine Estate	Street Improvements	*17-STR-013*	3	1,584,800
2026 Overlay Projects	Street Improvements	*17-STR-014*	3	359,100
			Total for: Priority 3	2,777,900

Priority 5-Opportunity/Unfunded/Placeholder

Acquire outlots "A" in Rivers Bluff and Reilly Est	Site Acquisitions	*06-ACQ-002*	5	20,000
Alpaca Estates Outlot	Site Acquisitions	*08-ACQ-002*	5	35,000
River Pines Lift Station Street Connection	Street Improvements	*08-STR-005*	5	55,000
			Total for: Priority 5	110,000
	Total for 2026			**2,887,900**

Project Name	Department	Project #	Priority	Project Cost
2027				
Priority 3-Existing Obligation (Med)				
Replace 10R Siren	Capital Equipment	*CIVIL-10R*	3	20,600
Replace 11R Siren	Capital Equipment	*CIVIL-11R*	3	21,400
Replace 14R Siren	Capital Equipment	*CIVIL-14R*	3	20,600
Replace 15R Siren	Capital Equipment	*CIVIL-15R*	3	20,200
Replace 16R Siren	Capital Equipment	*CIVIL-16R*	3	22,785
Replace 17R Siren	Capital Equipment	*CIVIL-17R*	3	20,200
Replace 1R Siren	Capital Equipment	*CIVIL-1R*	3	20,200
Replace 2R Siren	Capital Equipment	*CIVIL-2N*	3	21,400
Replace 3R Siren	Capital Equipment	*CIVIL-3R*	3	20,600
Replace 4R Siren	Capital Equipment	*CIVIL-4R*	3	20,600
Replace 5R Siren	Capital Equipment	*CIVIL-5R*	3	20,600
Replace 6R Siren	Capital Equipment	*CIVIL-6N*	3	21,400
Replace 7R Siren	Capital Equipment	*CIVIL-7R*	3	21,400
Replace 9R Siren	Capital Equipment	*CIVIL-9R*	3	20,600
Replace Engine #21 (565)	Capital Equipment	*FIRE-502*	3	275,000
Replace 2004 Polaris ATV with Plow	Capital Equipment	*POL-388*	3	11,000
2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX	Capital Equipment	*POL-393*	3	44,000
2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX	Capital Equipment	*POL-394*	3	44,000
2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX	Capital Equipment	*POL-395*	3	44,000
Replace 2004 Pull Behind PTO Mower	Capital Equipment	*PW-004*	3	28,000
Replace Paver, Trailer, Roller	Capital Equipment	*PW-660*	3	140,000
Replace Unit 679 Area Mower (2020 Replaced)	Capital Equipment	*PW-679A*	3	111,000
2027 Overlay Projects	Street Improvements	*18-STR-002*	3	804,120
Reconstruction of Streets:Sports Haven, Sec 1 Unpl	Street Improvements	*18-STR-003*	3	858,000
			Total for: Priority 3	2,651,705
Priority 4-New Addition (Med)				
New Velocity Patcher	Capital Equipment	*PW-700*	4	250,000
			Total for: Priority 4	250,000
Priority 5-Opportunity/Unfunded/Placeholder				
Community Center Construction	Municipal Buildings	*04-BLDG-002*	5	20,000,000
Old Town Hall Restoration	Municipal Buildings	*08-BLDG-005*	5	221,300
Whispering Pines Estates Plat 2 Storm Sewer	Stormwater Utility	*11-STM-003*	5	330,000
			Total for: Priority 5	20,551,300
	Total for 2027			**23,453,005**
GRAND TOTAL				**123,913,315**

City of Ramsey, Minnesota

Capital Improvement Program

2018 thru **2027**

PROJECTS & FUNDING SOURCES BY CATEGORY

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Capital Bonding Projects												
Public Works Campus Building Improvements	06-BLDG-001		13,906,500									*13,906,500*
Facility Fund			***1,000,000***									***1,000,000***
GO CIP Bonding			***9,275,000***									***9,275,000***
Recycling Utility Fund			***200,000***									***200,000***
Sewer Utility Fund			***1,715,750***									***1,715,750***
Water Utility Fund			***1,715,750***									***1,715,750***
Capital Bonding Projects Total			**13,906,500**									***13,906,500***
Capital Equipment												
Discovery Recovery Server	15-IT-002				11,000							*11,000*
General Fund					***11,000***							***11,000***
Replace Email Server	15-IT-003	7,500										*7,500*
Equipment Revolving Fund		***7,500***										***7,500***
Police Copier - File Room	17-IT-004				14,000							*14,000*
General Fund					***14,000***							***14,000***
Police Copier - Patrol	17-IT-005				10,000							*10,000*
General Fund					***10,000***							***10,000***
Utility Server	17-IT-006				8,000							*8,000*
General Fund					***8,000***							***8,000***
Weblink Server Replacement	17-IT-007			8,000								*8,000*
General Fund				***8,000***								***8,000***
Universal Power Supply Replacement	17-IT-008					30,000						*30,000*
General Fund						***30,000***						***30,000***
Core Switch Replacement	17-IT-009						52,000					*52,000*
General Fund							***52,000***					***52,000***
Document Imaging Server Replacement	17-IT-010						8,000					*8,000*
General Fund							***8,000***					***8,000***
Engineering Plotter Replacement	17-IT-011						10,000					*10,000*
General Fund							***10,000***					***10,000***

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
File Server Replacement	17-IT-012							7,500				*7,500*
General Fund								***7,500***				***7,500***
Council Chamber, Fire 1/2, Park Ramp &P W Switch	17-IT-013							30,000				*30,000*
General Fund								***30,000***				***30,000***
Public Works Utilities Switch	17-IT-014							7,000				*7,000*
General Fund								***7,000***				***7,000***
Video Evidence Server Replacement	17-IT-015							27,000				*27,000*
General Fund								***27,000***				***27,000***
Administration Copier	17-IT-016								12,000			*12,000*
General Fund									***12,000***			***12,000***
Builidng Copier	17-IT-017								9,000			*9,000*
General Fund									***9,000***			***9,000***
Engineering Workroom Copier	17-IT-018								12,000			*12,000*
General Fund									***12,000***			***12,000***
Email Server Replacement	17-IT-019								7,000			*7,000*
General Fund									***7,000***			***7,000***
NAS/SAN Centralized Storage	18-IT-001	13,000										*13,000*
Equipment Revolving Fund		***13,000***										***13,000***
Replace Ford Taurus - 403	ADMIN-403		29,000									*29,000*
Fleet Vehicles			***29,000***									***29,000***
Replace 2006 Ford Taurus	ADMIN-404		29,000									*29,000*
Fleet Vehicles			***29,000***									***29,000***
Replace 2005 Chevy Colorado	BUILD-401		22,500									*22,500*
Equipment Revolving Fund			***22,500***									***22,500***
Replace 2006 Ford Taurus	BUILD-405		29,000									*29,000*
Fleet Vehicles			***29,000***									***29,000***
Replace 2006 Ford Taurus	BUILD-406		27,000									*27,000*
Equipment Revolving Fund			***27,000***									***27,000***
Replace 10R Siren	CIVIL-10R										20,600	*20,600*
General Fund											***20,600***	***20,600***
Replace 11R Siren	CIVIL-11R										21,400	*21,400*
General Fund											***21,400***	***21,400***
Replace 14R Siren	CIVIL-14R										20,600	*20,600*
General Fund											***20,600***	***20,600***
Replace 15R Siren	CIVIL-15R										20,200	*20,200*
General Fund											***20,200***	***20,200***
Replace 16R Siren	CIVIL-16R										22,785	*22,785*
General Fund											***22,785***	***22,785***
Replace 17R Siren	CIVIL-17R										20,200	*20,200*
General Fund											***20,200***	***20,200***
Replace 1R Siren	CIVIL-1R										20,200	*20,200*
General Fund											***20,200***	***20,200***
Replace 2R Siren	CIVIL-2N										21,400	*21,400*
General Fund											***21,400***	***21,400***

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Replace 3R Siren	CIVIL-3R										20,600	*20,600*
General Fund											***20,600***	***20,600***
Replace 4R Siren	CIVIL-4R										20,600	*20,600*
General Fund											***20,600***	***20,600***
Replace 5R Siren	CIVIL-5R										20,600	*20,600*
General Fund											***20,600***	***20,600***
Replace 6R Siren	CIVIL-6N										21,400	*21,400*
General Fund											***21,400***	***21,400***
Replace 7R Siren	CIVIL-7R										21,400	*21,400*
General Fund											***21,400***	***21,400***
Replace 9R Siren	CIVIL-9R										20,600	*20,600*
General Fund											***20,600***	***20,600***
Replace Tanker 11 (501)	FIRE-501						225,000					*225,000*
Equipment Revolving Fund							***225,000***					***225,000***
Replace Engine #21 (565)	FIRE-502									275,000	275,000	*550,000*
General Fund										***275,000***	***275,000***	***550,000***
Replace Engine 11 (556)	FIRE-503			275,000	263,000							*538,000*
Equipment Revolving Fund				***275,000***								***275,000***
General Fund					***263,000***							***263,000***
Replace Grass 21 (504)	FIRE-504	45,000										*45,000*
Equipment Revolving Fund		***45,000***										***45,000***
Replace Grass 11 (562)	FIRE-505							45,000				*45,000*
General Fund								***45,000***				***45,000***
Replace Fire Prevention Vehicle (566)	FIRE-506		45,000									*45,000*
Equipment Revolving Fund			***45,000***									***45,000***
Replace Fire Rescue #21 (557)	FIRE-557								80,000			*80,000*
General Fund									***80,000***			***80,000***
Replace Rescue 11 (559)	FIRE-564							80,000				*80,000*
General Fund								***80,000***				***80,000***
Replacement Extrication Tools R-11	FIRE-565					50,000						*50,000*
General Fund						***50,000***						***50,000***
Replacement of all SCBA's	FIRE-566	175,000										*175,000*
Equipment Revolving Fund		***175,000***										***175,000***
Replace Fire Prevention Vehicle #566	FIRE-566A									45,000		*45,000*
General Fund										***45,000***		***45,000***
Replacement of Extrication Tools R-21	FIRE-568		50,000									*50,000*
Equipment Revolving Fund			***50,000***									***50,000***
Replace Fire Chief Vehicle (569)	FIRE-569A							50,000				*50,000*
General Fund								***50,000***				***50,000***
Replace Fire Duty Officer Vehicle (570)	FIRE-570A								45,000			*45,000*
General Fund									***45,000***			***45,000***
Bullex Attack Training Prop	FIRE-571		15,000									*15,000*
Equipment Revolving Fund			***15,000***									***15,000***
Thermal Image Camera	FIRE-572					30,000						*30,000*

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						***30,000***						***30,000***
Replace Maintenance Vehicle (564)	GENGOV-001								60,000			*60,000*
Fleet Vehicles									***60,000***			***60,000***
2018 Chev Caprice - Replace 2013 Chev Caprice #331	POL-331	30,000										*30,000*
Equipment Revolving Fund		***30,000***										***30,000***
2018 Chev Tahoe to Replace 2013 Chev Tahoe #332	POL-332	35,000										*35,000*
Equipment Revolving Fund		***35,000***										***35,000***
2021 Chev Impala Replace 2013 Chev Malibu #334	POL-334				32,000							*32,000*
General Fund					***32,000***							***32,000***
2021 Ford Explorer Replace 2016 Ford Explorer #351	POL-335				38,000							*38,000*
General Fund					***38,000***							***38,000***
2019 Chev Caprice to Replac 2014 Chev Caprice #341	POL-341		30,000									*30,000*
Equipment Revolving Fund			***30,000***									***30,000***
2019 Chev Caprice to Replac 2014 Chev Caprice #342	POL-342		30,000									*30,000*
Equipment Revolving Fund			***30,000***									***30,000***
2019 Chev Tahoe to Replace Chev Tahoe #343	POL-343		36,000									*36,000*
Equipment Revolving Fund			***36,000***									***36,000***
2020 Ford Explorer Replace 2005 F150 #359	POL-359			37,000								*37,000*
Equipment Revolving Fund				***37,000***								***37,000***
2021 Ford Explorer Replace 2018 Chev Caprice #3XX	POL-366				38,000							*38,000*
General Fund					***38,000***							***38,000***
2021 Chev Tahoe Replace 2018 Chev Tahoe #3XX	POL-367				38,000							*38,000*
General Fund					***38,000***							***38,000***
2022 Ford Explorer Relace 2018 Ford Explorer #3XX	POL-368					39,000						*39,000*
General Fund						***39,000***						***39,000***
2022 Chev Tahoe Replace 2018 Chev Tahoe #3XX	POL-369					39,000						*39,000*
General Fund						***39,000***						***39,000***
2022 Ford Explorer Replace 2016 Ford Explorer #363	POL-370					39,000						*39,000*
General Fund						***39,000***						***39,000***
2020 Chev Caprice - Replace2017 Chev Caprice #371	POL-371			32,000								*32,000*
Equipment Revolving Fund				***32,000***								***32,000***

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
2020 Chev Tahoe Replace 2016 Chev Tahoe #361	POL-372			37,000								*37,000*
Equipment Revolving Fund				***37,000***								***37,000***
2019 Chev Impala to Replace 2007 Lincoln #376	POL-376		31,000									*31,000*
Equipment Revolving Fund			***31,000***									***31,000***
2023 Ford Explorer Replace 2019 Ford Explorer #3XX	POL-377						40,000					*40,000*
General Fund							***40,000***					***40,000***
2023 Chev Tahoe Replace 2019 Chev Tahoe #3XX	POL-378						40,000					*40,000*
General Fund							***40,000***					***40,000***
2023 Chev Tahoe Replace 2019 Chev Tahoe #3XX	POL-379						40,000					*40,000*
General Fund							***40,000***					***40,000***
2024 Ford Explorer Replace 2020 Ford Explorer #3XX	POL-380							41,000				*41,000*
General Fund								***41,000***				***41,000***
2024 Chev Tahoe Replace 2020 Chev Tahoe #3XX	POL-381							41,000				*41,000*
General Fund								***41,000***				***41,000***
2024 Chev Impala Replace 2016 Chev Impala #364	POL-382							35,000				*35,000*
General Fund								***35,000***				***35,000***
2025 Ford Explorer Replace 2021 Ford Explorer #3XX	POL-383								42,000			*42,000*
General Fund									***42,000***			***42,000***
2025 Ford Explorer Replace 2021 Ford Explorer #3XX	POL-384								42,000			*42,000*
General Fund									***42,000***			***42,000***
2025 Ford Explorer Replace 2021 Ford Explorer #3XX	POL-385								42,000			*42,000*
General Fund									***42,000***			***42,000***
Replace 2004 Polaris ATV with Plow	POL-388										11,000	*11,000*
General Fund											***11,000***	***11,000***
2026 Ford Explorer Replace 2022 Ford Explorer #3XX	POL-390									43,000		*43,000*
General Fund										***43,000***		***43,000***
2026 Chev Tahoe Replace 2022 Chev Tahoe #3XX	POL-391									43,000		*43,000*
General Fund										***43,000***		***43,000***
2026 Chev Tahoe Replace 2022 Chev Tahoe #3XX	POL-392									43,000		*43,000*
General Fund										***43,000***		***43,000***
2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX	POL-393										44,000	*44,000*
General Fund											***44,000***	***44,000***

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX	POL-394										44,000	*44,000*
General Fund											***44,000***	***44,000***
2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX	POL-395										44,000	*44,000*
General Fund											***44,000***	***44,000***
Replace 2004 Tree Spade	PW-002						52,000					*52,000*
General Fund							***52,000***					***52,000***
Replace 2004 Pull Behind PTO Mower	PW-004										28,000	*28,000*
General Fund											***28,000***	***28,000***
Replace 2004 Snow Thrower	PW-005								130,000			*130,000*
General Fund									***130,000***			***130,000***
Replace 2004 Mobile Generator	PW-006							164,000				*164,000*
Sewer Utility Fund								***164,000***				***164,000***
Replace Engr Veh #402 With 2017 GMC Sierra	PW-402		31,500									*31,500*
Equipment Revolving Fund			***31,500***									***31,500***
Replace Engr Car #407 With Chevy Impala	PW-407			24,000								*24,000*
Equipment Revolving Fund				***24,000***								***24,000***
Replace 1999 John Deere Grader: Unit #603	PW-603									280,000		*280,000*
General Fund										***280,000***		***280,000***
Replace 1991 Chipper: Unit #619	PW-619						35,000					*35,000*
General Fund							***35,000***					***35,000***
Replace 1998 Mule: Unit #622	PW-622	18,000										*18,000*
Equipment Revolving Fund		***18,000***										***18,000***
Replace 2001 Case Backhoe: Unit #634	PW-634		78,000									*78,000*
Equipment Revolving Fund			***34,250***									***34,250***
Sewer Utility Fund			***21,875***									***21,875***
Water Utility Fund			***21,875***									***21,875***
Replace 2001 John Deere Mower: Unit #635	PW-635				25,000							*25,000*
General Fund					***25,000***							***25,000***
Replace-2002 Snowplow Truck: Unit #636	PW-636	188,000										*188,000*
Equipment Revolving Fund		***188,000***										***188,000***
Replace 2002 3/4 Ton Truck 4x4: Unit #637	PW-637	37,270										*37,270*
Equipment Revolving Fund		***37,270***										***37,270***
Replace 2003 Kawasaki: Unit #639	PW-639	18,000										*18,000*
Equipment Revolving Fund		***18,000***										***18,000***
Replace Elgin Sweeper: Unit #642 (Storm Wtr)	PW-642	211,000										*211,000*
Storm Water Utility Fund		***211,000***										***211,000***

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Replace-2004 Snowplow Truck: Unit #644	PW-644		183,500									*183,500*
Equipment Revolving Fund			***183,500***									***183,500***
Replace 2004 Tool Cat	PW-645				54,000							*54,000*
General Fund					***54,000***							***54,000***
Replace 2005 3/4 Ton Truck 4x4 W/Plow Unit # 651	PW-651		48,000									*48,000*
Sewer Utility Fund			***24,000***									***24,000***
Water Utility Fund			***24,000***									***24,000***
Replace 2005 Utility Truck: Unit #652	PW-652	50,000										*50,000*
Sewer Utility Fund		***25,000***										***25,000***
Water Utility Fund		***25,000***										***25,000***
Replace 3/4 Ton 4x4 Truck; Unit #653	PW-653	41,170										*41,170*
Equipment Revolving Fund		***41,170***										***41,170***
Replace 2006 3/4 Ton Truck 2x4 Unit #654	PW-654			31,000								*31,000*
Equipment Revolving Fund				***31,000***								***31,000***
Replace Sidewalk Machine: Unit #655	PW-655			97,000								*97,000*
General Fund				***97,000***								***97,000***
Replace Paver, Trailer, Roller	PW-660										140,000	*140,000*
General Fund											***140,000***	***140,000***
Replace 2006 Tandem Axle Plow Truck: Unit #662	PW-662				218,000							*218,000*
General Fund					***218,000***							***218,000***
Replace 2007 Chevy Pickup Unit #664	PW-664			38,000								*38,000*
General Fund				***38,000***								***38,000***
Replace 2007 Chevy Pickup: Unit #665	PW-665				27,000							*27,000*
General Fund					***27,000***							***27,000***
Replace 2007 3/4 Ton Pick-Up: Unit #667	PW-667			43,000								*43,000*
Water Utility Fund				***43,000***								***43,000***
Replace 2006 Tandem Axle Plow Truck Unit #668	PW-668					213,000						*213,000*
General Fund						***213,000***						***213,000***
Replace 2007 International Water Truck: Unit #669	PW-669					136,000						*136,000*
General Fund						***68,000***						***68,000***
Storm Water Utility Fund						***68,000***						***68,000***
Replace 2008 Bobcat Skidster: Unit #671	PW-671			51,000								*51,000*
Equipment Revolving Fund				***51,000***								***51,000***
Replace 2009 2WD Pickup: Unit 674	PW-674					40,000						*40,000*
General Fund						***40,000***						***40,000***
Replace 2010 Chevy 1- Ton Truck #675	PW-675				63,000							*63,000*
General Fund					***63,000***							***63,000***

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Replace Unit 676- 2010 4 Wheel Drive 1ton	PW-676						68,000					*68,000*
General Fund							***68,000***					***68,000***
Replace Unit 678 2013-1ton Truck w/ Plow Equipment	PW-678A					62,000						*62,000*
General Fund						***62,000***						***62,000***
Replace Unit 679 Area Mower (2020 Replaced)	PW-679A										111,000	*111,000*
General Fund											***111,000***	***111,000***
Replace 2014-1Ton Truck w/ Plow Equipt: Unit #680	PW-680					62,000						*62,000*
General Fund						***62,000***						***62,000***
Replace Unit 681 Utility truck	PW-681							65,000				*65,000*
Sewer Utility Fund								***32,500***				***32,500***
Water Utility Fund								***32,500***				***32,500***
Replace 2019 Exmark Mower (Orig Unit #683)	PW-683							15,000				*15,000*
General Fund								***15,000***				***15,000***
Replace 2019 Exmark Mower (Orig Unit #684)	PW-684							15,000				*15,000*
General Fund								***15,000***				***15,000***
Replace 2019 Exmark Mower (Orig Unit #685)	PW-685							15,000				*15,000*
General Fund								***15,000***				***15,000***
Replace Unit #686 - 2015 Kubota Tractor	PW-686									45,000		*45,000*
General Fund										***45,000***		***45,000***
Replace Unit #687 2015 Toolcat	PW-687									60,000		*60,000*
General Fund										***60,000***		***60,000***
Replace Unit 688 2015 Case Loader	PW-688								210,000			*210,000*
General Fund									***210,000***			***210,000***
Replace 2014 Ex Mark Mower: Unit #683	PW-691		10,800									*10,800*
Equipment Revolving Fund			***10,800***									***10,800***
Replace 2014 Ex Mark Mower: Unit #684	PW-692		10,800									*10,800*
Equipment Revolving Fund			***10,800***									***10,800***
Replace 2014 Ex Mark Mower: Unit #685	PW-693		10,800									*10,800*
Equipment Revolving Fund			***10,800***									***10,800***
Replace 2013 Toro Wide Area Mower: Unit #679	PW-697			92,000								*92,000*
Equipment Revolving Fund				***92,000***								***92,000***
New Velocity Patcher	PW-700										250,000	*250,000*
General Fund											***250,000***	***250,000***
New 1-Ton Pickup with Box and Plow	PW-701	63,570										*63,570*

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		***63,570***										***63,570***
New Electric Utility Vehicle	PW-702								35,000			*35,000*
General Fund									***35,000***			***35,000***
Replacement for Programmable Message Boards	TE-001	39,000										*39,000*
Equipment Revolving Fund		***39,000***										***39,000***
Capital Equipment Total		**971,510**	**746,900**	**765,000**	**839,000**	**740,000**	**570,000**	**637,500**	**726,000**	**834,000**	**1,239,585**	***8,069,495***
Municipal Buildings												
Community Center Construction	04-BLDG-002										20,000,000	*20,000,000*
To Be Determined											***20,000,000***	***20,000,000***
Old Town Hall Restoration	08-BLDG-005										221,300	*221,300*
To Be Determined											***221,300***	***221,300***
Sprinkler System @ Fire Station #1	10-BLDG-004			25,000								*25,000*
Facility Fund				***25,000***								***25,000***
Muni Center 2nd Floor Community Room	18-BLDG-001	100,000										*100,000*
Facility Fund		***100,000***										***100,000***
Storage Building at Fire Station 1	18-BLDG-002					20,000						*20,000*
Facility Fund						***20,000***						***20,000***
Municipal Buildings Total		**100,000**		**25,000**		**20,000**					**20,221,300**	***20,366,300***
Park Improvements												
Elmcrest Park & The Draw Park Entrance & Signage	04-PARK-003	80,000										*80,000*
Park Improvement Trust Fund		***80,000***										***80,000***
Ford Brook Park Playground Equipment	04-PARK-006			70,000								*70,000*
City of Nowthen				***20,000***								***20,000***
Park Improvement Trust Fund				***50,000***								***50,000***
Irrigation for Titterud Park	06-PARK-010						76,000					*76,000*
Park Improvement Trust Fund							***76,000***					***76,000***
Observation boardwalk - Lake Itasca	06-PARK-011	60,000										*60,000*
Lawful Gambling Fund		***60,000***										***60,000***
Rabbit Park Phase Two	06-PARK-012								125,000			*125,000*
Park Improvement Trust Fund									***125,000***			***125,000***
Observation deck on the Mississippi E of Dolomite	06-PARK-015		100,000									*100,000*
Lawful Gambling Fund			***100,000***									***100,000***
Trail Connections	06-PARK-019	30,000		200,000								*230,000*
Park Improvement Trust Fund		***30,000***		***200,000***								***230,000***
Park Development in the COR	08-PARK-005	1,200,000										*1,200,000*
Park Improvement Trust Fund		***1,200,000***										***1,200,000***
The Draw Grates	12-PARK-006	10,000										*10,000*

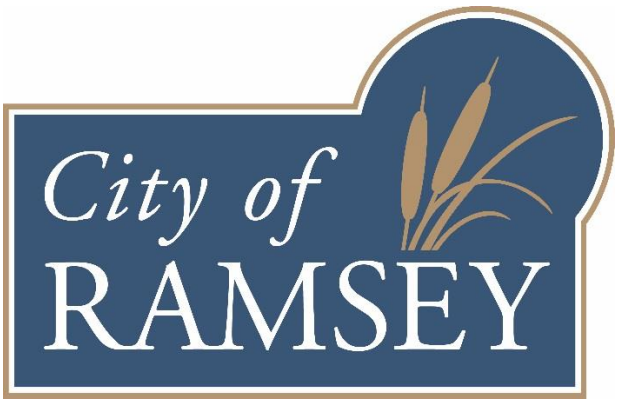
Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Storm Water Utility Fund		***10,000***										***10,000***
McKinley Trail Connection to Anoka	12-PARK-008			50,000								*50,000*
City of Anoka				***25,000***								***25,000***
Park Improvement Trust Fund				***25,000***								***25,000***
Additional Land For Central Park	15-PARK-01					250,000						*250,000*
Park Improvement Trust Fund						***250,000***						***250,000***
Pedestrian Underpass-Alpine Dr	17-PARK-002								750,000			*750,000*
Park Improvement Trust Fund									***750,000***			***750,000***
Replace Fencing & Dugouts (#5-7)-Central Park	17-PARK-004	75,000										*75,000*
Grants/Outside Sources		***0***										***0***
Park Improvement Trust Fund		***75,000***										***75,000***
Dog Park Shelter-Alpine Park	17-PARK-005	58,000										*58,000*
Grants/Outside Sources		***20,000***										***20,000***
Landfill Trust Fund		***38,000***										***38,000***
Field Lighting - Central Park	17-PARK-006					200,000						*200,000*
Grants/Outside Sources						***50,000***						***50,000***
Lawful Gambling Fund						***150,000***						***150,000***
Northfork North Trail Connection	17-PARK-007		150,000									*150,000*
Park Improvement Trust Fund			***150,000***									***150,000***
Sunfish Lake Phase 2 Parking Lot	18-PARK-001	35,000										*35,000*
Park Improvement Trust Fund		***35,000***										***35,000***
Central Park - Football Field Enhancements	18-PARK-002	15,000										*15,000*
Park Improvement Trust Fund		***15,000***										***15,000***
Amphitheater Lighting	18-PARK-003	40,000										*40,000*
Park Improvement Trust Fund		***40,000***										***40,000***
Lake Itasca Park - Parking, Trail & Canoe System	18-PARK-004		250,000									*250,000*
Park Improvement Trust Fund			***250,000***									***250,000***
Aeration for Sunfish Lake & The Draw	18-PARK-005	40,000										*40,000*
To Be Determined		***40,000***										***40,000***
Park Improvements Total		**1,643,000**	**500,000**	**320,000**		**450,000**	**76,000**		**875,000**			***3,864,000***
Sewer Utility												
Abandon Liftstation Wildlife Sanctuary	04-SEW-001			352,000								*352,000*
Sewer Utility Fund				***352,000***								***352,000***
Abandon Lift Station River Pines	08-SEW-004			45,000								*45,000*
Sewer Utility Fund				***45,000***								***45,000***
Fire Station 1 Sanitary Sewer Service	12-SEW-002			60,000								*60,000*
Sewer Utility Fund				***60,000***								***60,000***
Scada System Software Upgrades	18-SEW-001	15,000										*15,000*
Sewer Utility Fund		***15,000***										***15,000***

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Sewer Utility Total		**15,000**		**457,000**								***472,000***
Site Acquisitions												
Acquire outlots "A" in Rivers Bluff and Reilly Est	06-ACQ-002									20,000		*20,000*
Park Improvement Trust Fund										***20,000***		***20,000***
Alpaca Estates Outlot	08-ACQ-002									35,000		*35,000*
Park Improvement Trust Fund										***35,000***		***35,000***
Site Acquisitions Total										**55,000**		***55,000***
Stormwater Utility												
COR Bunker Lake Blvd (Armstrong to Ramsey Blvd)	04-STRM-011					530,000						*530,000*
Storm Water Utility Fund						***530,000***						***530,000***
Whispering Pines Estates Plat 2 Storm Sewer	11-STM-003										330,000	*330,000*
Storm Water Utility Fund											***330,000***	***330,000***
Stormwater Drainage Improvements	12-STRM-001			380,000								*380,000*
Storm Water Utility Fund				***380,000***								***380,000***
COR Regional Infiltration Basin	16-STM-002	986,000										*986,000*
Storm Water Management Fund		***493,000***										***493,000***
Storm Water Utility Fund		***493,000***										***493,000***
Ermine Blvd Culvert Replacement	18-STRM-001			130,000								*130,000*
Storm Water Utility Fund				***130,000***								***130,000***
Stormwater Utility Total		**986,000**		**510,000**		**530,000**					**330,000**	***2,356,000***
Street Improvements												
Zeolite Roadway Improvements	04-STR-012					500,000						*500,000*
Tax Increment Fund #2						***500,000***						***500,000***
COR Bunker Lake Blvd (Armstrong to Ramsey Blvd)	04-STR-014					3,650,000						*3,650,000*
Tax Increment Fund #1						***1,000,000***						***1,000,000***
Tax Increment Fund #14 (BONDING)						***1,150,000***						***1,150,000***
Tax Increment Fund #2						***1,500,000***						***1,500,000***
River Pines Lift Station Street Connection	08-STR-005									55,000		*55,000*
Public Improvement Revolving Fund										***55,000***		***55,000***
Bunker Lake Blvd Sunwood Drive Signal	12-STR-001				350,000							*350,000*
MSA					***350,000***							***350,000***
Sunwood Drive Roundabout Landscaping	15-STR-003		20,000									*20,000*

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Public Improvement Revolving Fund			***20,000***									***20,000***
Reconstruction of Streets-Ford Brook Estates/Hy 10	15-STR-006		1,740,400									*1,740,400*
GO Bonding (Road Funding)			***1,174,770***									***1,174,770***
Special Assessment - Bonded			***391,590***									***391,590***
Storm Water Utility Fund			***174,040***									***174,040***
Reconstruction Streets Stanhope Terr & Riversbend	15-STR-008	750,000										*750,000*
GO Bonding (Road Funding)		***487,500***										***487,500***
Special Assessment - Bonded		***162,500***										***162,500***
Storm Water Utility Fund		***100,000***										***100,000***
2018 Overlay Projects	15-STR-011	675,000										*675,000*
GO Bonding (Road Funding)		***506,250***										***506,250***
Special Assessment - Bonded		***168,750***										***168,750***
2019 Overlay Projects	15-STR-012		612,200									*612,200*
GO Bonding (Road Funding)			***459,150***									***459,150***
Special Assessment - Bonded			***153,050***									***153,050***
Ramsey Blvd RR Underpass	16-STR-002				22,000,000							*22,000,000*
Grants/Outside Sources					***20,000,000***							***20,000,000***
MSA					***2,000,000***							***2,000,000***
North Hwy 10 Frontage Road-Ramsey to SLB	16-STR-003		7,000,000	5,900,000								*12,900,000*
Grants/Outside Sources			***6,355,000***	***5,900,000***								***12,255,000***
Public Improvement Revolving Fund			***645,000***									***645,000***
South Hwy 10 Frontage Rd-SLB to Anoka	16-STR-004			2,000,000	700,000							*2,700,000*
Grants/Outside Sources				***1,285,000***	***700,000***							***1,985,000***
Public Improvement Revolving Fund				***715,000***								***715,000***
Reconstruction of Streets-Barthels Rum River Acres	17-STR-001			3,553,400								*3,553,400*
GO Bonding (Road Funding)				***2,398,545***								***2,398,545***
Special Assessment - Bonded				***799,515***								***799,515***
Storm Water Utility Fund				***355,340***								***355,340***
2020 Overlay Projects	17-STR-002			539,000								*539,000*
GO Bonding (Road Funding)				***394,250***								***394,250***
Special Assessment - Bonded				***134,750***								***134,750***
Storm Water Utility Fund				***10,000***								***10,000***
Reconstruction of Streets: Riverdale Drive	17-STR-003				3,475,000							*3,475,000*
GO Bonding (Road Funding)					***1,845,625***							***1,845,625***
MSA					***500,000***							***500,000***
Special Assessment - Bonded					***781,875***							***781,875***
Storm Water Utility Fund					***347,500***							***347,500***
2021 Overlay Projects	17-STR-004				347,000							*347,000*
GO Bonding (Road Funding)					***250,250***							***250,250***
Special Assessment - Bonded					***86,750***							***86,750***

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Storm Water Utility Fund					***10,000***							***10,000***
Reconstruction Streets-Autumn Heights & Variolite	17-STR-005					3,325,000						*3,325,000*
GO Bonding (Road Funding)						***1,744,375***						***1,744,375***
MSA						***500,000***						***500,000***
Special Assessment - Bonded						***748,125***						***748,125***
Storm Water Utility Fund						***332,500***						***332,500***
2022 Overlay Projects	17-STR-006					379,000						*379,000*
GO Bonding (Road Funding)						***284,250***						***284,250***
Special Assessment - Bonded						***94,750***						***94,750***
Reconstruction Streets-Nature View & Sorteberg 6th	17-STR-007						1,132,000					*1,132,000*
GO Bonding (Road Funding)							***764,100***					***764,100***
Special Assessment - Bonded							***254,700***					***254,700***
Storm Water Utility Fund							***113,200***					***113,200***
2023 Overlay Projects	17-STR-008						797,000					*797,000*
GO Bonding (Road Funding)							***597,750***					***597,750***
Special Assessment - Bonded							***199,250***					***199,250***
Reconstruction Streets-Rodeo Hills Est/Valley View	17-STR-009							2,280,000				*2,280,000*
GO Bonding (Road Funding)								***1,539,000***				***1,539,000***
Special Assessment - Bonded								***513,000***				***513,000***
Storm Water Utility Fund								***228,000***				***228,000***
2024 Overlay Projects	17-STR-010							333,000				*333,000*
GO Bonding (Road Funding)								***249,750***				***249,750***
Special Assessment - Bonded								***83,250***				***83,250***
Reconstruction Streets -Alpine Drive	17-STR-011								2,830,000			*2,830,000*
GO Bonding (Road Funding)									***1,910,250***			***1,910,250***
Special Assessment - Bonded									***636,750***			***636,750***
Storm Water Utility Fund									***283,000***			***283,000***
2025 Overlay Projects	17-STR-012								600,000			*600,000*
GO Bonding (Road Funding)									***150,000***			***150,000***
Special Assessment - Bonded									***450,000***			***450,000***
Reconstruction of Streets: Whispering Pine Estate	17-STR-013									1,584,800		*1,584,800*
GO Bonding (Road Funding)										***1,069,740***		***1,069,740***
Special Assessment - Bonded										***356,580***		***356,580***
Storm Water Utility Fund										***158,480***		***158,480***
2026 Overlay Projects	17-STR-014									359,100		*359,100*
GO Bonding (Road Funding)										***269,325***		***269,325***
Special Assessment - Bonded										***89,775***		***89,775***
Alpine Drive Pedestrian Crossing at 151st Avenue	18-STR-001					300,000						*300,000*
Developer Fees						***150,000***						***150,000***
Public Improvement Revolving Fund						***150,000***						***150,000***
2027 Overlay Projects	18-STR-002										804,120	*804,120*

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
GO Bonding (Road Funding)											***603,090***	***603,090***
Special Assessment - Bonded											***201,030***	***201,030***
Reconstruction of Streets:Sports Haven, Sec 1 Unpl	18-STR-003										858,000	*858,000*
GO Bonding (Road Funding)											***579,150***	***579,150***
Special Assessment - Bonded											***193,050***	***193,050***
Storm Water Utility Fund											***85,800***	***85,800***
Street Improvements Total		**1,425,000**	**9,372,600**	**11,992,400**	**26,872,000**	**8,154,000**	**1,929,000**	**2,613,000**	**3,430,000**	**1,998,900**	**1,662,120**	***69,449,020***
Street Light Utility												
Riverdale Drive Extension Lighting	16-STLT-001	275,000										*275,000*
Street Light Utility Fund		***275,000***										***275,000***
Street Light Utility Total		**275,000**										***275,000***
Water Utility												
Complete Pump House 3	04-WTR-005	60,000										*60,000*
Water Utility Fund		***60,000***										***60,000***
The COR Bunker Lake Blvd (Armstrong - Ramsey Blvd)	04-WTR-009					340,000						*340,000*
Water Utility Fund						***340,000***						***340,000***
River Pines Lift Station Water Connection	08-WTR-003			20,000								*20,000*
Water Utility Fund				***20,000***								***20,000***
Fire Station #1 Extension of Water	11-WTR-003			55,000								*55,000*
Water Utility Fund				***55,000***								***55,000***
Watermain Sunfish Lk Blvd	12-WTR-001			450,000								*450,000*
Water Utility Fund				***450,000***								***450,000***
Refurbish Water Tower #2	14-WTR-001	1,300,000										*1,300,000*
Water Utility Fund		***1,300,000***										***1,300,000***
Refurbish Water Tower #1	14-WTR-002	700,000										*700,000*
Water Utility Fund		***700,000***										***700,000***
Construct Well and Pumphouse #9	16-WTR-002			75,000			1,700,000					*1,775,000*
Water Utility Fund				***75,000***			***1,700,000***					***1,775,000***
Alpine Drive Watermain	18-WTR-001								385,000			*385,000*
Water Utility Fund									***385,000***			***385,000***
Scada System Software Upgrades	18-WTR-002	15,000										*15,000*
Water Utility Fund		***15,000***										***15,000***
Water Utility Total		**2,075,000**		**600,000**		**340,000**	**1,700,000**		**385,000**			***5,100,000***
GRAND TOTAL		**7,490,510**	**24,526,000**	**14,669,400**	**27,711,000**	**10,234,000**	**4,275,000**	**3,250,500**	**5,416,000**	**2,887,900**	**23,453,005**	***123,913,315***



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PROJECT DETAILS

Project #	06-BLDG-001
Project Name	Public Works Campus Building Improvements

Department	Capital Bonding Projects
Contact	
Type	Buildings
Useful Life	50 Years
Category	Capital Bonding Projects
Priority	4-New Addition (Med)
Status	Active

Total Cost $16,906,500

Description

This project contemplates acquisition of 25 acres for a new public works campus and construction of the first phase of buildings to serve the needs of the community. The 2006 salt storage building can be relocated to the site.

CIP Act Criteria:

1. Conditions of City Infrastructure and Need for the Project:
   The present public works site is landlocked and current size cannot be expanded to meet expected future growth.

2. Demand for Improvement:
   As described above, the site doesn't meet the needs of the future.

3. Costs of the Improvement:
   Land : $3,000,000
   Building: $13,906,500

4. Availability of Public Resources:
   The project may be funded by a combination of general property tax levy and available resources on hand. In addition, the bonds would be secured by the City's full faith and credit.

5. Relative Costs and Benefits of Alternative Uses of the Funds:
   There are no significant alternatives for funds designated for this project.

6. Operating Costs of the Proposed Investments:
   There would be no operating costs for the first five years. The land will be held and developed as growth occurs.

7. Options for Shared Facilities with Other Cities or Local Government:
   Not applicable; the site currently exists and is located next to current PW facility.

8. Level of Overlapping Debt:

Justification

The City population is projected to continue to grow. Staff has polled other municipalities that are currently the size of Ramsey's projected growth. This proposed area is the median size for a public works campus. The present campus is land locked and cannot be expanded to meet this median size. This project anticipates land acquisition and the start of a public works campus that can grow as the city grows.

Prior	Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
3,000,000	Building Cost/Construction		13,906,500									13,906,500

Total		Total										
			13,906,500									**13,906,500**
Prior	Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
3,000,000	Sewer Utility Fund		1,715,750									1,715,750
Total	Facility Fund		1,000,000									1,000,000
	Water Utility Fund		1,715,750									1,715,750
	GO CIP Bonding		9,275,000									9,275,000
	Recycling Utility Fund		200,000									200,000
	Total		**13,906,500**									**13,906,500**

Project # 15-IT-002

Project Name Discovery Recovery Server

Department Capital Equipment

Contact

Type Equipment

Useful Life 10

Category Capital Equipment

Priority 3-Existing Obligation (Med)

Total Cost $11,000

Status Active

Description

The goal of this project is to add an additional server to the Ramsey environment that would serve as an offsite backup site for City systems and data. The new server would be housed at Fire Station #2,

Justification

Currently, all City data is housed onsite at the Ramsey Municipal Center. An offsite server would allow house backups of our current data and systems in a separate location to avoid a "total loss" scenario, such as a fire.

With this offsite server, downtime in such a scenario would be limited to hours instead of weeks, as well as reduce the risk of losing City data.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				11,000							11,000
Total				**11,000**							**11,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				11,000							11,000
Total				**11,000**							**11,000**

Project # 15-IT-003

Project Name Replace Email Server

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $7,500

Description

The goal of this project is to replace an aging email server.

Justification

Primary Function: Houses all City email information and is responsible for syncing mobile email client information.
Secondary Function(s): Scan email traffic for malicious content.

This server no longer meets the growing needs of the City.
The server memory and processing power are consistently maxed out on a daily basis.
Bi-monthly restarts are required in order to keep the system from bogging down.
This server is vital to daily communication, since the City relies heavily on email traffic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	7,500										7,500
Total	**7,500**										**7,500**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	7,500										7,500
Total	**7,500**										**7,500**

Project # 17-IT-004

Project Name Police Copier - File Room

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $14,000

Description

The current copier was purchased around year 2008. The plan is to replace the police department's main copier before any major failure.

Justification

The age of the machine (in the scheduled replacement year) will be well past life expectancy. With the increased speed and capabilities of a new machine, the intent is to consolidate two copiers and a fax machine into one new copier. This will decrease maintenance, supply and power costs.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				14,000							14,000
Total				**14,000**							**14,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				14,000							14,000
Total				**14,000**							**14,000**

Project # 17-IT-005

Project Name Police Copier - Patrol

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $10,000

Description

The current copier was purchased around 2010. The copier was moved from Administration to Police after the Admin copier was replaced in 2015. The substitution has worked well for the department, but the machine is likely to run into issues.

Justification

The age of the machine (in the scheduled replacement year) will be well past life expectancy. The copier has had a useful life and lasted through two departments. Will need to replace to avoid extended outages and maintenance costs.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				10,000							10,000
Total				**10,000**							**10,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				10,000							10,000
Total				**10,000**							**10,000**

Project # 17-IT-006

Project Name Utility Server

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $8,000

Description

The utility server hosts a number of IT-related appllications which include: antivirus, anti-malware, cleaner software, backup, website filtering, etc.

Justification

The utility server went live in early 2014 when the previous backup method suddenly died. The server's main function was to serve as a backup method for all other servers, but has moved even beyond that, hosting multiple IT applications. Replacement is planned at the seven-year mark.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				8,000							8,000
Total				**8,000**							**8,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				8,000							8,000
Total				**8,000**							**8,000**

Project # 17-IT-007

Project Name Weblink Server Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $8,000

Description

The Weblink server serves ia the city's public portal for public documents online. The server provides access to agendas, minutes, weekly updates, and other Laserfische documents that are all on-line.

Justification

The server will reach the end of its reliable life expectancy around late 2020. To avoid loss of service or data, the server willl need to be replaced and files and services transferred over to the new machine.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			8,000								8,000
Total			**8,000**								**8,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund			8,000								8,000
Total			**8,000**								**8,000**

Project # 17-IT-008

Project Name Universal Power Supply Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $30,000

Description

The Universal Power Supply, or UPS, at City Hall provided lightning protection and battery backup to the city's server room. In the event of a mass power outage, the UPS would sustain on-premise city services for a limited time until generator power was available.

Justification

The current UPS went in when the Muncipal Center building was constructed in 2006, and based on research, the unit will no longer be serviceable after 2018.

New batteries will be installed in 2018 to last until the planned replacement year.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					30,000						30,000
Total					**30,000**						**30,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					30,000						30,000
Total					**30,000**						**30,000**

Project # 17-IT-009

Project Name Core Switch Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $52,000

Description

The city's core switch is a central hub of our communication network. All servers and remote sites, cameras and workstations eventually connect back to the core switch.

Justification

The core switch may very well be the most important single piece of hardware in our network. Replacements are currently scheduled for every 10 years to prevent hardware failures due to age and to keep the unit serviceable through LOGIS.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						52,000					52,000
Total						**52,000**					**52,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						52,000					52,000
Total						**52,000**					**52,000**

Project # 17-IT-010

Project Name Document Imaging Server Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $8,000

Description

The Document Imaging (IMG) server is responsible for storing and retaining city documents. Agendas, maps, property files, as well as others, are all stored on this server. This server partners with the Weblink server to provide documents our the city's public portal and website.

Justification

The server will reach the end of its reliable life expectancy in 2023. At this time, the amount of storage the server currently uses will be evaluated and storage capacity will be increased if needed.

Note: The city quadrupled its document storage in 2015.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						8,000					8,000
Total						**8,000**					**8,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						8,000					8,000
Total						**8,000**					**8,000**

Project # 17-IT-011

Project Name Engineering Plotter Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $10,000

Description

The Engineering plotter is a large format printer and scanner used for scanning maps and other large documents in order to send or retain them.

Justification

The Engineering plotter/scanner was last replaced in 2013. The estimated useful life of the plotter is around 10 years. The replacement has been scheduled to evaluate the current health of the machine and to possibly give the opportunity to update to a new plotter with better technology.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						10,000					10,000
Total						**10,000**					**10,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						10,000					10,000
Total						**10,000**					**10,000**

Project # 17-IT-012

Project Name File Server Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $7,500

Description

The goal of this project is to replace the aging R-Fspa (or file) server.

Primary functions: serve as storage for all city-related files and documents.
Secondary functiions: print server, primary DNS server, group policy server and active directory

Justification

This is a highly utilized server. This server directs all incoming/outgoing web traffic, internal printing, and file access. The goal of replacement is preventative against server hardware failure.

Future file storage needs will also be determined at time of replacement.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							7,500				7,500
Total							**7,500**				**7,500**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							7,500				7,500
Total							**7,500**				**7,500**

Project # 17-IT-013

Project Name Council Chamber, Fire 1/2, Park Ramp &P W Switch

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $30,000

Description

The networking switch is responsible for network connectivity in the city's council chambers, Fire #1, Fire #2, Parking Ramp and Parking Ramp Extension and the Public Works Trailer.

The respecive costs for each jurisdiction is $5,000 Each

Justification

The equipment has exceeded its expected useful life. The replacement is intended to avoid any outages related to a hardware failure (due to age).

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							30,000				30,000
Total							**30,000**				**30,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							30,000				30,000
Total							**30,000**				**30,000**

Project # 17-IT-014

Project Name Public Works Utilities Switch

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $7,000

Description

Networking switch is responsible for network connectivity at the Public Works Utilities building.

Justification

The equipment has exceeded its expected useful life. The replacement is intended to avoid any outages related to a hardware failure (due to age).

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							7,000				7,000
Total							**7,000**				**7,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							7,000				7,000
Total							**7,000**				**7,000**

Project # 17-IT-015

Project Name Video Evidence Server Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $27,000

Description

The Video Evidence Lifecycle Management (VELM) server houses all squad and building security footage. The server also houses the video management software for viewing both types of videos.

Justification

The VELM server will have reached the end of its expected useful life in 2024. The server's storage needs will be evaluated and the new server's storage space will reflect the city's future video storage needs.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							27,000				27,000
Total							**27,000**				**27,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							27,000				27,000
Total							**27,000**				**27,000**

Project # 17-IT-016

Project Name Administration Copier

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $12,000

Description

The copier in Administration and Finance provides high-speed and high-volume prints, as well as color and finishing capabilities.

Justification

The unit was purchased in 2015. The scheduled replacement is at the ten-year mark to evaluate the health and capabilities of the copier.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								12,000			12,000
Total								**12,000**			**12,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								12,000			12,000
Total								**12,000**			**12,000**

Project #	17-IT-017
Project Name	Builidng Copier

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	10
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $9,000

Description

The copier in the Building department area provides high-speed and high-volume prints, as well as color and finishing capabilities.

It also serves as the departments fax machine.

Justification

The unit was purchased in 2015 with replacement scheduled at the 10-year mark to evaluate the health and capabilities of the copier.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								9,000			9,000
Total								**9,000**			**9,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								9,000			9,000
Total								**9,000**			**9,000**

Project # 17-IT-018

Project Name Engineering Workroom Copier

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $12,000

Description

The copier in the Engineering and Community Development area provides high-speed and high-volume prints, as well as color and finishing capabilities.

Justification

The unit was purchased in 2015 and will be scheduled for replacement at the 10-year mark to evaluate the health and capabilities of the copier.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								12,000			12,000
Total								**12,000**			**12,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								12,000			12,000
Total								**12,000**			**12,000**

Project # 17-IT-019

Project Name Email Server Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $7,000

Description

Primary Functions: Houses all city email information and is responsible for syncing mobile email client information.

Secondary Function: Scan email traffic for maliicious content.

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								7,000			7,000
Total								**7,000**			**7,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								7,000			7,000
Total								**7,000**			**7,000**

Project # 18-IT-001

Project Name NAS/SAN Centralized Storage

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 2-New Addition (High)
Status Active

Total Cost $13,000

Description

The goal of this project is to add a NSA/SAN storage solution on-site at the Ramsey City Hall building. This will centralize storage needs for backups and building security video.

Justification

By centralizing storage needs, can easily scale the system as the City's storage needs grow. Will also see some cost savings on individual server replacements, which had supplemented the city's storage needs until now, by reducing storage on each server.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	13,000										13,000
Total	**13,000**										**13,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	13,000										13,000
Total	**13,000**										**13,000**

Project #	ADMIN-403
Project Name	Replace Ford Taurus - 403

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	10
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $29,000

Description

2005 FORD TAURUS $11,268.25 Accum Depr: $11,268.25
Asset # 2087

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		29,000									29,000
Total		**29,000**									**29,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Fleet Vehicles		29,000									29,000
Total		**29,000**									**29,000**

Project #	ADMIN-404
Project Name	Replace 2006 Ford Taurus

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	10
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $29,000

Description

2006 Ford Taurus

Justification

Used as a staff vehicle.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		29,000									29,000
Total		**29,000**									**29,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Fleet Vehicles		29,000									29,000
Total		**29,000**									**29,000**

Project #	BUILD-401
Project Name	Replace 2005 Chevy Colorado

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	12
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $22,500

Description

2005 CHEVY COLORADO

Acquired: 4/14/05 $25,105.07

Asset # 2076

Justification

Replace current 2005 Chevy Colorado #401 with a like vehicle to serve the building inspection department.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		22,500									22,500
Total		**22,500**									**22,500**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		22,500									22,500
Total		**22,500**									**22,500**

Project #	BUILD-405
Project Name	Replace 2006 Ford Taurus

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	12
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $29,000

Description

2006 Ford Taurus replacement

Justification

Staff is recommending replacing this unit with an electric vehicle.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		29,000									29,000
Total		**29,000**									**29,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Fleet Vehicles		29,000									29,000
Total		**29,000**									**29,000**

Project #	BUILD-406
Project Name	Replace 2006 Ford Taurus

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	12
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $27,000

Description

2006 Ford Taurus

Justification

Replace current 2006 Ford Taurus #406 with a like vehicle to serve the Community Development Department.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		27,000									27,000
Total		**27,000**									**27,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		27,000									27,000
Total		**27,000**									**27,000**

Project #	CIVIL-10R
Project Name	Replace 10R Siren

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $20,600

Description

164TH Junkite
Date Acquired: 8/31/04

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										20,600	20,600
Total										**20,600**	**20,600**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										20,600	20,600
Total										**20,600**	**20,600**

Project #	CIVIL-11R
Project Name	Replace 11R Siren

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $21,400

Description

14800 Blk Puma

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										21,400	21,400
Total										**21,400**	**21,400**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										21,400	21,400
Total										**21,400**	**21,400**

Project #	CIVIL-14R
Project Name	Replace 14R Siren

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $20,600

Description

5200 Blk 155th Lane

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										20,600	20,600
Total										**20,600**	**20,600**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										20,600	20,600
Total										**20,600**	**20,600**

Project # CIVIL-15R

Project Name Replace 15R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $20,200

Description

7800 Blk Hwy 10

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										20,200	20,200
Total										**20,200**	**20,200**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										20,200	20,200
Total										**20,200**	**20,200**

Project #	CIVIL-16R
Project Name	Replace 16R Siren

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $22,785

Description

Bunker/Azurite

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										22,785	22,785
Total										**22,785**	**22,785**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										22,785	22,785
Total										**22,785**	**22,785**

Project #	CIVIL-17R
Project Name	Replace 17R Siren

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $20,200

Description

Nowthen/Dysprosium

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										20,200	20,200
Total										**20,200**	**20,200**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										20,200	20,200
Total										**20,200**	**20,200**

Project # CIVIL-1R

Project Name Replace 1R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $20,200

Description

176TH/Xerus

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										20,200	20,200
Total										**20,200**	**20,200**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										20,200	20,200
Total										**20,200**	**20,200**

Project # CIVIL-2N

Project Name Replace 2R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $21,400

Description

Nutria/168th Lane

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										21,400	21,400
Total										**21,400**	**21,400**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										21,400	21,400
Total										**21,400**	**21,400**

Project #	CIVIL-3R
Project Name	Replace 3R Siren

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $20,600

Description

173RD/Variolite

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										20,600	20,600
Total										**20,600**	**20,600**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										20,600	20,600
Total										**20,600**	**20,600**

Project # CIVIL-4R

Project Name Replace 4R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $20,600

Description

6600 Blk Green Valley

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										20,600	20,600
Total										**20,600**	**20,600**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										20,600	20,600
Total										**20,600**	**20,600**

Project #	CIVIL-5R
Project Name	Replace 5R Siren

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $20,600

Description

17100 Blk Hwy 47

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										20,600	20,600
Total										**20,600**	**20,600**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										20,600	20,600
Total										**20,600**	**20,600**

Project # CIVIL-6N

Project Name Replace 6R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $21,400

Description

5200 Blk 179th Lane

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										21,400	21,400
Total										**21,400**	**21,400**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										21,400	21,400
Total										**21,400**	**21,400**

Project # CIVIL-7R

Project Name Replace 7R Siren

Department Capital Equipment

Contact

Type Eqpt Replacement

Useful Life 15

Category Capital Equipment

Priority 3-Existing Obligation (Med)

Status Active

Total Cost $21,400

Description

15900 Blk Andrie/161st Armstrong

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										21,400	21,400
Total										**21,400**	**21,400**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										21,400	21,400
Total										**21,400**	**21,400**

Project #	CIVIL-9R
Project Name	Replace 9R Siren

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $20,600

Description

16500 Blk Nowthen Blvd

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										20,600	20,600
Total										**20,600**	**20,600**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										20,600	20,600
Total										**20,600**	**20,600**

Project #	FIRE-501
Project Name	Replace Tanker 11 (501)

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	25
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $225,000

Description

Replacement of 1994 General Fire Tanker with a 2022 model year

1994 Ford 3000 gallon tanker
20 year life
Date Acquired: 12/31/94

Justification

Tanker 11 is one of two tankers that services the city. This tanker is located in Station #1 in the west portion of the city and will be 28 years old at time of replacement. The Fire Department attempts to keep tankers on a 25-year replacement cycle for the purpose of maintaining a reliable piece of equipment, limiting repair cost and providing new technology that benefits the firefighters in the form of efficiency and safety. Maintenance costs for this vehicle will begin to increase more rapidly with age. The fire department also benefits from modern equipment by attracting perspective firefighter applicants from Ramsey and the surrounding communities. The cost of the project includes replacement of equipment on the vehicle ensuring that equipment is replaced periodically.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						225,000					225,000
Total						**225,000**					**225,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund						225,000					225,000
Total						**225,000**					**225,000**

Project #	FIRE-502
Project Name	Replace Engine #21 (565)

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	20
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $550,000

Description

Replacement of 2007 Rosenbauer Fire Engine with a 2027 model year.

Justification

Engine 21 is one of two engines that service the city. This engine is located in Station #2 in the east portion of the City and will be 20 years old at time of replacement. The Fire Department attempts to keep engines on a 20-year replacement cycle for the purpose of maintaining a reliable piece of equipment, limiting repair costs and providing new technology that benefits the firefighters in the form of efficiency and safety. Maintenance costs for this vehicle will begin to increase more rapidly with age. The fire department also benefits from modern equipment by attracting perspective firefighter applicants from Ramsey and the surrounding communities. The cost of the project includes replacement of equipment and hose on the vehicle ensuring that equipment is replaced periodically.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment									275,000	275,000	550,000
Total									**275,000**	**275,000**	**550,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund									275,000	275,000	550,000
Total									**275,000**	**275,000**	**550,000**

Project #	FIRE-503
Project Name	Replace Engine 11 (556)

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	20
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $538,000

Description

Replacement of 1999 Custom Fire Engine with a 2021 model year.

Justification

Engine 11 is one of two engines that services the city. This engine is located in Station #1 in he west portion of the city and will be 22 years old at time of replacement. The Fire Department attempts to keep engines on a 20-year replacement cycle for the purpose of maintaining a reliable piece of equipment, limiting repair cost and providing new technology that benefits the firefighters in the form of efficiency and safety. Maintenance costs for this vehicle will begin to increase more rapidly with age. The fire department also benefits from modern equipment by attracting perspective firefighter applicants from Ramsey and the surrounding communities. The cost of the project includes replacement of equipment and hose on the vehicle ensuring that equipment is replaced periodically.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			275,000	263,000							538,000
Total			**275,000**	**263,000**							**538,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund			275,000								275,000
General Fund				263,000							263,000
Total			**275,000**	**263,000**							**538,000**

Project #	FIRE-504
Project Name	Replace Grass 21 (504)

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	20
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $45,000

Description

Replacement of 1989 Ford F-150 grass vehicle with a 2018 Ford F-350.

Justification

Grass 21 is the primary response vehicle out of Station 2 for grass fires and is one of two grass fire response vehicles that service the City. The vehicle will be 29 years old at time of replacement. The Fire Dept attempts to keep the Grass vehicle on a 20 year replacement cycle for purposes of maintaining a reliable piece of equipment and limiting repair cost. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	45,000										45,000
Total	**45,000**										**45,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	45,000										45,000
Total	**45,000**										**45,000**

Project #	FIRE-505
Project Name	Replace Grass 11 (562)

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	20
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $45,000

Description

Replacement of 2003 Ford F-350 Grass Vehicle with a 2023 Ford F-350.

Justification

Grass 11 is the primary response vehicle out of Station 1 for grass fires and is one of two grass fire response vehicles that service the City. The vehicle will be 20 years old at time of replacement. The Fire Dept attempts to keep the Grass vehicle on a 20 year replacement cycle for purposes of maintaining a reliable piece of equipment and limiting repair cost. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							45,000				45,000
Total							**45,000**				**45,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							45,000				45,000
Total							**45,000**				**45,000**

Project #	FIRE-506
Project Name	Replace Fire Prevention Vehicle (566)

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	8
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $45,000

Description

Replacement of 2011 Ford F-150 Fire Prevention Vehicle with 2019 Chevrolet Tahoe.

Justification

The Fire Prevention vehicle is used daily for inspections and response to calls for service and is one of three first response vehicles that service the City. The vehicle will be 8 years old at time of replacement. The Fire Dept attempts to keep the Fire Prevention vehicle on an 8 year replacement cycle for purposes of maintaining a reliable piece of equipment and limiting repair costs. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		45,000									45,000
Total		**45,000**									**45,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		45,000									45,000
Total		**45,000**									**45,000**

Project #	FIRE-557
Project Name	Replace Fire Rescue #21 (557)

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	20
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $80,000

Description

Replacement of 2000 Ford F-450 Rescue Chassis with a 2025 Ford F-450.

Justification

Rescue 21 is the primary response vehicle out of Station 2 for personal injury accidents and medical calls and is one of two rescue response vehicles that service the city. The vehicle will be 25 years old at the time of replacement. The Fire Department attempts to keep the Rescue vehicles on a 20-year replacement cycle for the purpose of maintaining a reliable piece of equipment and limiting repair costs. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								80,000			80,000
Total								**80,000**			**80,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								80,000			80,000
Total								**80,000**			**80,000**

Project #	FIRE-564
Project Name	Replace Rescue 11 (559)

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	20 Years
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $80,000

Description

Replacement of 2004 Ford F-350 Grass Vehicle with 2024 F-350.

Justification

Rescue 11 is the primary response vehicle out of Station 1 for personal injury accidents and medical calls and is one of two response vehicles that service the City. The vehicle will be 20 years old at time of replacement. The Fire Dept attempts to keep the rescue vehicles on a 20 year replacement cycle for purposes of maintaining a reliable piece of equipment and limiting repair cost. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							80,000				80,000
Total							**80,000**				**80,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							80,000				80,000
Total							**80,000**				**80,000**

Project #	FIRE-565
Project Name	Replacement Extrication Tools R-11

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $50,000

Description

Replacement of 2009 Extrication Equipment.

Justification

Extrication tools are carried on each Rescue truck. These tools, also known as jaws of life, allow firefighters to extricate victims entrapped in a motor vehicle without further injury.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					50,000						50,000
Total					**50,000**						**50,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					50,000						50,000
Total					**50,000**						**50,000**

Project #	FIRE-566
Project Name	Replacement of all SCBA's

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	15
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $175,000

Description

Replacement of 2004 Self-Contained Breathing Apparatues (SCBA's).

Justification

The Self-Contained Breathing Apparatus (SCBA) is the firefighters most important personal protection. Respiratory protection is used not only on fires but also in environments where chemicals are present or oxygen is short. The SCBA air cylinders are limited in life expectancy by the Department of Transportation to 15 years. In 15 years, the technology also changes significantly enough that firefighter's benefit from improvements in safety and efficiency. The Fire Department's SCBA's will be 15 years old at the time of replacement.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	175,000										175,000
Total	**175,000**										**175,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	175,000										175,000
Total	**175,000**										**175,000**

Project #	FIRE-566A
Project Name	Replace Fire Prevention Vehicle #566

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	7 Years
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $45,000

Description

Replacement of 2019 Chevrolet Tahoe Fire Prevention vehicle with 2026 Chevrolet Tahoe.

Justification

The Fire Prevention vehicle is used daily for inspections and response to calls for service and is one of three first response vehicles that service the city. The vehicle will be 7 years old at time of replacement. The Fire Dept attempts to keep the Fire prevention vehicle on a 7 year replacement cycle for the purpose of maintaining a reliable piece of equipment and limiting repair cost. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment									45,000		45,000
Total									**45,000**		**45,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund									45,000		45,000
Total									**45,000**		**45,000**

Project #	FIRE-568
Project Name	Replacement of Extrication Tools R-21

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	15
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $50,000

Description

Replacement of 2009 extrication equipment.

Justification

Extrication tools are carried on each Rescue truck. These tools, also known as jaws of life, allow firefighters to extricate victims entrapped in a motor vehicle without further injury.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		50,000									50,000
Total		**50,000**									**50,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		50,000									50,000
Total		**50,000**									**50,000**

Project #	FIRE-569A
Project Name	Replace Fire Chief Vehicle (569)

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	7 Years
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $50,000

Description

Replacement of 2017 Chevrolet Tahoe Fire Chief vehicle with 2024 Chevrolet Tahoe.

Justification

The Fire Chief vehicle is the primary emergency vehicle during the weekday hours and is one of three fire response vehicles that service the city. This unit is also equipped to function as a mobile command post during emergency incidents. The vehicle will be 7 years old at the time of replacement. The Fire Department attempts to keep the Fire Chief vehicle on a 7-year replacement cycle for the purpose of maintaining a reliable piece of equipment and limiting repair costs. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							50,000				50,000
Total							**50,000**				**50,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							50,000				50,000
Total							**50,000**				**50,000**

Project #	FIRE-570A
Project Name	Replace Fire Duty Officer Vehicle (570)

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	8
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $45,000

Description

Replacement of 2017 Ford F-150 Duty Officer vehicle with 2025 Ford Explorer.

Justification

The Duty Officer truck is the primary emergency vehicle during the evening and weekend hours and is one of three fire response vehicles that service the city. The truck rotates between on-call officers and will be 8 years old at the time of replacement. The Fire Department attempts to keep the duty vehicles on a 8-year replacement cycle for the purpose of maintaining a reliable piece of equipment and limiting repair costs. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								45,000			45,000
Total								**45,000**			**45,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								45,000			45,000
Total								**45,000**			**45,000**

Project #	FIRE-571
Project Name	Bullex Attack Training Prop

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	10
Category	Capital Equipment
Priority	2-New Addition (High)
Status	Active

Total Cost $15,000

Description

Purchase of Attack Digital Fire Training System

Justification

The attack digital training system combines digital flames, sound and smoke to create a range of fire conditions that respond directly to hose line application. This training tool will allow fire training in any location where live fire isn't possible or practical.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		15,000									15,000
Total		**15,000**									**15,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		15,000									15,000
Total		**15,000**									**15,000**

Project #	FIRE-572
Project Name	Thermal Image Camera

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	10
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $30,000

Description

Replacement of 2006 Thermal Image Cameras with 2019.

Justification

Thermal imaging cameras are devices that translate thermal energy (heat) into visible light in order to analyze a particular object or scene. Thermal imaging cameras, also called infrared cameras, detect the heat given off by an object or person. The Thermal Imaging Cameras will aid firefighters in operations at Hazmat incidents, downed/trapped victims, missing persons, electrical hotspots, overhaul and size up operations.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					30,000						30,000
Total					**30,000**						**30,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					30,000						30,000
Total					**30,000**						**30,000**

Project #	GENGOV-001
Project Name	Replace Maintenance Vehicle (564)

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $60,000

Description

Replacement of 2008 Ford Expedition for Building Maintenance

Justification

This was originally the Fire Chief vehicle handed down to building maintenance of city maintenance needs. The vehicle has met its useful life.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								60,000			60,000
Total								**60,000**			**60,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Fleet Vehicles								60,000			60,000
Total								**60,000**			**60,000**

Project # POL-331

Project Name 2018 Chev Caprice - Replace 2013 Chev Caprice #331

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 3
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $30,000

Description

Replace 2014 Chevrolet CapriceTahoe 2WD patrol vehicle #331

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	30,000										30,000
Total	**30,000**										**30,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	30,000										30,000
Total	**30,000**										**30,000**

Project # POL-332

Project Name 2018 Chev Tahoe to Replace 2013 Chev Tahoe #332

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 3
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $35,000

Description

Replace 2013 Chevrolet Tahoe 4x4 patrol vehicle #332

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	35,000										35,000
Total	**35,000**										**35,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	35,000										35,000
Total	**35,000**										**35,000**

Project #	POL-334
Project Name	2021 Chev Impala Replace 2013 Chev Malibu #334

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	7 Years
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $32,000

Description

Replace 2013 Chevrolet Impala Captain Squad #334

Justification

Maintain vehicle rotation schedule.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				32,000							32,000
Total				**32,000**							**32,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				32,000							32,000
Total				**32,000**							**32,000**

Project # POL-335

Project Name 2021 Ford Explorer Replace 2016 Ford Explorer #351

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $38,000

Description

Replace 2016 Ford Explorer Patrol/CSO Reserve Officer Squad #351

Justification

Maintain Vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				38,000							38,000
Total				**38,000**							**38,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				38,000							38,000
Total				**38,000**							**38,000**

Project # POL-341

Project Name 2019 Chev Caprice to Replac 2014 Chev Caprice #341

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 3
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $30,000

Description

Replace 2014 Chevrolet Caprice Patrol Squad #341

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		30,000									30,000
Total		**30,000**									**30,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		30,000									30,000
Total		**30,000**									**30,000**

Project # POL-342

Project Name 2019 Chev Caprice to Replac 2014 Chev Caprice #342

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 3
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $30,000

Description

Replace 2014 Chevrolet Caprice patrol squad #342

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		30,000									30,000
Total		**30,000**									**30,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		30,000									30,000
Total		**30,000**									**30,000**

Project # POL-343

Project Name 2019 Chev Tahoe to Replace Chev Tahoe #343

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 3
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $36,000

Description

Replace 2015 Chevrolet Tahoe 2WD patrol vehicle #343

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		36,000									36,000
Total		**36,000**									**36,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		36,000									36,000
Total		**36,000**									**36,000**

Project # POL-359

Project Name 2020 Ford Explorer Replace 2005 F150 #359

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $37,000

Description

Replace 2005 Ford F150 Pickup Truck - Squad #359

Justification

Maintain vehicle rotation schedule.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			37,000								37,000
Total			**37,000**								**37,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund			37,000								37,000
Total			**37,000**								**37,000**

Project #	POL-366
Project Name	2021 Ford Explorer Replace 2018 Chev Caprice #3XX

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	3
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $38,000

Description

Replace 2018 Chevrolet Caprice Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				38,000							38,000
Total				**38,000**							**38,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				38,000							38,000
Total				**38,000**							**38,000**

Project # POL-367

Project Name 2021 Chev Tahoe Replace 2018 Chev Tahoe #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $38,000

Description

Replace 2018 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				38,000							38,000
Total				**38,000**							**38,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				38,000							38,000
Total				**38,000**							**38,000**

Project #	POL-368
Project Name	2022 Ford Explorer Relace 2018 Ford Explorer #3XX

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	3
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $39,000

Description

Replace 2018 Ford Explorer Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					39,000						39,000
Total					**39,000**						**39,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					39,000						39,000
Total					**39,000**						**39,000**

Project # POL-369

Project Name 2022 Chev Tahoe Replace 2018 Chev Tahoe #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $39,000

Description

Replace 2018 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					39,000						39,000
Total					**39,000**						**39,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					39,000						39,000
Total					**39,000**						**39,000**

Project # POL-370

Project Name 2022 Ford Explorer Replace 2016 Ford Explorer #363

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $39,000

Description

Replace 2016 Ford Explorer Patrol Squad #363

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					39,000						39,000
Total					**39,000**						**39,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					39,000						39,000
Total					**39,000**						**39,000**

Project # POL-371

Project Name 2020 Chev Caprice - Replace2017 Chev Caprice #371

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $32,000

Description

Replace 2017 Chevrolet Caprice patrol squad #371

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			32,000								32,000
Total			**32,000**								**32,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund			32,000								32,000
Total			**32,000**								**32,000**

Project # POL-372

Project Name 2020 Chev Tahoe Replace 2016 Chev Tahoe #361

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $37,000

Description

Replace 2016 Chevrolet Tahoe 4x4 patrol vehicle #361

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			37,000								37,000
Total			**37,000**								**37,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund			37,000								37,000
Total			**37,000**								**37,000**

Project # POL-376

Project Name 2019 Chev Impala to Replace 2007 Lincoln #376

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 3
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $31,000

Description

Replace 2007 Lincoln MKZ (Unmarked) squad 376

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		31,000									31,000
Total		**31,000**									**31,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		31,000									31,000
Total		**31,000**									**31,000**

Project # POL-377

Project Name 2023 Ford Explorer Replace 2019 Ford Explorer #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $40,000

Description

Replace 2019 Ford Explorer Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						40,000					40,000
Total						**40,000**					**40,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						40,000					40,000
Total						**40,000**					**40,000**

Project # POL-378

Project Name 2023 Chev Tahoe Replace 2019 Chev Tahoe #3XX

Department Capital Equipment

Contact

Type Equipment

Useful Life 3

Category Capital Equipment

Priority 3-Existing Obligation (Med)

Total Cost $40,000

Status Active

Description

Replace 2019 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						40,000					40,000
Total						**40,000**					**40,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						40,000					40,000
Total						**40,000**					**40,000**

Project # POL-379

Project Name 2023 Chev Tahoe Replace 2019 Chev Tahoe #3XX

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $40,000

Description

Replace 2019 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						40,000					40,000
Total						**40,000**					**40,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						40,000					40,000
Total						**40,000**					**40,000**

Project # POL-380

Project Name 2024 Ford Explorer Replace 2020 Ford Explorer #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $41,000

Description

Replace 2020 Ford Explorer Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							41,000				41,000
Total							**41,000**				**41,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							41,000				41,000
Total							**41,000**				**41,000**

Project # POL-381

Project Name 2024 Chev Tahoe Replace 2020 Chev Tahoe #3XX

Department Capital Equipment

Contact

Type Equipment

Useful Life 3

Category Capital Equipment

Priority 3-Existing Obligation (Med)

Total Cost $41,000

Status Active

Description

Replace 2020 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							41,000				41,000
Total							**41,000**				**41,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							41,000				41,000
Total							**41,000**				**41,000**

Project #	POL-382
Project Name	2024 Chev Impala Replace 2016 Chev Impala #364

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	3
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $35,000

Description

Replace 2016 Chevrolet Impala Investigator Squad #364

Justification

Maintain Vehicle maintenance schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							35,000				35,000
Total							**35,000**				**35,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							35,000				35,000
Total							**35,000**				**35,000**

Project #	POL-383
Project Name	2025 Ford Explorer Replace 2021 Ford Explorer #3XX

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	3
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $42,000

Description

Replace 2021 Ford Explorer Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								42,000			42,000
Total								**42,000**			**42,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								42,000			42,000
Total								**42,000**			**42,000**

Project #	POL-384
Project Name	2025 Ford Explorer Replace 2021 Ford Explorer #3XX

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	3
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $42,000

Description

Replace 2021 Ford Explorer Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								42,000			42,000
Total								**42,000**			**42,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								42,000			42,000
Total								**42,000**			**42,000**

Project #	POL-385
Project Name	2025 Ford Explorer Replace 2021 Ford Explorer #3XX

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	3
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $42,000

Description

Replace 2021 Ford Explorer Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								42,000			42,000
Total								**42,000**			**42,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								42,000			42,000
Total								**42,000**			**42,000**

Project #	POL-388
Project Name	Replace 2004 Polaris ATV with Plow

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	5 Years
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $11,000

Description

Replacement of 2004 Polaris ATV with plow. Will be used to plow Municipal Center as well.

Justification

End of useful life.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										11,000	11,000
Total										**11,000**	**11,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										11,000	11,000
Total										**11,000**	**11,000**

Project #	POL-390
Project Name	2026 Ford Explorer Replace 2022 Ford Explorer #3XX

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	3
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $43,000

Description

Replace 2022 Ford Explorer Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment									43,000		43,000
Total									**43,000**		**43,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund									43,000		43,000
Total									**43,000**		**43,000**

Project #	POL-391
Project Name	2026 Chev Tahoe Replace 2022 Chev Tahoe #3XX

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	3
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $43,000

Description

Replace 2022 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment									43,000		43,000
Total									**43,000**		**43,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund									43,000		43,000
Total									**43,000**		**43,000**

Project #	POL-392
Project Name	2026 Chev Tahoe Replace 2022 Chev Tahoe #3XX

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	3
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $43,000

Description

Replace 2022 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment									43,000		43,000
Total									**43,000**		**43,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund									43,000		43,000
Total									**43,000**		**43,000**

Project # POL-393

Project Name 2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $44,000

Description

Replace 2023 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										44,000	44,000
Total										**44,000**	**44,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										44,000	44,000
Total										**44,000**	**44,000**

Project # POL-394

Project Name 2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $44,000

Description

Replace 2023 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										44,000	44,000
Total										**44,000**	**44,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										44,000	44,000
Total										**44,000**	**44,000**

Project # POL-395

Project Name 2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $44,000

Description

Replace 2023 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										44,000	44,000
Total										**44,000**	**44,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										44,000	44,000
Total										**44,000**	**44,000**

Project # PW-002

Project Name Replace 2004 Tree Spade

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $52,000

Description

65 inch tree space

Justification

This piece of equipment is used to transplant trees in parks and other city owned land. Requires a front-end loader to attach to.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						52,000					52,000
Total						**52,000**					**52,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						52,000					52,000
Total						**52,000**					**52,000**

Project # PW-004

Project Name Replace 2004 Pull Behind PTO Mower

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $28,000

Description

Landpride wide area mower

Justification

This mower is used by the Public Works department when rough mowing large open areas including right-of-way and undeveloped city-owned land.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										28,000	28,000
Total										**28,000**	**28,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										28,000	28,000
Total										**28,000**	**28,000**

Project #	PW-005
Project Name	Replace 2004 Snow Thrower

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $130,000

Description

2004 SnoGo snow thrower

Justification

This unit is used to load snow from city streets into trucks. Also used to remove large drifts in open areas.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								130,000			130,000
Total								**130,000**			**130,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								130,000			130,000
Total								**130,000**			**130,000**

Project # PW-006

Project Name Replace 2004 Mobile Generator

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 20 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $164,000

Description

2004 portable generator

Justification

This tow behind unit powers our sanitary lift stations during power outages.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							164,000				164,000
Total							**164,000**				**164,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Sewer Utility Fund							164,000				164,000
Total							**164,000**				**164,000**

Project #	PW-402
Project Name	Replace Engr Veh #402 With 2017 GMC Sierra

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	12
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $31,500

Description

Unit #402: 2006 Chevrolet 1500 Silverado Pickup

Justification

This vehicle is used by the Engineering staff when inspecting and monitoring city construction projects.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		31,500									31,500
Total		**31,500**									**31,500**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		31,500									31,500
Total		**31,500**									**31,500**

Project # PW-407

Project Name Replace Engr Car #407 With Chevy Impala

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 12
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $24,000

Description

Unit #407: 2006 Chev Impala

Justification

Car will be re-evaluated closer to replacement date.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			24,000								24,000
Total			**24,000**								**24,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund			24,000								24,000
Total			**24,000**								**24,000**

Project # PW-603

Project Name Replace 1999 John Deere Grader: Unit #603

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 20 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $280,000

Description

1999 John Deere Motor Grader

Justification

This piece of equipment is used for grading the city's approximately 2.5 miles of dirt roads and also used in snow removal operations.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment									280,000		280,000
Total									**280,000**		**280,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund									280,000		280,000
Total									**280,000**		**280,000**

Project # PW-619

Project Name Replace 1991 Chipper: Unit #619

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 20 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $35,000

Description

1991 Brush Bandit Brush Chipper

Justification

This unit is used by the the Public Works department to chip up trees onsite when clearing right-of-way or cleaning up storm damage.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						35,000					35,000
Total						**35,000**					**35,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						35,000					35,000
Total						**35,000**					**35,000**

Project #	PW-622
Project Name	Replace 1998 Mule: Unit #622

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	8
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $18,000

Description

1998 Mule Ball Machine

Kubota ATV Athletic Field Maintenance Machine

Justification

This piece of equipment would replace unit #622, a 1998 Kawasaki currently in use.
Primary function of this machine is preparing athletic fields.

Vehicle has exceeded useful life.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	18,000										18,000
Total	**18,000**										**18,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	18,000										18,000
Total	**18,000**										**18,000**

Project # PW-634

Project Name Replace 2001 Case Backhoe: Unit #634

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 10
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $78,000

Description

Replace Unit #634: 2001 Case Backhoe

Justification

This piece of equipment will replace unit #634, a 2001 tractor backhoe. This piece of equipment is used in all aspects of PW.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		78,000									78,000
Total		**78,000**									**78,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		34,250									34,250
Sewer Utility Fund		21,875									21,875
Water Utility Fund		21,875									21,875
Total		**78,000**									**78,000**

Project #	PW-635
Project Name	Replace 2001 John Deere Mower: Unit #635

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	8
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $25,000

Description

John Deere 72" Front Deck Mower

Justification

This piece of equipment is used for trail mowing and other areas requiring rough mowing.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				25,000							25,000
Total				**25,000**							**25,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				25,000							25,000
Total				**25,000**							**25,000**

Project #	PW-636
Project Name	Replace-2002 Snowplow Truck: Unit #636

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	12
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $188,000

Description

Replace unit #636 a 2002 Sterling single axle plow truck

Justification

This piece of equipment would be used for street maintenance and snow removal.

Unite 636 will be 16 years old by 2018. Normally start to consider replacement around 10-12 years for this type of equipment.

Its 2018 Point Replacement Value is 31 based on the table below:

Under 18 Points	Condition I	Excellent
18 to 22 Points	Condition II	Good
23 to 27 Points	Condition III	Qualifies for Replacement
28 Points Plus	Condition IV	Needs Immediate Attention

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	188,000										188,000
Total	**188,000**										**188,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	188,000										188,000
Total	**188,000**										**188,000**

Project #	PW-637
Project Name	Replace 2002 3/4 Ton Truck 4x4: Unit #637

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	10
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $37,270

Description

DATE ACQUIRED: 5/2/02: 2002 Chev Silverado $27,808.20

Asset #: 1152

3/4 Ton pickup with plow equipment:

Justification

This piece of equipment would be used for street maintenance and snow removal.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	37,270										37,270
Total	**37,270**										**37,270**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	37,270										37,270
Total	**37,270**										**37,270**

Project #	PW-639
Project Name	Replace 2003 Kawasaki: Unit #639

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	8
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $18,000

Description

Kubota ATV Athletic Field Maintenance Machine.

Justification

This piece of equipment would replace unit #622, a 1998 currently in use.
Primary function of this machine is preparing athletic fields.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	18,000										18,000
Total	**18,000**										**18,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	18,000										18,000
Total	**18,000**										**18,000**

Project #	PW-642
Project Name	Replace Elgin Sweeper: Unit #642 (Storm Wtr)

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	12
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $211,000

Description

DATE ACQUIRED: 1/20/04

Unit #642: 2004 Elgin Sweeper

Justification

This piece of equipment would replace unit #642, 2004 street sweeper.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	211,000										211,000
Total	**211,000**										**211,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Storm Water Utility Fund	211,000										211,000
Total	**211,000**										**211,000**

Project #	PW-644
Project Name	Replace-2004 Snowplow Truck: Unit #644

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	10
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $183,500

Description

DATE ACQUIRED: 3/24/04

Single axle plow truck with box and plow equipment

Unit #644: 2004 International

Justification

This piece of equipment would be used for street maintenance and snow removal.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		183,500									183,500
Total		**183,500**									**183,500**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		183,500									183,500
Total		**183,500**									**183,500**

Project #	PW-645
Project Name	Replace 2004 Tool Cat

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	10
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $54,000

Description

2004 Tool Cat

Justification

This utility vehicle is uded on the Municipal Center campus for snow removal and other general maintenance activities.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				54,000							54,000
Total				**54,000**							**54,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				54,000							54,000
Total				**54,000**							**54,000**

Project #	PW-651
Project Name	Replace 2005 3/4 Ton Truck 4x4 W/Plow Unit # 651

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	10
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $48,000

Description

DATE ACQUIRED: 4/19/05 2005 CHEVROLET SILVERADO: $34,261

Asset #: 2014

Replace unit #651: 2005 Chev 3/4 Ton with plow

Justification

This piece of equipment will replace unit #651 a 2005 3/4 ton truck.
This equipment is primarily used in the maintenance of our municipal water and sewer systems.

Unit #651 will be 14 years old by 2019. Normally start to consider replacement around 10-12 years for this type of equipment. Its 2016 Point Replacement Value is 28 per table below:

Under 18 Points	Condition I	Excellent
18 to 22 Points	Condition II	Good
23 to 27 Points	Condition III	Qualifies for Replacement
28 Points Plus	Condition IV	Needs Immediate Attention

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		48,000									48,000
Total		**48,000**									**48,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Sewer Utility Fund		24,000									24,000
Water Utility Fund		24,000									24,000
Total		**48,000**									**48,000**

Project # PW-652

Project Name Replace 2005 Utility Truck: Unit #652

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 10
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $50,000

Description

Replace unit #652 (utility truck)- 2006 Chev 3500 1-Ton

Justification

This piece of equipment will replace unit #652, a 2005 1-ton truck.
This equipment is primarily used in the maintenance of our municipal water and sewer systems.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	50,000										50,000
Total	**50,000**										**50,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Sewer Utility Fund	25,000										25,000
Water Utility Fund	25,000										25,000
Total	**50,000**										**50,000**

Project #	PW-653
Project Name	Replace 3/4 Ton 4x4 Truck; Unit #653

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	10
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $41,170

Description

3/4 ton pickup with plow equipment

Replace Unit #653 2006 Ford F-250 4x4 Super Cab

Justification

This piece of equipment would replace unit #653 an extended cab pickup.
used primarily in the park department and snow removal operations.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	41,170										41,170
Total	**41,170**										**41,170**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	41,170										41,170
Total	**41,170**										**41,170**

Project # PW-654

Project Name Replace 2006 3/4 Ton Truck 2x4 Unit #654

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $31,000

Description

3/4 ton pickup with topper and bed slide-Unit #654 2006 Ford F-250.

Justification

This piece of equipment would replace unit #654 a 2-wheel drive truck used primarily in the park department for irrigation system repair and maintenance.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			31,000								31,000
Total			**31,000**								**31,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund			31,000								31,000
Total			**31,000**								**31,000**

Project #	PW-655
Project Name	Replace Sidewalk Machine: Unit #655

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	10
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $97,000

Description

Utility Tractor to replace sidewalk machine #655: 2006 utility tractor
Street/Snow removal department

Justification

This piece of equipment is used for snow removal on sidewalk and trails.

Unit 655 will be 14 years old by 2020. Normally start to consider replacement around 10-12 years for this type of equipment. Its 2016 Point Replacement Value is 26 see below:

Under 18 Points	Condition I	Excellent
18 to 22 Points	Condition II	Good
23 to 27 Points	Condition III	Qualifies for Replacement
28 Points Plus	Condition IV	Needs Immediate Attention

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			97,000								97,000
Total			**97,000**								**97,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund			97,000								97,000
Total			**97,000**								**97,000**

Project # PW-660

Project Name Replace Paver, Trailer, Roller

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 20 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $140,000

Description

Bomag Paver-Felling Trailer and Wolf Pac pneumatic drum roller

Justification

This equipment group is used for small in-house paving projects such as trails and large patches.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										140,000	140,000
Total										**140,000**	**140,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										140,000	140,000
Total										**140,000**	**140,000**

Project #	PW-662
Project Name	Replace 2006 Tandem Axle Plow Truck: Unit #662

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	10
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $218,000

Description

Replace Unit #662: 2006 Sterling

Justification

This piece of equipment will replace unit 662, a 2006 tandem axle plow truck.
This equipment is primarily used in street maintenance and snow removal.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				218,000							218,000
Total				**218,000**							**218,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				218,000							218,000
Total				**218,000**							**218,000**

Project #	PW-664
Project Name	Replace 2007 Chevy Pickup Unit #664

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $38,000

Description

Replacement for PW Unit #664 a 2007 3/4 ton Chevy Pickup with plow

Justification

This truck is used by the park department and snow removal activities.

Unit 664 will be 13 years old by 2020. Normally start to consider replacement around 12 years depending on the vehicle and its use.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			38,000								38,000
Total			**38,000**								**38,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund			38,000								38,000
Total			**38,000**								**38,000**

Project #	PW-665
Project Name	Replace 2007 Chevy Pickup: Unit #665

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $27,000

Description

Replacement for PW Unit #665 a 2007 Chevy pickup.

Justification

This truck is to be used by the park department Superintendent/Asst PW Superintendent.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				27,000							27,000
Total				**27,000**							**27,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				27,000							27,000
Total				**27,000**							**27,000**

Project #	PW-667
Project Name	Replace 2007 3/4 Ton Pick-Up: Unit #667

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	10
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $43,000

Description

Replace unit #667 - a 2007 Chev 3/4 ton 4-wheel drive pickup with plow

Justification

This vehicle will replace unit #667, a 2007 3/4 ton pickup with plow equipment.
Unit 667 will be 13 years old by 2020. Normally start to consider replacement around 12 years depending on the vehicle and its use.

This truck is used by the utility department for snow removal operations.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			43,000								43,000
Total			**43,000**								**43,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund			43,000								43,000
Total			**43,000**								**43,000**

Project #	PW-668
Project Name	Replace 2006 Tandem Axle Plow Truck Unit #668

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	12
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $213,000

Description

Replace unit #668 - 2006 Sterling

Justification

This piece of equipment will replace unit #668, a 2006 andem axle plow truck.
This equipment is primarily used in street maintenance and snow removal.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					213,000						213,000
Total					**213,000**						**213,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					213,000						213,000
Total					**213,000**						**213,000**

Project #	PW-669
Project Name	Replace 2007 International Water Truck: Unit #669

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	12
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $136,000

Description

Replacement for unit #669 2007 International water truck

Justification

This piece of equipment is used by the park department for ice rink flooding, boulevard tree watering, etc. This truck is also used by the street department for street sweeping and flushing out storm water catch basins.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					136,000						136,000
Total					**136,000**						**136,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					68,000						68,000
Storm Water Utility Fund					68,000						68,000
Total					**136,000**						**136,000**

Project #	PW-671
Project Name	Replace 2008 Bobcat Skidster: Unit #671

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	12
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $51,000

Description

Replace unit #671 -2008 Bobcat Skidster

Justification

This piece of equipment will replace #671 a 2008 Skid Steer. This piece of equipment is used in all aspects of public works.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			51,000								51,000
Total			**51,000**								**51,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund			51,000								51,000
Total			**51,000**								**51,000**

Project # PW-674

Project Name Replace 2009 2WD Pickup: Unit 674

Department Capital Equipment
Contact
Type Equipment
Useful Life 20 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $40,000

Description

Replace unit 674 a 2009 2-wheel drive pickup

Justification

Unit 674 will be 13 years old by 2022. Normally start to consider replacement around 12 years depending on the vehicle and its use.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					40,000						40,000
Total					**40,000**						**40,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					40,000						40,000
Total					**40,000**						**40,000**

Project #	PW-675
Project Name	Replace 2010 Chevy 1- Ton Truck #675

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	12
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $63,000

Description

Replace Unit #675. A 2010 4-Wheel Drive 1 Ton Truck

Justification

Unit 675 will be 11 years old by 2021. Normally start to consider replacement round 12 years depending on the vehicle and its use. This truck will be used by the Park Department and for snow removal operations.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				63,000							63,000
Total				**63,000**							**63,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				63,000							63,000
Total				**63,000**							**63,000**

Project #	PW-676
Project Name	Replace Unit 676- 2010 4 Wheel Drive 1ton

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	12
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $68,000

Description

Replace unit 676 a 2010 4-wheel drive 1-ton truck

Justification

Unit 676 will be 11 years old by 2021. Normally start to consider replacement around 12 years depending on the vehicle and its use. This truck will be used by the street department and for snow removal operations.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						68,000					68,000
Total						**68,000**					**68,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						68,000					68,000
Total						**68,000**					**68,000**

Project #	PW-678A
Project Name	Replace Unit 678 2013-1ton Truck w/ Plow Equipment

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	12
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $62,000

Description

Replace unit 678 a 2013 1-ton truck with plow equipment

Justification

Unit 678 will be 9 years old by 2022. Normally start to consider replacement around 12 years depending on the vehicle and its use.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					62,000						62,000
Total					**62,000**						**62,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					62,000						62,000
Total					**62,000**						**62,000**

Project # PW-679A

Project Name Replace Unit 679 Area Mower (2020 Replaced)

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $111,000

Description

Replace unit 679. This area mower was replaced in 2020.

Justification

This piece of equiipment is a large area mower that is used to mow the city's larger parks and athletic fields. This mower is replaced on a 7-year schedule.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										111,000	111,000
Total										**111,000**	**111,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										111,000	111,000
Total										**111,000**	**111,000**

Project #	PW-680
Project Name	Replace 2014-1Ton Truck w/ Plow Equipt: Unit #680

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	12
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $62,000

Description

Replace Unit 680 a 2014-1ton truck with plow equipment

Justification

Unit 680 will be 8 years old by 2022. Normally start to consider replacement around 12 years depending on the vehicle and its use.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					62,000						62,000
Total					**62,000**						**62,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					62,000						62,000
Total					**62,000**						**62,000**

Project #	PW-681
Project Name	Replace Unit 681 Utility truck

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $65,000

Description

Replace Unit 681 a 2015 1-Ton Pickup

Justification

This piece of equipment will replace unit #681 a 1-ton pickup with a mobile crane used in the utility department for well and lift station repair.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							65,000				65,000
Total							**65,000**				**65,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Sewer Utility Fund							32,500				32,500
Water Utility Fund							32,500				32,500
Total							**65,000**				**65,000**

Project #	PW-683
Project Name	Replace 2019 Exmark Mower (Orig Unit #683)

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	5 Years
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $15,000

Description

Replace Unit #683 that was replaced in 2019 - an Exmark Mower

Justification

These are the city's primary mowers and are traded out on a 5-year rotation for dependability and trade-in value.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost							15,000				15,000
Total							**15,000**				**15,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							15,000				15,000
Total							**15,000**				**15,000**

Project #	PW-684
Project Name	Replace 2019 Exmark Mower (Orig Unit #684)

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	5 Years
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $15,000

Description

Replace Unit #684 that was replaced in 2019 - an Exmark Mower

Justification

These are the city's primary mowers and are traded out on a 5-year rotation for dependability and trade-in value.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							15,000				15,000
Total							**15,000**				**15,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							15,000				15,000
Total							**15,000**				**15,000**

Project #	PW-685
Project Name	Replace 2019 Exmark Mower (Orig Unit #685)

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	5 Years
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $15,000

Description

Replace Unit #685 that was replaced in 2019 - an Exmark Mower

Justification

These are the city's primary mowers and are traded out on a 5-year rotation for dependability and trade-in value.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							15,000				15,000
Total							**15,000**				**15,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							15,000				15,000
Total							**15,000**				**15,000**

Project #	PW-686
Project Name	Replace Unit #686 - 2015 Kubota Tractor

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	10
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $45,000

Description

Replace Unit 686 a 2015 Kubota tractor

Justification

Unit 686 is a Kubota Ag tractor used in road-side mowing and field work for the park department.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment									45,000		45,000
Total									**45,000**		**45,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund									45,000		45,000
Total									**45,000**		**45,000**

Project #	PW-687
Project Name	Replace Unit #687 2015 Toolcat

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	10
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $60,000

Description

Repolace unit #687 a 2015 Bobcat tool cat

Justification

Unit 687 is an utility vehicle used by all diversions of public works. Used as a tool carrier and forklift

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment									60,000		60,000
Total									**60,000**		**60,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund									60,000		60,000
Total									**60,000**		**60,000**

Project #	PW-688
Project Name	Replace Unit 688 2015 Case Loader

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	10
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $210,000

Description

Replace Unit #688 a 2015 Case Wheel Loader

Justification

The wheel loader is the city's most versatile pieces of equipment and is used in all facets of public works.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								210,000			210,000
Total								**210,000**			**210,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								210,000			210,000
Total								**210,000**			**210,000**

Project #	PW-691
Project Name	Replace 2014 Ex Mark Mower: Unit #683

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	5 Years
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $10,800

Description

Replace 2014 Exmark mower unit 683 (Zero turn mower)

Justification

This is a primary mower which is on a 5 year trade-in rotation for dependability and trade-in value.

These mowers are used on a daily basis during the summer months and are the primary mowers used in park maintenance.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		10,800									10,800
Total		**10,800**									**10,800**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		10,800									10,800
Total		**10,800**									**10,800**

Project #	PW-692
Project Name	Replace 2014 Ex Mark Mower: Unit #684

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	5 Years
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $10,800

Description

Replace 2014 Exmark mower unit 684 (Zero turn mower)

Justification

This is a primary mower which is on a 5 year trade-in rotation for dependability and trade-in value.

These mowers are used on a daily basis during the summer months and are the primary mowers used in park maintenance

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		10,800									10,800
Total		**10,800**									**10,800**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		10,800									10,800
Total		**10,800**									**10,800**

Project #	PW-693
Project Name	Replace 2014 Ex Mark Mower: Unit #685

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	5 Years
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $10,800

Description

Replace 2014 Exmark mower unit 685 (Zero turn mower)

Justification

This is a primary mower which is on a 5 year trade-in rotation for dependability and trade-in value.

These mowers are used on a daily basis during the summer months and are the primary mowers used in park maintenance.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		10,800									10,800
Total		**10,800**									**10,800**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		10,800									10,800
Total		**10,800**									**10,800**

Project #	PW-697
Project Name	Replace 2013 Toro Wide Area Mower: Unit #679

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	7 Years
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $92,000

Description

Replace unit #679 - 2013 Toro Groundsmaster wide area mower

Justification

This piece of equipment is a large area mower that is used to mow larger parks and athletic fields.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			92,000								92,000
Total			**92,000**								**92,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund			92,000								92,000
Total			**92,000**								**92,000**

Project #	PW-700
Project Name	New Velocity Patcher

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	12
Category	Capital Equipment
Priority	4-New Addition (Med)
Status	Active

Total Cost $250,000

Description

Velocity patcher plus chassis

Justification

This piece of equipment would be usedd for patching potholes on public streets.

Velocity patching or spray patching has proven to be an effective and safe way to fill potholes.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										250,000	250,000
Total										**250,000**	**250,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										250,000	250,000
Total										**250,000**	**250,000**

Project # PW-701

Project Name New 1-Ton Pickup with Box and Plow

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 2-New Addition (High)
Status Active

Total Cost $63,570

Description

1-Ton pickup with box and plow equipment.

Justification

This piece of equipment would be used for park maintenance functions, as well as snow removeal operations.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	63,570										63,570
Total	**63,570**										**63,570**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	63,570										63,570
Total	**63,570**										**63,570**

Project #	PW-702
Project Name	New Electric Utility Vehicle

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	20
Category	Capital Equipment
Priority	4-New Addition (Med)
Status	Active

Total Cost $35,000

Description

Electric utility vehicle

Justification

This piece of equipment would be a fully electric vehicle that would be used primarily as a park maintenance vehicle.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								35,000			35,000
Total								**35,000**			**35,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								35,000			35,000
Total								**35,000**			**35,000**

Project # TE-001

Project Name Replacement for Programmable Message Boards

Department Capital Equipment
Contact
Type Equipment
Useful Life 15
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $39,000

Description

Replacement unit for programmable message board.

Justification

Would be used for traffic control, community events and emergency situations. These units would replace the current message board that was bought from Anoka County.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	39,000										39,000
Total	**39,000**										**39,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	39,000										39,000
Total	**39,000**										**39,000**

Project #	04-BLDG-002
Project Name	Community Center Construction

Department	Municipal Buildings
Contact	Unassigned
Type	Buildings
Useful Life	50 Years
Category	Municipal Building
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $20,000,000

Description

The Community Center would include recreational areas such as a swimming pool, gym, etc. It would also include meeting rooms for various organizations to hold banquets, monthly meetings, etc.

Construction of a community center will rely on a partnership with another organization(s).

Justification

Per public consensus, the need for a Community Center is a justified expenditure of public financing. Currently, Ramsey residents must leave the City limits and drive a considerable distance to get to such a facility.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Building Cost/Construction										20,000,000	20,000,000
Total										**20,000,000**	**20,000,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
To Be Determined										20,000,000	20,000,000
Total										**20,000,000**	**20,000,000**

Project #	08-BLDG-005
Project Name	Old Town Hall Restoration

Department	Municipal Buildings
Contact	
Type	Improvement
Useful Life	25
Category	Municipal Building
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $221,300

Description

Old Town Hall Restoration:

Option 1: Move Historic Town Hall to the Northstar Rail Station Site
$125,000 Const Cost (moving and Stabilization)
$ 50,000 Site/foundation
$ 20,000 furnishing/equip

$195,000

Option 2: Improve private access street to public standard.
$125,000 Const Cost
$ 20,000 ROW
$ 56,300 Road Construction
$ 20,000 Furn/equip

$221,300

Justification

Historic Town Hall is a city facility that is in need of restoration completion. Options include moving it from the site to the COR to serve as a library kiosk, trailhead, and potentially house restrooms.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Building Cost/Construction										125,000	125,000
Improvements Other than Building Cost										76,300	76,300
Furnishings/Equipment										20,000	20,000
Total										**221,300**	**221,300**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
To Be Determined										221,300	221,300
Total										**221,300**	**221,300**

Project #	10-BLDG-004
Project Name	Sprinkler System @ Fire Station #1

Department	Municipal Buildings
Contact	
Type	Improvement
Useful Life	20 Years
Category	Municipal Building
Priority	4-New Addition (Med)
Status	Active

Total Cost $25,000

Description

Hookup on-site municipal water to building and install sprinkler system for entire building.

Justification

Municipal water is on site with municipal well.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Building Cost/Construction			20,000								20,000
Improvements Other than Building Cost			5,000								5,000
Total			**25,000**								**25,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Facility Fund			25,000								25,000
Total			**25,000**								**25,000**

Project # 18-BLDG-001

Project Name Muni Center 2nd Floor Community Room

Department Municipal Buildings
Contact
Type Buildings
Useful Life 50 Years
Category Municipal Building
Priority 2-New Addition (High)
Status Active

Total Cost $100,000

Description

Construct a Community Room in the vacant area on the second floor of the Municipal Center to have a secure area for community events.

Justification

Provide meeting space for community events in a secure area.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Building Cost/Construction	100,000										100,000
Total	**100,000**										**100,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Facility Fund	100,000										100,000
Total	**100,000**										**100,000**

Project #	18-BLDG-002
Project Name	Storage Building at Fire Station 1

Department	Municipal Buildings
Contact	
Type	Buildings
Useful Life	20
Category	Municipal Building
Priority	4-New Addition (Med)
Status	Active

Total Cost $20,000

Description

Build an out-building on Fire Station 1 site that will be used to store equipment and training props.

Justification

The fire stations are becoming limited in the amount of usable space to house equipment and props used for training. These pieces of equipment are not used daily and therefore, need a location to be stored.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Building Cost/Construction					20,000						20,000
Total					**20,000**						**20,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Facility Fund					20,000						20,000
Total					**20,000**						**20,000**

Project #	04-PARK-003
Project Name	Elmcrest Park & The Draw Park Entrance & Signage

Department	Park Improvements
Contact	Unassigned
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $80,000

Description

Entrance signing for Elmcrest Park would consist of a sign and associated landscape sited near the intersection of Quicksilver Street and 167th Avenue.

For the Draw, the sign would function as a monument for the park name and also as a location to advertise upcoming events.

Justification

The 100+ acre Elmcrest community park may warrant an attractive entrance monument benefiting the park's prominance in the community. Additionally, there will be continuing events where many hundreds of out-of-Ramsey visitors will come to the city. The monument will function as a way-finding sign and also to remind visiitors that they are in Ramsey.

For The Draw, the monument would describe for the community the name of the park and amphitheater (a minor issue presently). Plus, if the advertising space was digital (versus posters), there could be a modest revenue stream from non-municipal sources.

Note: The planning for this project in the COR may resume after completion of the Design Framework relating to signs.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	80,000										80,000
Total	**80,000**										**80,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund	80,000										80,000
Total	**80,000**										**80,000**

Project #	04-PARK-006
Project Name	Ford Brook Park Playground Equipment

Department	Park Improvements
Contact	Unassigned
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	4-New Addition (Med)
Status	Active

Total Cost $70,000

Description

Ford Brook Park is north of CR 27, east of TH 47 and borders Nowthen. The new playground would be within walking distance of about 100 existing homes.

Justification

The City has remained on a schedule of replacing existing play structures with ones that meet the Consumer Products Safety Commission guidelines for safety. This also results in a contemporary playground with more play value. City of Nowthen may be asked to participate financially.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			70,000								70,000
Total			**70,000**								**70,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund			50,000								50,000
City of Nowthen			20,000								20,000
Total			**70,000**								**70,000**

Project #	06-PARK-010
Project Name	Irrigation for Titterud Park

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	4-New Addition (Med)
Status	Active

Total Cost $76,000

Description

Underground irrigation & 160 GPM well.

If municipal water is available, cost may be less.

Justification

Irrigation should be considered for this 13.5 acre park, and a part of this is the evaluation of a well versus connection to a municipal watermain. Both have advantages. The $50,000 represents the underground irrigation portion.

A 160 GPM well may cost about $26,000.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost						76,000					76,000
Total						**76,000**					**76,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund						76,000					76,000
Total						**76,000**					**76,000**

Project #	06-PARK-011
Project Name	Observation boardwalk - Lake Itasca

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $60,000

Description

A boardwalk or pier in the southeast portion of Lake Itasca will allow trail users and visitors to the Lake Itasca Community Park to view the lake which is mostly obscured by cattails.

Justification

The Lake Itasca is an important resource along the Mississippi Flyway for migratory waterfowl and home to many types of wetland fauna. Providing access to the open water portions of the lake will provide birdwatchers and trail users a relaxing rest point along the Lake Itasca Trail.

Additionally, lake access was cited as desired by several participants in the public engagement process as part of the acquisition of the Lake Itasca Community Park.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	60,000										60,000
Total	**60,000**										**60,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Lawful Gambling Fund	60,000										60,000
Total	**60,000**										**60,000**

Project #	06-PARK-012
Project Name	Rabbit Park Phase Two

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	4-New Addition (Med)
Status	Active

Total Cost $125,000

Description

Well and underground irrigation.

Landscape improvements and an ag-lime infield for the ballfield.

Justification

Rabbit Park is a 5-acre neighborhood park with very basic features. The park's greatest need is irrigation. Therefore, the primary component of the proposed phase two project is a well and underground irrigation.

Landscape improvements would complete this project.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost								125,000			125,000
Total								**125,000**			**125,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund								125,000			125,000
Total								**125,000**			**125,000**

Project #	06-PARK-015
Project Name	Observation deck on the Mississippi E of Dolomite

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $100,000

Description

On the south side of Riverdale Drive, east of Dolomite exists a storm water discharge point to the river. This project discusses an observation deck at the top of the bluff over the existing storm sewer easement, concurrent with the development of the land there.

Justification

This access may provide improved maintenance to the storm outlet, but the primary value would be to maintain contact with the river by residents for the remarkable view, and as a rest point along the National, Mississippi River Trail.

This project may be combined with development of adjacent property. Improvements to the stormwater system may also be considered with the reconstruction of Riverdale Drive.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost		100,000									100,000
Total		**100,000**									**100,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Lawful Gambling Fund		100,000									100,000
Total		**100,000**									**100,000**

Project #	06-PARK-019
Project Name	Trail Connections

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $230,000

Description

This project would include the installation of several high priority connections linking segments of the city's trail system as opportunities and funding become available.

Examples:
-142nd Ave, east of TH#47, north to Xkimo Street
-Armstrong Boulevard Trail from Central Park to Trott Brrok
-North Commons Neighborhood Trail Link at Zeolite Street

Justification

The increase demand in use of the city's trail system compells the continued development of the trail system.

Resident requests for improved trail system connections are reflected in priority projects. Trails will also move people off high speed roadways and improve transportation and safety - an objective that is aligned within the strategic goal of a Connected Community.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	30,000		200,000								230,000
Total	**30,000**		**200,000**								**230,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund	30,000		200,000								230,000
Total	**30,000**		**200,000**								**230,000**

Project #	08-PARK-005
Project Name	Park Development in the COR

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $1,350,000

Description

This proposed capital improvement represents additional park development in The COR, beginning in 2017. The project may be grading, landscape restoration and a splash pad for the water-centric park-or playground and pavillion development at The Draw.

Justification

A splash pad continues to be requested by residents, and grading for the park would generate fill for areas of The COR the city desires to sell. Relative to a playground and pavillion for The Draw, this may emerge as a priority due to the increasing number of residential units near the park. The referenced park improvements will be evaluated at the same time as the land use plan for The COR is being discussed, and as part of the public process associated with the Comp Plan in 2017.

Prior	Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
150,000	Improvements Other than Building Cost	1,200,000										1,200,000
Total	Total	**1,200,000**										**1,200,000**

Prior	Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
150,000	Park Improvement Trust Fund	1,200,000										1,200,000
Total	Total	**1,200,000**										**1,200,000**

Project # 12-PARK-006

Project Name The Draw Grates

Department Park Improvements

Contact

Type Improvement

Useful Life 25

Category Storm Water Utility Improvement

Priority 2-New Addition (High)

Total Cost $10,000

Status Active

Description

Adding stormwater grates to the recently constructed (2010) park.

Justification

This project will install grates over the pipes in the stormwater spreaders. The pipes do not have grates to prevent people and animals from entering the pipes.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	10,000										10,000
Total	**10,000**										**10,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Storm Water Utility Fund	10,000										10,000
Total	**10,000**										**10,000**

Project #	12-PARK-008
Project Name	McKinley Trail Connection to Anoka

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	25
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $50,000

Description

Construct Trail along McKinley extension to connect to Anoka City Limits.

Justification

This project will construct a trail in the industrial park from the intersection of Radium and McKinley to McKinley Street in Anoka, providing non-motorized connectivity between the two cities.

This project was identified as a desire at a previous joint Anoka and Ramsey City Council meeting. The first step in considering this project would be to consult Anoka to determine if this is still a priority.

The project would align with Ramsey's strategic goal of a 'Connected Community'..

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			50,000								50,000
Total			**50,000**								**50,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund			25,000								25,000
City of Anoka			25,000								25,000
Total			**50,000**								**50,000**

Project # 15-PARK-01

Project Name Additional Land For Central Park

Department Park Improvements
Contact
Type Land
Useful Life
Category Park Improvement
Priority 4-New Addition (Med)
Status Active

Total Cost $250,000

Description

This project envisions the purchase of 15+ acres for an expansion of Central Park, with the proposed pathway connecting to 161st Ave, or potentially all of the approximate 35 acres east of the existing path.

Justification

Central Park is a highly used park. The additional acreage would offer additional space for parking and recreational use.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Land Acquisition					250,000						250,000
Total					**250,000**						**250,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund					250,000						250,000
Total					**250,000**						**250,000**

Project #	17-PARK-002
Project Name	Pedestrian Underpass-Alpine Dr

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	4-New Addition (Med)
Status	Active

Total Cost $750,000

Description

The proposed pedestrian underpass may coincide with both the residential development to the south and routing sewer and water to the park. An alternate to this project for evaluation may be signalization of Alpine Drive ($300k).

Justification

Pedestrian safety between residential areas and community parks is an important consideration. This project also may be part of the Greenway envisioned between the park and The COR.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost								750,000			750,000
Total								**750,000**			**750,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund								750,000			750,000
Total								**750,000**			**750,000**

Project #	17-PARK-004
Project Name	Replace Fencing & Dugouts (#5-7)-Central Park

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $75,000

Description

The project entails adding dugouts, netting, replacing some fencing and adding a concrete maintenance strip under the backstops and sideline fences of ballfields 5, 6 and 7 at Central Park.

Justification

The dugouts add to the quality of experience for the players and better facilitate tournaments. The concrete maintenance strips improve the appearance of the fields and reduce maintenance costs to a small degree each year.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	75,000										75,000
Total	**75,000**										**75,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources	0										0
Park Improvement Trust Fund	75,000										75,000
Total	**75,000**										**75,000**

Project #	17-PARK-005
Project Name	Dog Park Shelter-Alpine Park

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $58,000

Description

Within the off-leash area at Alpine Park would be a lighted hexagonal shelter with concrete floor. Surrounding the shelter for approximately 30 feet and connecting to the trail, would be artificial turf.

Justification

The Bark Park, as it is known, is very popular. So well used, in fact, that grass cannot be maintained in the congregating areas of the park. The artificial turf over a sport court system will provide for a quality surface around the shelter that will not be muddy and will be able to be maintained.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Building Cost/Construction	15,000										15,000
Improvements Other than Building Cost	43,000										43,000
Total	**58,000**										**58,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources	20,000										20,000
Landfill Trust Fund	38,000										38,000
Total	**58,000**										**58,000**

Project #	17-PARK-006
Project Name	Field Lighting - Central Park

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	4-New Addition (Med)
Status	Active

Total Cost $200,000

Description

Proposed improvement is for additional athletic field lighting for a community park for fall sport use.

Justification

Fall sports, most notably soccer and football, are constrained by shorter daylight, necessitating field lighting. An alternate for exploration would be constructing more fields.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost					200,000						200,000
Total					**200,000**						**200,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources					50,000						50,000
Lawful Gambling Fund					150,000						150,000
Total					**200,000**						**200,000**

Project #	17-PARK-007
Project Name	Northfork North Trail Connection

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $150,000

Description

Construct 10 foot paved multi-purpose trail through Outlot B, Northfork and Outlot A. Northfork Trail addition within dedicated 16' easement.

Justification

Bituminous trail connection constructed in lieu of on-road bicycle land on Andrie Street and 164th Lane NW per permanent pedestrian and bicycle trail easement agreement granted by Northfork Homeowner's Association on May 19th, 2016.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost		150,000									150,000
Total		**150,000**									**150,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund		150,000									150,000
Total		**150,000**									**150,000**

Project #	18-PARK-001
Project Name	Sunfish Lake Phase 2 Parking Lot

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $35,000

Description

Proposed is the second phase of the parking lot at Sunfish Lake Park, consistent with the approved park plan.

Justification

This 9+ parking stalls were not developed with the original 2009 park project, as it was determined to wait until the demand was justified. Today, especially with the success of the self-serve canoe and kayak system, this parking lot expansion is needed. It is anticipated that the parking lot stall surfaces will be pavers, allowing for infiltration of precipitation and thus serve as a demonstration project locally.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	35,000										35,000
Total	**35,000**										**35,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund	35,000										35,000
Total	**35,000**										**35,000**

Project #	18-PARK-002
Project Name	Central Park - Football Field Enhancements

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $15,000

Description

Drainage and grading modifications to the football field between ballfields #3 and #4.

Justification

The present drainage swale in the outfields of softball fields #3 and #4 present a concern for players who would run beyond the end zone.

This project would fill the swale and route the stormwater under ground and restore the surface with sod.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	15,000										15,000
Total	**15,000**										**15,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund	15,000										15,000
Total	**15,000**										**15,000**

Project #	18-PARK-003
Project Name	Amphitheater Lighting

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $40,000

Description

Lighting enhancements and audio conduits at The Draw.

Justification

Additional lighting in and around the amphitheater is justified for concerts that go later into the evening and in the later summer.

Conduit and cable for audio (additional speakers) is likewise merited for larger events at the park.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	40,000										40,000
Total	**40,000**										**40,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund	40,000										40,000
Total	**40,000**										**40,000**

Project #	18-PARK-004
Project Name	Lake Itasca Park - Parking, Trail & Canoe System

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $250,000

Description

This project would permit access to the community park through a parking area adjacent to Alpine Drive, connection to the existing trails, and include a canoe/kayak/paddle-board system at the lake.

Justification

The parking lot will be for visitors, city-wide, as will the water-based recreational improvements. The trail will connect the new parking to the existing trails near the lake.

The timing of this limited, first phase of the Lake Itasca community park, also coincides with the hundreds of residential homes being platted in close proximity - with park dedication from these lots applied to the near-by park space for their benefit.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost		250,000									250,000
Total		**250,000**									**250,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund		250,000									250,000
Total		**250,000**									**250,000**

Project #	18-PARK-005
Project Name	Aeration for Sunfish Lake & The Draw

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $40,000

Description

This project would install two separate aeration systems at The Draw and also at Sunfish Lake. Project elements include contracted installation, electrical power supply, signing, permitting and public notifications.

Note: The General Fund Budget would need to be adjusted to accommodate both annual electric expense and other O&M costs estimated at $1,000 to $2,000 annually.

Justification

Both Sunfish Lake and The Draw have become popular destinations for youth fishing for panfish. During certain winter conditions, shallow water bodies can experience 'winterkill'. The two separate aeration systems would pump oxygen and circulate the water, maintaining the fish populations.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	40,000										40,000
Total	**40,000**										**40,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
To Be Determined	40,000										40,000
Total	**40,000**										**40,000**

Project # 06-ACQ-002

Project Name Acquire outlots "A" in Rivers Bluff and Reilly Est

Department Site Acquisitions
Contact
Type Land
Useful Life Unassigned
Category Park Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $20,000

Description

Along the Rum River in the central part of the city are separate outlots owned by two homeowners associations. Both are very attractive, wooded parcels and connected to existing trail corridors. This project may entail the donation of the land in exchange for passive improvements such as trails, picnic areas or fishing.

Justification

The associations would benefit by realizing these amenities near their homes. The $20,000 expense represents an estimate for real-estate transaction costs, and perhaps park planning to promote the donation. The park plans would generate the development cost projections.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Land Acquisition									20,000		20,000
Total									**20,000**		**20,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund									20,000		20,000
Total									**20,000**		**20,000**

Project # 08-ACQ-002

Project Name Alpaca Estates Outlot

Department Site Acquisitions

Contact

Type Land

Useful Life

Category Park Improvement

Priority 5-Opportunity/Unfunded/Placeholder

Total Cost $35,000

Status Active

Description

This lot was not large enough to build on when the plat was filed.

Justification

This lot was the subject of a development proposal to build a single family home. The proposal was denied. Acquisition of this outlot would provide river access in this area and be part of larger area along the Mississippi proposed to the west.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Land Acquisition									35,000		35,000
Total									**35,000**		**35,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund									35,000		35,000
Total									**35,000**		**35,000**

Project # 04-SEW-001

Project Name Abandon Liftstation Wildlife Sanctuary

Department Sewer Utility
Contact Unassigned
Type Improvement
Useful Life 50 Years
Category Sewer Utility Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $352,000

Description

This project involves extending a sanitary sewer approximately 1500' to the Wildlife Sanctuary lift station. This lift station can then be abandoned. This project will include easement acquisition.

Justification

This project will be integrated with development of the adjacent property.

The abandonment of a lift station will eliminate the perpetual costs of power (top priority), daily inspection, mechanical maintenance and the eventual replacement of this mechanized system.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Land Acquisition			50,000								50,000
Building Cost/Construction			302,000								302,000
Total			**352,000**								**352,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Sewer Utility Fund			352,000								352,000
Total			**352,000**								**352,000**

Project # 08-SEW-004

Project Name Abandon Lift Station River Pines

Department Sewer Utility
Contact
Type Improvement
Useful Life 50 Years
Category Sewer Utility Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $45,000

Description

This project involves extending the gravity sewer from future development to the River Pines Lift Station and abandoning the River Pines Lift Station.

Total costs including street, sewer & water utility = $120,000.

Justification

The abandonment of a lift station will eliminate the perpetual costs of power, daily inspection, mechanical maintenance and the eventual replacement of this mechanized system.

This project will be integrated with the future development.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			45,000								45,000
Total			**45,000**								**45,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Sewer Utility Fund			45,000								45,000
Total			**45,000**								**45,000**

Project # 12-SEW-002

Project Name Fire Station 1 Sanitary Sewer Service

Department Sewer Utility
Contact
Type Improvement
Useful Life 50 Years
Category Sewer Utility Improvement
Priority 4-New Addition (Med)
Status Active

Total Cost $60,000

Description

Sanitary Sewer was extended to the Fire Station Property in 2011. This project will extend sanitary sewer into the fire station in conjunction with City Water. Sanitary trunk fees not waived.

Related project 11-WTR-003 of $55,000

Justification

Extending sanitary sewer will allow removal of the septic tank and drainfield.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			60,000								60,000
Total			**60,000**								**60,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Sewer Utility Fund			60,000								60,000
Total			**60,000**								**60,000**

Project #	18-SEW-001
Project Name	Scada System Software Upgrades

Department	Sewer Utility
Contact	
Type	Improvement
Useful Life	10
Category	Sewer Utility Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $15,000

Description

Upgrade Scada system at seven liftstation sites

Justification

Continued upgrades to sanitary sewer Scada system to replace outdated software and equipment.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	15,000										15,000
Total	**15,000**										**15,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Sewer Utility Fund	15,000										15,000
Total	**15,000**										**15,000**

Project #	04-STRM-011
Project Name	COR Bunker Lake Blvd (Armstrong to Ramsey Blvd)

Department	Stormwater Utility
Contact	Unassigned
Type	Improvement
Useful Life	60 Years
Category	Storm Water Utility Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $530,000

Description

Upgrades Bunker Lake Blvd between Armstrong and Ramsey Blvds, necessitated by The COR Development.

Total Cost for Bunker Lake Blvd. = $4,520,000
Street Improvements: $3,650,000
Storm Water Improvements: $530,000
Water Utility Improvements: $340,000
Total Cost for Regional Roadway improvements = $14,607,860 (Per JPA)

Bonded amount $3,650,000 @ 10 years @ 5% int = $468,274 annual debt service

Justification

The construction of The COR will add additional traffic to Bunker Lake Blvd. This project will upgrade Bunker Lake Blvd to better handle the traffic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost					530,000						530,000
Total					**530,000**						**530,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Storm Water Utility Fund					530,000						530,000
Total					**530,000**						**530,000**

Project # 11-STM-003

Project Name Whispering Pines Estates Plat 2 Storm Sewer

Department Stormwater Utility
Contact
Type Improvement
Useful Life 50 Years
Category Storm Water Utility Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $330,000

Description

Install storm sewer in Whispering Pines Estate Plat 2. The plat is located west of Armstrong Boulevard and south of Alpine Drive.

Justification

The plat was developed with unpaved streets, ditches and driveway culverts. The project was subsequently paved. The ditches and driveway culverts have sunken over time. This project would install storm sewer and enhance drainage throughout the plat.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost										330,000	330,000
Total										**330,000**	**330,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Storm Water Utility Fund										330,000	330,000
Total										**330,000**	**330,000**

Project #	12-STRM-001
Project Name	Stormwater Drainage Improvements

Department	Stormwater Utility
Contact	
Type	Improvement
Useful Life	50 Years
Category	Storm Water Utility Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $520,000

Description

This project will address stormwater drainage problems reported in 2011.

Justification

These projects will add storm sewer pipe, clean ditches and address standing water concerns.

- 156th and Armstrong - Clean ditch or add storm sewer 2020: $30,000

- 156th Lane and Juniper Ridge Drive - Install pipe to relieve water backing up in existing pipes 2020: $350,000

Prior	Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
140,000	Improvements Other than Building Cost			380,000								380,000
Total	Total			**380,000**								**380,000**

Prior	Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
140,000	Storm Water Utility Fund			380,000								380,000
Total	Total			**380,000**								**380,000**

Project # 16-STM-002

Project Name COR Regional Infiltration Basin

Department Stormwater Utility
Contact
Type Improvement
Useful Life 50 Years
Category Storm Water Utility Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $986,000

Description

Construct stormwater lift station and regional infiltration basin on City-owned property at 14165 Ramsey Blvd. for all new developments in the COR located witing 10-year capture zones of municipal water supply wells.

Justification

The LRRWMO and state rules, as well as local ordinances, infiltration is not allowed within the 10-year capture zone of any municipal well. A condition of several recent LRRWMO permit approvals for such developments was that the City of Ramsey is responsible for providing the required volume retention for 1-inch of runoff from the developments at an off-site location. The first such development (Parkview East Apartments) required that this facility be on-line in July 2018.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	986,000										986,000
Total	**986,000**										**986,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Storm Water Management Fund	493,000										493,000
Storm Water Utility Fund	493,000										493,000
Total	**986,000**										**986,000**

Project # 18-STRM-001

Project Name Ermine Blvd Culvert Replacement

Department Stormwater Utility

Contact

Type Improvement

Useful Life 20

Category Storm Water Utility Improvement

Priority 3-Existing Obligation (Med)

Status Active

Total Cost $130,000

Description

This culvert is located on Ermine Boulevard in the northwest corner of the city and carries the Trottbrook under Ermine Boulevard.

Justification

This culvert is showing sings of wear and some of the joints are starting to separate.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			130,000								130,000
Total			**130,000**								**130,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Storm Water Utility Fund			130,000								130,000
Total			**130,000**								**130,000**

Project # 04-STR-012

Project Name Zeolite Roadway Improvements

Department Street Improvements
Contact Unassigned
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $500,000

Description

This project consists of the installation of 1,300 feet of bituminous street, sidewalk/trail and storm sewer in the western portion of the COR.

Justification

These improvements will be necessary to support the development anticipated in the west COR area.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost					500,000						500,000
Total					**500,000**						**500,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Tax Increment Fund #2					500,000						500,000
Total					**500,000**						**500,000**

Project # 04-STR-014

Project Name COR Bunker Lake Blvd (Armstrong to Ramsey Blvd)

Department Street Improvements
Contact Unassigned
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $3,650,000

Description

Upgrades Bunker Lake Blvd between Armstrong and Ramsey Blvds, necessitated by the COR Development. Upgrades include traffic signals at Town Center Drive.

Total Cost for Bunker Lake Blvd. = $4,520,000
Street Improvements: $3,650,000
Storm Water Improvements: $530,000
Water Utility Improvements: $340,000
Total Cost for Regional Roadway improvements = $14,607,860 (Per JPA)

Justification

The construction of the COR will add additional traffic to Bunker Lake Blvd. This project will upgrade Bunker Lake Blvd to handle traffic from the COR.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost					3,650,000						3,650,000
Total					**3,650,000**						**3,650,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Tax Increment Fund #2					1,500,000						1,500,000
Tax Increment Fund #1					1,000,000						1,000,000
Tax Increment Fund #14 (BONDING)					1,150,000						1,150,000
Total					**3,650,000**						**3,650,000**

Project #	08-STR-005
Project Name	River Pines Lift Station Street Connection

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	60 Years
Category	Street Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $55,000

Description

This project involves extending the street in conjunction with extending gravity sewer to the River Pines Lift Station.

Total costs including street, sewer & water utility = $120,000.

Justification

The project originally included installing sewer in an easement to eliminate the lift station. The property was on the market and the City acquired it so a street connection can be made, eliminating a long cul-de-sac.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost									55,000		55,000
Total									**55,000**		**55,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Public Improvement Revolving Fund									55,000		55,000
Total									**55,000**		**55,000**

Project # 12-STR-001

Project Name Bunker Lake Blvd Sunwood Drive Signal

Department Street Improvements
Contact
Type Improvement
Useful Life 25
Category Street Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $350,000

Description

Construct Traffic Signal at Bunker Lake Blvd and Sunwood Drive. Includes wetland mitigation.

This cost assumes no additional road work.

Justification

This project will construct a traffic signal at Bunker Lake Blvd and Sunwood Drive. It is part of the regional roadway improvements included in the Joint Powers Agreement for the The COR Project. The intersection currently has a 4-way stop. Conversion of traffic will be dependant upon the traffic volumes. Need to mitigate wetland impacts.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost				350,000							350,000
Total				**350,000**							**350,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
MSA				350,000							350,000
Total				**350,000**							**350,000**

Project #	15-STR-003
Project Name	Sunwood Drive Roundabout Landscaping

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	60 Years
Category	Street Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $20,000

Description

Includes installation of perenial grasses, plants, and trees/shrubs as well as irrigation modifications.

Justification

Promote the vision of The COR area.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost		20,000									20,000
Total		**20,000**									**20,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Public Improvement Revolving Fund		20,000									20,000
Total		**20,000**									**20,000**

Project #	15-STR-006
Project Name	Reconstruction of Streets-Ford Brook Estates/Hy 10

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	60 Years
Category	Street Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $1,740,400

Description

Reconstruction of streets in Ford Brook Estates. & Hy 10 Ramsey, West of Highway 47/St. Francis Blvd.

Total Project Cost = $1,740,400
Street Improvements: $1,566,360
Storm Water Improvements: $174,040

20 lots for possible assessment

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied. This project will install concrete curb and gutter and storm sewer.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost		1,740,400									1,740,400
Total		**1,740,400**									**1,740,400**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded		391,590									391,590
Storm Water Utility Fund		174,040									174,040
GO Bonding (Road Funding)		1,174,770									1,174,770
Total		**1,740,400**									**1,740,400**

Project # 15-STR-008

Project Name Reconstruction Streets Stanhope Terr & Riversbend

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $750,000

Description

Reconstruction of streets in Stanhope Terrace: Ute Street, 153rd Court, 154th Lane
River's Bend: 147th Lane, 148th Avenue, Xkimo St, Yakima St

Total Project Cost = $ 735,000
Street Improvement: $650,000
Storm Water Improvments: $100,000

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied. This project will install concrete curb and gutter and storm sewer.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	750,000										750,000
Total	**750,000**										**750,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded	162,500										162,500
Storm Water Utility Fund	100,000										100,000
GO Bonding (Road Funding)	487,500										487,500
Total	**750,000**										**750,000**

Project #	15-STR-011
Project Name	2018 Overlay Projects

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Street Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $675,000

Description

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis, including reconstruction at the end of its useful life.

2018 Projects: Woodland Green, North Forty 2nd, North Forty 3rd, Northfork Oaks, Northfork, Northfork 2nd, Northfork 3rd, Northfork Itasca Shores

There is a total of $2.2M designated to maintain streets annually.

Overlays will be assessed at 25% of cost. Approximately 121 parcels to be assessed.

Justification

Regular scheduled maintenance safeguards the considerable investment the City has in its pavements by cost effectively maximizing pavement life and minimizing emergency repairs.

Overlaying streets provides additional pavement life. These streets were selected based on Paser rating and time since last pavement maintenance treatment.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Revisit Program for 2020-2025

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	675,000										675,000
Total	**675,000**										**675,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded	168,750										168,750
GO Bonding (Road Funding)	506,250										506,250
Total	**675,000**										**675,000**

Project #	15-STR-012
Project Name	2019 Overlay Projects

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Street Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $612,200

Description

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis, including reconstruction at the end of its useful life.

2019 Projects: Brookview Estates, Meadow View, Flintwood Hills, Wood Pond Hills, Chestnut Ridge

There is a total of $2.2M designated to maintain streets annually.

Overlays will be assessed at 25% of cost

Justification

Regular scheduled maintenance safeguards the considerable investment the City has in its pavements by cost effectively maximizing pavement life and minimizing emergency repairs.

Overlaying streets provides additional pavement life. These streets were selected based on Paser rating and time since last pavement maintenance treatment.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Revisit Program for 2020-2025

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost		612,200									612,200
Total		**612,200**									**612,200**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded		153,050									153,050
GO Bonding (Road Funding)		459,150									459,150
Total		**612,200**									**612,200**

Project # 16-STR-002

Project Name Ramsey Blvd RR Underpass

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $22,000,000

Description

Construct BNSF railroad underpass on Ramsey Boulevard as identified in the Highway 10 Access Planning Study project implementation plan.

Justification

The existing at-grade vehicle and pedestrian crossings of the BNSF railroad tracks are unsafe and result in traffic congestion and mobility issues along US Highway 10 and Ramsey Boulevard. When responding to calls for service, emergency vehicles are not able to cross the railroad tracks or US Highway 10 when trains are present. This can result in delays of several minutes or more, depending on the length of the train(s).

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost				22,000,000							22,000,000
Total				**22,000,000**							**22,000,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources				20,000,000							20,000,000
MSA				2,000,000							2,000,000
Total				**22,000,000**							**22,000,000**

Project # 16-STR-003

Project Name North Hwy 10 Frontage Road-Ramsey to SLB

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $12,900,000

Description

Construct North Frontage Road to US Highway 10 connecting Ramsey Boulevard and Sunfish Lake Boulevard per the Highway 10 Access Planning Study project implementation plan.

Justification

Twenty private access points exist along Highway 10 between Ramsey and Sunfish Lake Boulevards. This project will remove all 20 private accesses, resulting in improved safety, congestion and mobility for traffic on US Highway 10 between Ramsey Boulevard and Sunfish Lake Boulevard. Completion of theese improvements is also required to support proper sequencing for other proposed improvement projects along Highway 10 per the Highway 10 Access Planning Study

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost		7,000,000	5,900,000								12,900,000
Total		**7,000,000**	**5,900,000**								**12,900,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources		6,355,000	5,900,000								12,255,000
Public Improvement Revolving Fund		645,000									645,000
Total		**7,000,000**	**5,900,000**								**12,900,000**

Project #	16-STR-004
Project Name	South Hwy 10 Frontage Rd-SLB to Anoka

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	60 Years
Category	Street Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $2,700,000

Description

Construct South Frontage Road to US Highway 10 east of Sunfish Lake Boulevard to City of Anoka per the Highway 10 Access Planning Study project implementation plan.

Justification

Seven private access points exist along Highway 10 within the City of Ramsey east of Sunfish Lake Boulevard. This project will remove all 7 private accesses, resulting in improved safety, congestion and mobility for traffic using US Highway 10 in the project area. Completion of these improvements is also required to support proper sequencing for other proposed improvement projects along Highway 10 per the Highway 10 Access Planning Study. This project also supports existing businesses and the City's redevelopment goals, while also providing maximum flexibility for redevelopment potential of adjacent parcels.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			2,000,000	700,000							2,700,000
Total			**2,000,000**	**700,000**							**2,700,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources			1,285,000	700,000							1,985,000
Public Improvement Revolving Fund			715,000								715,000
Total			**2,000,000**	**700,000**							**2,700,000**

Project # 17-STR-001

Project Name Reconstruction of Streets-Barthels Rum River Acres

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $3,553,400

Description

Reconstruction of Alpine Drive between Puma Street and Armstrong Boulevard.

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			3,553,400								3,553,400
Total			**3,553,400**								**3,553,400**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded			799,515								799,515
Storm Water Utility Fund			355,340								355,340
GO Bonding (Road Funding)			2,398,545								2,398,545
Total			**3,553,400**								**3,553,400**

Project # 17-STR-002

Project Name 2020 Overlay Projects

Department Street Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $539,000

Description

Mill and overlay numerous existing streets: Chestnut Ridge, Echo Ridge, Juniper Woods, Juniper Woods 2nd, Northfork Oaks 2nd, Northfork Oaks 3rd, Section 2 Unplatted.

Total Project Costs: $539,000

Street Improvements: $529,000
Storm Sewer: $ 10,000

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			539,000								539,000
Total			**539,000**								**539,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded			134,750								134,750
Storm Water Utility Fund			10,000								10,000
GO Bonding (Road Funding)			394,250								394,250
Total			**539,000**								**539,000**

Project # 17-STR-003

Project Name Reconstruction of Streets: Riverdale Drive

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $3,475,000

Description

Reconstruction of Riverdale Drive from Feldspar Street to Tungsten Street which is a MSA street. Staff recommends using MSA funds to fund a portion of the costs based on availability. Reconstruction of roads in Section O7 unplatted, The North Forty 2nd, The North Forty 3rd, and Whispering Pines Estates.

Total Project Costs: $3,475,000

Street Improvments: $3,290,000
Storm Sewer: $ 185,000

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost				3,475,000							3,475,000
Total				**3,475,000**							**3,475,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
MSA				500,000							500,000
Special Assessment - Bonded				781,875							781,875
Storm Water Utility Fund				347,500							347,500
GO Bonding (Road Funding)				1,845,625							1,845,625
Total				**3,475,000**							**3,475,000**

Project #	17-STR-004
Project Name	2021 Overlay Projects

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $347,000

Description

Mill and overlay numerous existing streets.
Wood Pond Hills, Wood Pond Hills 2nd, Wood Pond Hillls 3rd, Wood Pond Hills 4th

Total Project Costs: $347,000

Street Improvements: $337,000
Storm Sewer $ 10,000

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost				347,000							347,000
Total				**347,000**							**347,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded				86,750							86,750
Storm Water Utility Fund				10,000							10,000
GO Bonding (Road Funding)				250,250							250,250
Total				**347,000**							**347,000**

Project #	17-STR-005
Project Name	Reconstruction Streets-Autumn Heights & Variolite

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	60 Years
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $3,325,000

Description

Reconstruction of Autumn Heights and Variolite Street.
Staff recommends using MSA funds to fund a portion of the costs based on availability.

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost					3,325,000						3,325,000
Total					**3,325,000**						**3,325,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
MSA					500,000						500,000
Special Assessment - Bonded					748,125						748,125
Storm Water Utility Fund					332,500						332,500
GO Bonding (Road Funding)					1,744,375						1,744,375
Total					**3,325,000**						**3,325,000**

Project # 17-STR-006

Project Name 2022 Overlay Projects

Department Street Improvements

Contact

Type Improvement

Useful Life 20 Years

Category Street Improvement

Priority 3-Existing Obligation (Med)

Total Cost $379,000

Status Active

Description

Mill and overlay numerous existing streets.
Halls Dover Acres, Sortebergs

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost					379,000						379,000
Total					**379,000**						**379,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded					94,750						94,750
GO Bonding (Road Funding)					284,250						284,250
Total					**379,000**						**379,000**

Project #	17-STR-007
Project Name	Reconstruction Streets-Nature View & Sorteberg 6th

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	60 Years
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $1,132,000

Description

Reconstruction of Nature View and Sorteberg's 6th.

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost						1,132,000					1,132,000
Total						**1,132,000**					**1,132,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded						254,700					254,700
Storm Water Utility Fund						113,200					113,200
GO Bonding (Road Funding)						764,100					764,100
Total						**1,132,000**					**1,132,000**

Project #	17-STR-008
Project Name	2023 Overlay Projects

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $797,000

Description

Mill and overlay numerous existing streets.
Fox Ridge Estates 1st & 2nd

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost						797,000					797,000
Total						**797,000**					**797,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded						199,250					199,250
GO Bonding (Road Funding)						597,750					597,750
Total						**797,000**					**797,000**

Project # 17-STR-009

Project Name Reconstruction Streets-Rodeo Hills Est/Valley View

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $2,280,000

Description

Reconstruction of Rodeo Hills Estates, Valley View Acres

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost							2,280,000				2,280,000
Total							**2,280,000**				**2,280,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded							513,000				513,000
Storm Water Utility Fund							228,000				228,000
GO Bonding (Road Funding)							1,539,000				1,539,000
Total							**2,280,000**				**2,280,000**

Project #	17-STR-010
Project Name	2024 Overlay Projects

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $333,000

Description

Mill and overlay numerous existing streets.
Oakridge Estates, Woodlawn Estates

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost							333,000				333,000
Total							**333,000**				**333,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded							83,250				83,250
GO Bonding (Road Funding)							249,750				249,750
Total							**333,000**				**333,000**

Project # 17-STR-011

Project Name Reconstruction Streets -Alpine Drive

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $2,830,000

Description

Reconstruction of Alpine Drive between Puma Street and Armstrong Boulevard.

See Also Alpine Watermain 18-WTR-001 for $385,000

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost								2,830,000			2,830,000
Total								**2,830,000**			**2,830,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded								636,750			636,750
Storm Water Utility Fund								283,000			283,000
GO Bonding (Road Funding)								1,910,250			1,910,250
Total								**2,830,000**			**2,830,000**

Project #	17-STR-012
Project Name	2025 Overlay Projects

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $600,000

Description

Repair, overlay and stripe concrete pavement on Sunwood Drive and Rhinestone Street in the COR. Proposed improvements include repairing cracks, failing concrete joists and holes, as well as, replacing all existing colored concrete crosswalks with high-early concrete and adding thermoplastic crosswalk markings, alsong with new pavement striping on both sides.

Justification

Numerous concrete pavement joints are failing resulting in stormwater runoff infiltrating into the pavement base, accelerating pavement deterioration due to staurated subgrade soils. Numerous holes also exist in the pavement allowing stormwater runoff into the pavement base. These holes also present trip hazards to pedestrians and most of the holes are located in pedestrian crosswalks where colored concrete was used for enhanced delineation.

Look at possibility of using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost								600,000			600,000
Total								**600,000**			**600,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded								450,000			450,000
GO Bonding (Road Funding)								150,000			150,000
Total								**600,000**			**600,000**

Project #	17-STR-013
Project Name	Reconstruction of Streets: Whispering Pine Estate

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	60 Years
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $1,584,800

Description

Reconstruct streets in Whispering Pines Estates Plat 3

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay should be applied. This project will install concrete curb and gutter and storm sewer.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost									1,584,800		1,584,800
Total									**1,584,800**		**1,584,800**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded									356,580		356,580
Storm Water Utility Fund									158,480		158,480
GO Bonding (Road Funding)									1,069,740		1,069,740
Total									**1,584,800**		**1,584,800**

Project #	17-STR-014
Project Name	2026 Overlay Projects

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $359,100

Description

Overlay streets in Flintwood Hills 2nd, Flintwood Hills 3rd, Northfork Lake

Justification

These streets are in such condition that they require an overlay to most cost-effectively maintain the pavement.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost									359,100		359,100
Total									**359,100**		**359,100**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded									89,775		89,775
GO Bonding (Road Funding)									269,325		269,325
Total									**359,100**		**359,100**

Project #	18-STR-001
Project Name	Alpine Drive Pedestrian Crossing at 151st Avenue

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	25
Category	Street Improvement
Priority	4-New Addition (Med)
Status	Active

Total Cost $300,000

Description

Construct grade separated or signalized pedestrian crossing on Alpine Drive at 151st Avenue.

Justification

Provide a safe pedestrian crossing for Alpine Drive connecting Riverstone residential development to Lake Itasca Park and the regional trail north of Alpine Drive.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost					300,000						300,000
Total					**300,000**						**300,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Public Improvement Revolving Fund					150,000						150,000
Developer Fees					150,000						150,000
Total					**300,000**						**300,000**

Project #	18-STR-002
Project Name	2027 Overlay Projects

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $804,120

Description

Overlay streets in Section 1 Unplatted (177th Ave, 178th Lane, 179th Ave, Salich Circle, Tonto Street, Yakima Street), Ford Brook Estates 3rd addition and Windsorwood

Justification

These streets are in such condition that they require an overlay to most cost-effectively maintain the pavement.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost										804,120	804,120
Total										**804,120**	**804,120**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded										201,030	201,030
GO Bonding (Road Funding)										603,090	603,090
Total										**804,120**	**804,120**

Project #	18-STR-003
Project Name	Reconstruction of Streets:Sports Haven, Sec 1 Unpl

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	50 Years
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $858,000

Description

Reconstruct streets in Sports Haven, Section 1 Unplatted

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay should be applied. This project will install concrete curb and gutter and storm sewer.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost										858,000	858,000
Total										**858,000**	**858,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded										193,050	193,050
Storm Water Utility Fund										85,800	85,800
GO Bonding (Road Funding)										579,150	579,150
Total										**858,000**	**858,000**

Project #	16-STLT-001
Project Name	Riverdale Drive Extension Lighting

Department	Street Light Utility
Contact	
Type	Improvement
Useful Life	20 Years
Category	Street Light Utility Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $275,000

Description

This project will add strret lights to the Riverdale Drive extension.

Justification

Street lights were added to the Riverdale Drive project from Armstrong to Traprock Street. This project will continue the lighting when the extension is completed.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	275,000										275,000
Total	**275,000**										**275,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Street Light Utility Fund	275,000										275,000
Total	**275,000**										**275,000**

Project #	04-WTR-005
Project Name	Complete Pump House 3

Department	Water Utility
Contact	Unassigned
Type	Improvement
Useful Life	50 Years
Category	Water Utility Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $60,000

Description

Install brick exterior to match building style of The COR buildings; landscape to match streetscape.

Justification

The intent is to have the building and grounds match The COR and adjacent developments.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	60,000										60,000
Total	**60,000**										**60,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund	60,000										60,000
Total	**60,000**										**60,000**

Project # 04-WTR-009

Project Name The COR Bunker Lake Blvd (Armstrong - Ramsey Blvd)

Department Water Utility
Contact Unassigned
Type Improvement
Useful Life 60 Years
Category Water Utility Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $340,000

Description

Upgrades Bunker Lake Blvd between Armstrong and Ramsey Blvds, necessitated by the COR Development. Watermain segments along this portion of roadway will be lowered and extended as necessary.

Total Cost for Bunker Lake Blvd. = $4,520,000
Street Improvements: $3,650,000
Storm Water Improvements: $530,000
Water Utility Improvements: $340,000
Total Cost for Regional Roadway improvements = $14,607,860 (Per JPA)

Justification

The construction of the COR will add additional traffic to Bunker Lake Blvd. This project will upgrade Bunker Lake Blvd between Ramsey Blvd and Armstrong Blvd to better handle the traffic.

See projects Core Armstrong, Core Hwy 10 and Core Ramsey Blvd and Storm Sewer south of Bunker Lake Blvd.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost					340,000						340,000
Total					**340,000**						**340,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund					340,000						340,000
Total					**340,000**						**340,000**

Project #	08-WTR-003
Project Name	River Pines Lift Station Water Connection

Department	Water Utility
Contact	
Type	Improvement
Useful Life	50 Years
Category	Water Utility Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $20,000

Description

This project involves extending the watermain in conjunction with extending gravity sewer to the River Pines Lift Station.

Total costs including street & water utility = $120,000.

Justification

This project adds a water loop at the same time a lift station is eliminated.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			20,000								20,000
Total			**20,000**								**20,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund			20,000								20,000
Total			**20,000**								**20,000**

Project #	11-WTR-003
Project Name	Fire Station #1 Extension of Water

Department	Water Utility
Contact	
Type	Improvement
Useful Life	50 Years
Category	Water Utility Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $55,000

Description

Extend municipal water from parking lot into Fire Station #1 building.

Related Project 12-SEW-002 $60,000
Total Project Cost $115,000

Justification

Treated water is currently at the west end of parking lot on the property. This extension would allow for the installation of a sprinkler system within the building while also improving water quality inside of the building. The current well would be used for irrigation on the site.

Trunk charges are waived for public buildings.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			55,000								55,000
Total			**55,000**								**55,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund			55,000								55,000
Total			**55,000**								**55,000**

Project #	12-WTR-001
Project Name	Watermain Sunfish Lk Blvd

Department	Water Utility
Contact	
Type	Improvement
Useful Life	50 Years
Category	Water Utility Improvement
Priority	4-New Addition (Med)
Status	Active

Total Cost $450,000

Description

Extend watermain along Sunfish Lake Boulevard from Sunwood Drive to Fox Knoll approx. 4,000 feet.

Justification

This project will complete another watermain loop connection, providing increased fire flows, increased pressure and enhanced system reliability.

Coordinate with development east of Sunfish Lake Blvd.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			450,000								450,000
Total			**450,000**								**450,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund			450,000								450,000
Total			**450,000**								**450,000**

Project #	14-WTR-001
Project Name	Refurbish Water Tower #2

Department	Water Utility
Contact	Unassigned
Type	Improvement
Useful Life	15
Category	Water Utility Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $1,300,000

Description

Interior and exterior coatings at water tower #2.

Justification

Ongoing maintenance of interior and exterior coatings on 1.5mg water tower to include inspections.
Project will be scheduled after full inspection of tower.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	1,300,000										1,300,000
Total	**1,300,000**										**1,300,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund	1,300,000										1,300,000
Total	**1,300,000**										**1,300,000**

Project #	14-WTR-002
Project Name	Refurbish Water Tower #1

Department	Water Utility
Contact	Unassigned
Type	Improvement
Useful Life	15
Category	Water Utility Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $700,000

Description

Interior and exterior coatings at water tower #1.

Justification

Ongoing maintenance of interior and exterior coatings on 0.5mg water tower to include inspections.
Project will be scheduled after full inspection of tower.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	700,000										700,000
Total	**700,000**										**700,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund	700,000										700,000
Total	**700,000**										**700,000**

Project # 16-WTR-002

Project Name Construct Well and Pumphouse #9

Department Water Utility
Contact
Type Improvement
Useful Life 50 Years
Category Water Utility Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $1,775,000

Description

Construct new municipal groundwater supply well with supporting pumphouse and chemical feed system to remove pollutants, including iron and manganese and to add chlorine and fluoride.

A study will be conducted in 2020 to determine a desirable site - $75,000 est.

Justification

This project will provide a ninth municipal groundwater well with pumphouse and chemical feed system to treat the groundwater before supplying for public consumption. This project was added in lieu of the previously proposed surface water supply treatment facility which was removed due to excessively large project costs and a general lack of regional support for funding the proposed surfacewater treatment facility. As the City of Ramsey continues to grow, additional wells or a surface water supply facility will be needed.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			75,000			1,700,000					1,775,000
Total			**75,000**			**1,700,000**					**1,775,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund			75,000			1,700,000					1,775,000
Total			**75,000**			**1,700,000**					**1,775,000**

Project #	18-WTR-001
Project Name	Alpine Drive Watermain

Department	Water Utility
Contact	
Type	Improvement
Useful Life	50 Years
Category	Water Utility Improvement
Priority	4-New Addition (Med)
Status	Active

Total Cost $385,000

Description

Construct watermain under reconstructed section of Alpine Drive to provide looped system.

Justification

Provide a looped watermain system for businesses and residential developments west of Armstrong Boulevard

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost								385,000			385,000
Total								**385,000**			**385,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund								385,000			385,000
Total								**385,000**			**385,000**

Project #	18-WTR-002
Project Name	Scada System Software Upgrades

Department	Water Utility
Contact	
Type	Improvement
Useful Life	10
Category	Water Utility Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $15,000

Description

Upgrade Scada system at 8 well sites and three water towers

Justification

Continued upgrades to water system Scada system to replace outdated software and equipment

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	15,000										15,000
Total	**15,000**										**15,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund	15,000										15,000
Total	**15,000**										**15,000**

CASH FLOW PROJECTIONS

Business Revolving Loan Fund

	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
FUND BALANCE, Beginning of Year	297,752.80	306,245.13	314,904.62	325,225.23	334,570.03	345,185.62	351,294.98	356,564.41	361,912.87	367,341.57	372,851.69	378,444.47
REVENUES:												
Kuro Fitness Prn	4,962.55	5,126.26	5,295.41	4,339.44	5,470.05	927.80						
Kuro Fitness Int	634.49	470.78	301.63	126.98	126.99	3.78						
Interest Earnings	2,895.29	3,062.45	4,723.57	4,878.38	5,018.55	5,177.78	5,269.42	5,348.47	5,428.69	5,510.12	5,592.78	5,676.67
Total Revenues	8,492.33	8,659.49	10,320.61	9,344.80	10,615.59	6,109.36	5,269.42	5,348.47	5,428.69	5,510.12	5,592.78	5,676.67
Total Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Increase (Decrease) in Cash	8,492.33	8,659.49	10,320.61	9,344.80	10,615.59	6,109.36	5,269.42	5,348.47	5,428.69	5,510.12	5,592.78	5,676.67
FUND BALANCE, End of Year	**306,245.13**	**314,904.62**	**325,225.23**	**334,570.03**	**345,185.62**	**351,294.98**	**356,564.41**	**361,912.87**	**367,341.57**	**372,851.69**	**378,444.47**	**384,121.13**

EQUIPMENT REVOLVING FUND #234

	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
FUND BALANCE, Beginning of Year	1,882,970	1,892,781	1,626,233	1,006,985	523,905	25,144	100,521	177,029	29,685	105,130	181,707	259,432
REVENUES:												
Transfers from General Fund:												
Excess Revenue	135,737	100,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
1st year of 3 year funding for radio	113,906	113,906										
Excess Armstrong Funding to reimburse funds paid for Wiser (See Sunwood Drive Realignment Expense Below)												
Reimburse from Land Proceeds/TIF when avalable for funds contributed to Sunwood Drive Project												
QCTV Funds		20,000										
Interest Earnings	18,538	18,928	16,262	10,070	5,239	377	1,508	2,655	445	1,577	2,726	3,891
Total Revenues	268,181	252,834	91,262	85,070	80,239	75,377	76,508	77,655	75,445	76,577	77,726	78,891
EXPENDITURES:												
Capital Outlay:												
General Government	258,369	302,406	710,510	568,150	579,000			225,000				
Improvements with qctv funds												
3 year funding for radio system		216,976										
Total Expenditures	258,369	519,382	710,510	568,150	579,000	-	-	225,000	-	-	-	-
Increase (Decrease) in Cash	9,812	(266,548)	(619,248)	(483,080)	(498,761)	75,377	76,508	(147,345)	75,445	76,577	77,726	78,891
Reserved for QCTV Funding Purcha	52,401	72,401	72,401	72,401								
FUND BALANCE, End of Year	1,892,781	1,626,233	1,006,985	523,905	25,144	100,521	177,029	29,685	105,130	181,707	259,432	338,324

** from QCTV to be used for Council equipment-Ending Balance 2015 =

Reimbursed back with Land Proceeds From Cor
When Available & Armstrong Overpass Excess -$110,162.41
(275,000+1,086,579-800,000-451,416.59)

50% of Requested Amount for 2015-2017 $875,000 Equipment Certificates

FACILITY FUND #412

	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
FUND BALANCE, Beginning of Year	1,462,735	1,468,963	1,388,356	1,332,240	375,562	384,318	420,083	436,384	472,930	510,024	547,674	585,889
REVENUES:												
Excess Revenue Transfer (Year End	45,246	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Interest Earnings	13,786	14,690	13,884	13,322	3,756	5,765	6,301	6,546	7,094	7,650	8,215	8,788
Total Revenues	59,032	44,690	43,884	43,322	33,756	35,765	36,301	36,546	37,094	37,650	38,215	38,788
EXPENDITURES:												
PW Study	6,306											
PW Campus				1,000,000								
Fire Station #1 Storage Building							20,000					
Old Muni Center Demo	46,498	125,296										
Muni Center 2nd Floor Buildout			100,000									
Sprinker Fire Station #1					25,000							
Total Expenditures	52,804	125,296	100,000	1,000,000	25,000	-	20,000	-	-	-	-	-
Increase (Decrease) in Cash	6,228	(80,606)	(56,116)	(956,678)	8,756	35,765	16,301	36,546	37,094	37,650	38,215	38,788
CASH/FUND BALANCE, End of Year	**1,468,963**	**1,388,356**	**1,332,240**	**375,562**	**384,318**	**420,083**	**436,384**	**472,930**	**510,024**	**547,674**	**585,889**	**624,678**

Landfill Trust Fund #803

Cash Balance	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
Beginning Balance	2,041,873	2,061,543	2,082,158	2,075,390	2,106,521	2,138,119	2,170,191	2,202,744	2,235,785	2,269,322	2,303,361	2,337,912
Interest Earnings	19,670	20,615	31,232	31,131	31,598	32,072	32,553	33,041	33,537	34,040	34,550	35,069
Total Revenues	19,670	20,615	31,232	31,131	31,598	32,072	32,553	33,041	33,537	34,040	34,550	35,069
Dog Park Shelter-Alpine Park			(38,000)									
Total Expenditures	-	-	(38,000)	-	-	-	-	-	-	-	-	-
Increase (decrease) in cash	19,670	20,615	(6,768)	31,131	31,598	32,072	32,553	33,041	33,537	34,040	34,550	35,069
FUND BALANCE, End of Year	**2,061,543**	**2,082,158**	**2,075,390**	**2,106,521**	**2,138,119**	**2,170,191**	**2,202,744**	**2,235,785**	**2,269,322**	**2,303,361**	**2,337,912**	**2,372,980**

LANDFILL TRUST FUND:

Landfill Sale in 1984 was for $1,580,770

LAWFUL GAMBLING FUND #270

	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
FUND BALANCE, Beginning of Year	95,503	140,583	172,988	148,718	84,205	119,469	155,261	41,589	76,213	111,356	147,027	183,232
REVENUES:												
Required Contributions:												
Anoka Area Ice Arena Association	8,351	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Climb Theatre	16,365	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000
Ramsey Lions Club	39,300	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Interest Earnings	1,064	1,406	1,730	1,487	1,263	1,792	2,329	624	1,143	1,670	2,205	2,748
Total Revenues	65,079	55,406	55,730	55,487	55,263	55,792	56,329	54,624	55,143	55,670	56,205	56,748
EXPENDITURES:												
Park Improvement Program												
Lake Itasca Observation Boardwalk			60,000									
Field Lighting Central Park							150,000					
Observation Deck-Mississippi				100,000								
Draw Park Concerts in the Park Donation		3,000										
Youth First	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Juvenile Diversion	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total Expenditures	20,000	23,000	80,000	120,000	20,000	20,000	170,000	20,000	20,000	20,000	20,000	20,000
Increase (Decrease) in Cash	45,079	32,406	(24,270)	(64,513)	35,263	35,792	(113,671)	34,624	35,143	35,670	36,205	36,748
FUND BALANCE, End of Year	**140,583**	**172,988**	**148,718**	**84,205**	**119,469**	**155,261**	**41,589**	**76,213**	**111,356**	**147,027**	**183,232**	**219,981**

MSA Fund

	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
Beginning Balance	1,696,279	2,212,946	1,707,382	336,713	971,354	1,779,229	1,775,976	2,150,479	3,350,276	4,594,421	5,884,106	7,220,551
Revenues												
Current Year Allocation (Held at State)	1,206,442	1,199,156	1,211,148	1,235,371	1,260,078	1,285,279	1,310,985	1,337,205	1,363,949	1,391,228	1,419,052	1,447,433
MSA City **Received** from Held Allocation												
Est LandSale Proceeds Estimated Totally Unknown												
Interest Earnings	12,064	10,065	7,623	(13,117)	(3,960)	7,787	7,360	12,592	30,196	48,457	67,393	87,022
Total Revenue	2,914,785	3,422,167	2,926,153	1,558,967	2,227,472	3,072,295	3,094,322	3,500,276	4,744,421	6,034,106	7,370,551	8,755,007
Expenditures												
Street Maintenance Projects												
MSA Maintenance (Received from State Held Allocation)	(140,000)	(140,000)	(140,000)	(140,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)
CIP Projects												
County Road #5/Alpine Drive Realignment	(40,129)											
Armstrong/Bunker Bonding (Ends 2022)	(302,870)	(300,220)	(299,870)	(299,351)	(298,243)	(296,319)	(293,843)					
Bunker Lake Blvd/Sunwood Drive Traffic Signal						(350,000)						
Ramsey Blvd RR Underpass & Hwy 10 Interchange			(2,000,000)									
Riverdale Drive Ext Traprock-Armstrong	(62,920)	(569,080)										
Reconstruction of Riverdal Drive						(500,000)						
Reconstruction of Variolite Street							(500,000)					
Riverdale Drive Extension Traprock to Ramsey Blvd		(550,000)										
Sunfish Blvd bond payments (Ends 2019)	(155,920)	(155,485)	(149,570)	(148,263)								
Total Expenditures	**(701,839)**	**(1,714,785)**	**(2,589,440)**	**(587,614)**	**(448,243)**	**(1,296,319)**	**(943,843)**	**(150,000)**	**(150,000)**	**(150,000)**	**(150,000)**	**(150,000)**
FUND BALANCE, End of Year	**2,212,946**	**1,707,382**	**336,713**	**971,354**	**1,779,229**	**1,775,976**	**2,150,479**	**3,350,276**	**4,594,421**	**5,884,106**	**7,220,551**	**8,605,007**
MSA funds dedicated	**(598,790)**	**(595,705)**	**(589,440)**	**(587,614)**	**(448,243)**	**(446,319)**	**(443,843)**	**(150,000)**	**(150,000)**	**(150,000)**	**(150,000)**	**(150,000)**

Park Improvement Fund	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Parks Supplemental CIP 2017-2026 Future
Beginning Balance	2,227,318	2,442,104	2,364,488	1,064,955	820,930	698,244	975,517	880,150	957,352	1,111,713	393,388	484,289	
Projected Revenue													
Mississippi River Trail County (Anoka-$126,800 & Fed $164,2	47,289					126,800							
Mississippi River Trail-City Portion-Phase II MSA Reim													
Mississippi River Trail -Federal] _WEST SECTION (PHASE III)	190,635	311,754											
Mississippi Skyway $100,000 (TOD Grant) + $490,000 Grant		258,375	231,625										
Park/Trail Dedications (Averaged Ehlers Study for 2017-20	476,469	300,121	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	
Donations	-	-	-	-	-	-	-	-	-	-	-	-	
Interest Earnings	33,966	24,421	35,467	15,974	12,314	10,474	14,633	13,202	14,360	16,676	5,901	7,264	
TOTAL REVENUE	748,360	894,671	412,092	160,974	157,314	282,274	159,633	158,202	159,360	161,676	150,901	152,264	
CIP Projects													
Alpaca Estates Outlet											(35,000)		
Amphitheater Lighting			(40,000)										
Alpine Park Winter Facilities (Future)													$ (2,500,000)
Central Park Parking Lot (authorized 10-11-16)		(269,000)											
Community Building for Elmcrest Park													
Central Park Land - Additional							(250,000)						
Central Park Foot Field Enhancements			(15,000)										
Central Park Parking Lot	(7,553)												
Central Park Fencing			(75,000)										
Drinking Fountains		(8,000)											
Draw Ballfield area			(1,200,000)										
Elmcrest Creek Trail (Future)2027													$ (575,000)
Elmcrest Park Entrance			(80,000)										
Fordbrook Playground					(50,000)								
Irrigation Filter System for the Draw	(14,457)												
Hunters Hill Park Redevelopment (Future)													$ (500,000)
Irrigation Titterrud Park								(76,000)					
Lake Itasca Park Parking, Trail & Canoe System				(250,000)									
Lake Ramsey Park (Future)													$ (6,300,000)
McKinley Trail Connection to Anoka					(25,000)								
Landscape Improvements for Parks	(4,310)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	
Mississippi River Park Development (Future)													$ (750,000)
Mississippi Skyway		(258,375)	(231,625)										$ (5,600,000)
Municipal Plaza (Future)													$ (3,600,000)
Northfork Park Purchase	(80,616)												
Northfork Trail Connection				(150,000)									
Pedestrian Underpass-Alpine Drive										(750,000)			
Rabbit Park Phase II										(125,000)			
Riversbluff Outlaws A Acquisition											(20,000)		
Sixth Community Park (Future)2027													$ (3,000,000)
Sunfish Lake Phase 2 Parking Lot			(35,000)										
Trail-Mississippi River Regional Trail(See Anoka County & I	(23,662)												
Mississippi River Trail-City Portion - PHASE II													
Mississippi River Trail -Federal] _WEST SECTION(PHASE III)	(238,294)	(389,692)											
Mississippi River Trail - Non Grant Funded (PHASE III)	(161,181)	(34,410)											
Trail Projects	(3,500)	(7,810)	(30,000)		(200,000)								
Trott Brook Trail Corridor (Future)													$ (4,015,000)
Lake Itasca Park Phase I & II (Future)													$ (1,200,000)
Lake Itasca/COR Greenway (Future)													$ (1,900,000)
Total CIP Projects (EXPENDITURES)	(533,573)	(972,287)	(1,711,625)	(405,000)	(280,000)	(5,000)	(255,000)	(81,000)	(5,000)	(880,000)	(60,000)	(5,000)	(29,940,000)
FUND BALANCE, End of Year	2,442,104	2,364,488	1,064,955	820,930	698,244	975,517	880,150	957,352	1,111,713	393,388	484,289	631,554	

Possible Future Projects-Currently Unfunded or not high priority

PUBLIC IMPROVEMENT REVOLVING [PIR] FUND #400

	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
FUND BALANCE - Beginning of Year	4,013,134	4,231,713	4,591,232	4,457,209	3,843,067	3,159,713	3,181,109	3,052,825	3,072,618	3,092,707	3,113,097	3,078,794
REVENUES:												
Special Assessments (P&I)	211,406	40,000	40,000	40,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Diamond Graphics Land Sale (original TIF 10 land purchase funded via PIR fund in 2001 in amount of $357,146.47)												
Transfers from Other Funds:	106,927											
General Fund -30% transfer (exc	135,737	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
TIF 8 Reimbursement interfund Loan		952,193										
Wiser Choice Liquor-Rent & Taxes/Diversified for 2015												
Close Project Funds/Non TIF Funds												
Interest Earnings	38,535	42,317	68,868	66,858	57,646	47,396	47,717	45,792	46,089	46,391	46,696	46,182
Total Revenues	492,604	1,134,510	208,868	206,858	187,646	177,396	177,717	175,792	176,089	176,391	176,696	176,182
EXPENDITURES:												
COR Pavement Striping		80,000										
Alpine Drive Pedestrian Crossing at 151st Avenue							150,000					
Tinklenburg Hwy 10 Funding	45,300	46,900	19,800									
Alpine Drive Railroad Crossing												
Hwy 47 Transportation Study		30,000										
County 5 Transportation Study		50,000										
County 83 Transportation Study		35,000										
River Pines Lift Station Street Connection											55,000	
North Hwy 10 Frontage Road-Ramsey to Sunfish Lake Blvd				645,000								
Cty 47 Ped Crosswalk	8,721											
Veterans Drive Streetscape		60,000										
South Highway 10 Frontage Road Sunfish to Anoka					715,000							
Sunwood Drive Roundabout Landscaping				20,000								
Sunwood Drive Concrete Repairs		150,000										
Sunwood Drive Striping Improveme	23,800											
Jarvis Street Reconstruction Improv	167,091	167,091	167,091									
Single Road Access Areas		125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Anoka Cnty S.A. Expenses	4,113	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Transfers to Other Funds:												
General - Street Maint Prog	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Total Expenditures	274,025	774,991	342,891	821,000	871,000	156,000	306,000	156,000	156,000	156,000	211,000	156,000
INCREASE (DECREASE) IN CASH	218,579	359,519	(134,023)	(614,142)	(683,354)	21,396	(128,283)	19,792	20,089	20,391	(34,304)	20,182
FUND BALANCE - End of Year	**4,231,713**	**4,591,232**	**4,457,209**	**3,843,067**	**3,159,713**	**3,181,109**	**3,052,825**	**3,072,618**	**3,092,707**	**3,113,097**	**3,078,794**	**3,098,976**

Sewer Utility Fund - Working Capital

	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
New Construction Units		160	160	160	160	160	160	160	160	160	160	160
Connection Charge		1154	1,183	1,212	1,243	1,274	1,306	1,338	1,372	1,406	1,441	1,477
Beginning Balance	10,179,569	10,730,177	11,560,815	12,432,994	11,586,435	12,020,960	12,907,487	13,795,102	14,683,101	15,374,243	16,257,803	17,139,369
Utility Revenue												
From Utility Billings(sewer study)	1,455,889	1,528,683	1,543,970	1,559,410	1,575,004	1,590,754	1,606,662	1,622,728	1,638,956	1,655,345	1,671,899	1,688,618
Internal Loan to offset Muni Center Debt begi	46,877	47,814	48,771	49,746	50,741	51,756	52,791	53,847	54,924	56,022	57,143	58,286
Interal loan to offset RTC land Purchase - 10 Y	-	-	-	-	-	-	-	-	-	-	-	-
Interest Earnings	116,356	107,302	173,412	186,495	173,797	180,314	193,612	206,927	220,247	230,614	243,867	257,091
SAC (1% of SAC Fee to Met Council)	2,361	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Connection Charges-Trunk	302,343	184,640	189,256	193,987	198,837	203,808	208,903	214,126	219,479	224,966	230,590	236,355
(see Construction units & Connection Charge Above)												
Operating Expense	(984,759)	(1,014,301)	(1,044,730)	(1,076,072)	(1,108,354)	(1,141,605)	(1,175,853)	(1,211,129)	(1,247,463)	(1,284,886)	(1,323,433)	(1,363,136)
(Personal Services, Supplies, Other Services & Charges)												
CIP Projects-Sewer Utilities												
Utility Truck(s)		(25,000)	(25,000)	(24,000)					(32,500)			
Mobile Generator									(164,000)			
Backhoe (portion of cost)				(21,875)								
Abandon Wildlife Sanctuary Lift Station					(352,000)							
Scada Software Upgrades			(15,000)									
Abandon Liftstation River Pines					(45,000)							
Garnet Street Reconstruction Impr	(118,033)											
I&I Reduction	(71,176)											
Riverdale Ext	(199,250)											
Public Works Campus				(1,715,750)								
Fire Station #1 Sanitary Sewer					(60,000)							
Remaining Working Capital Balance	**10,730,177**	**11,560,815**	**12,432,994**	**11,586,435**	**12,020,960**	**12,907,487**	**13,795,102**	**14,683,101**	**15,374,243**	**16,257,803**	**17,139,369**	**18,018,081**

Stormwater Management Fund #292

	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
Beginning Balance	388,543	529,892	596,681	177,831	230,498	263,956	287,915	312,234	336,917	361,971	387,401	413,212
Developer's Contributions	90,021	61,490	50,000	50,000	30,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
COR Infiltration Contributions												
PSD-Apartments	180,000											
North Commons 3	6,600											
DR Horton-The Station 1 &2			15,200									
Vistas At North Common			??									
Interest Earnings	4,618	5,299	8,950	2,667	3,457	3,959	4,319	4,684	5,054	5,430	5,811	6,198
Total Revenues	281,239	66,789	74,150	52,667	33,457	23,959	24,319	24,684	25,054	25,430	25,811	26,198
CIP Projects-Park Projects												
COR Regional Infiltration Basin			(493,000)									
Riverdale Drive Ext	(139,890)											
Total Expenditures	(139,890)	-	(493,000)	-	-	-	-	-	-	-	-	-
Increase (decrease) in Cash	141,348	66,789	(418,850)	52,667	33,457	23,959	24,319	24,684	25,054	25,430	25,811	26,198
FUND BALANCE, End of Year	529,892	596,681	177,831	230,498	263,956	287,915	312,234	336,917	361,971	387,401	413,212	439,410

Storm Water Utility Fund #605												
Act	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
Working Capital Beginning Balance	1,612,238	1,155,839	1,352,069	867,789	963,675	434,348	496,266	74,710	490,424	824,659	1,136,803	1,606,883
Utility Revenue From Utility Billings	868,129	954,942	1,031,337	1,113,844	1,202,952	1,299,188	1,403,123	1,445,217	1,488,573	1,533,230	1,579,227	1,626,604
PSD Contribution for Stor	(13,577)											
Interest Earnings	16,586	11,558	20,281	13,017	14,455	6,515	7,444	1,121	7,356	12,370	17,052	24,103
Operating Expense (Personal Services, Supplies, Other Services & Charges	(441,039)	(454,270)	(467,898)	(481,935)	(496,393)	(511,285)	(526,624)	(542,422)	(558,695)	(575,456)	(592,720)	(610,501)
CIP Projects-Stormwater Utility												
Street Sweeper	(191,816)		(211,000)									
Water Truck (Share of)							(68,000)					
Annual Drainage Enhancement		(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)
Alpine Drive Culvert Replacement												
COR Regional Infiltration Basin			(493,000)									
Ermine Blvd Culvert Replacement					(130,000)							
The Draw Stormwater Grates			(10,000)									
Jarvis Street Reconstruction Improvement		(29,000)	(29,000)									
Riverdale Drive Ext-Traproc	(370,168)											
River Storm Water Discharge Treatment		(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)
Storm Sewer Garnet/168th	(66,274)											
Storm Sewer Andrie/164th	(148,069)											
Storm Sewer Alpine Drive-Armstrong to Var		(82,000)										
Storm Sewer Autumn Heights							(332,500)					
Storm Sewer Stanhope Terrace & North Forty			(150,000)									
Storm Sewer Ford Brook Estates/Hy 10				(174,040)								
Storm Sewer Barthels Run					(355,340)							
Storm Sewer Chestnut Ridge, Echo Ridge, Juniper Woods					(10,000)							
Storm Sewer Nature View								(113,200)				
Storm Sewer Alpine Drive										(283,000)		
Storm Sewer Rodeo Hills									(228,000)			
Storm Sewer Whispering Pine Est											(158,480)	
Storm Sewer for Recon of Riverdale Drive, Section 07 Unplatted						(347,500)						
Storm Sewer for Wood Pond Hills						(10,000)						
Storm Sewer COR Concrete												(85,800)
Storm Sewer-Zeolite	(102,709)											
Storm Water Pond Maintenance				(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)
Pond Outlet for Business P	(7,463)											
Whispering Pines Est Plat 2 Storm												(330,000)
RTC Bunker Lake Blvd (Armstrong to Ramsey Blvd)							(530,000)					
Storm Water Projects		(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
Storwater Drainage Impr (see project list)		(30,000)			(380,000)							
Remaining Working Capit	**1,155,839**	**1,352,069**	**867,789**	**963,675**	**434,348**	**496,266**	**74,710**	**490,424**	**824,659**	**1,136,803**	**1,606,883**	**1,856,289**

Street Light Utility Fund #603 - Working Capital	Act	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
Beginning Balance		1,053,286	1,100,581	1,131,504	888,622	912,180	931,029	944,946	953,700	957,053	954,757	946,558	932,189
Utility Revenue From Utility Billings		198,381	194,000	194,000	194,000	194,000	194,000	194,000	194,000	194,000	194,000	194,000	194,000
Contributions from Developers													
Interest Earnings		10,535	11,006	16,973	13,329	13,683	13,965	14,174	14,305	14,356	14,321	14,198	13,983
Operating Expense (Personal Services, Supplies, Other Services & Charges)		(154,449)	(159,082)	(163,855)	(168,771)	(173,834)	(179,049)	(184,420)	(189,953)	(195,651)	(201,521)	(207,567)	(213,794)
CIP Projects-Street Light Utility													
Riverdale Drive Ext Lights				(275,000)									
Priority/Developer Street Lights (Sunwood realign booked 2x in 2013)		$ (7,172)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)
Remaining Working Capital Balance		**1,100,581**	**1,131,504**	**888,622**	**912,180**	**931,029**	**944,946**	**953,700**	**957,053**	**954,757**	**946,558**	**932,189**	**911,379**

Water Utility Fund #601

	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
Capital Expenses-Equipment												
CIP Projects												
Fire Station #1 Extension of Water					$ (55,000)							
County Radio System (3-Year Funding)	$ (1,700)	$ (1,700)										
Public Works Campus				$ (1,715,750)								
Scada System Software Upgrades			$ (15,000)									
Backhoe (portion of cost)				$ (21,875)								
3/4 Ton Truck					$ (43,000)							
Utility Truck		$ (25,000)	$ (25,000)	$ (24,000)					-32500			
A. **Water Supply & Treatment Improvements**												
Renovate Pump House #3			$ (60,000)									
Construct Well & Pumphouse #9					$ (75,000)			(1,700,000)				
Well #1 Rehabilitation (Not in CIP Maintenance)		$ (38,000)	$ (41,000)	$ (44,000)	$ (47,000)	(50,000)	(53,000)	(56,000)	(59,000)	(62,000)	(65,000)	(68,000)
Emergency Supply for Well #3		$ (115,000)										
Well location study		$ (75,000)										
Water Treatment Facility 10 MGD Groundwater												
Refurbish Water Tower #1			$ (700,000)									
Refurbish Water Tower #2			$ (1,300,000)									
Maintain Water Tower #3 (Not in CIP as maintenance)				$ (75,000)								
12 River Pines Lift Station Water Connection					$ (20,000)							
Watermain - Alpine Drive										$ (385,000)		
Watermain Looping Bunker Lake Blvd							$ (340,000)					
Watermain Looping Sunfish Lake Blvd					$ (450,000)							
Watermain Looping Ramsey Boulevard to Traprock		$ (129,250)										
Garnet Street Reconstruction Improvement	$ (155,233)											
Subtotal - Capital Expenses	$ (156,933)	$ (383,950)	$ (2,141,000)	$ (1,880,625)	$ (690,000)	$ (50,000)	$ (393,000)	$ (1,756,000)	$ (91,500)	$ (447,000)	$ (65,000)	$ (68,000)
Operational Expenses												
Operating Expense-Distribution and Administration	$ (809,096)	$ (841,460)	$ (875,118)	$ (910,123)	$ (946,528)	$ (984,389)	$ (1,023,765)	$ (1,064,715)	$ (1,107,304)	$ (1,151,596)	$ (1,197,660)	$ (1,245,566)
Operating Expense-Treatment							$ -	$ -	$ -			
Subtotal-Operating Expense	$ (809,096)	$ (841,460)	$ (875,118)	$ (910,123)	$ (946,528)	$ (984,389)	$ (1,023,765)	$ (1,064,715)	$ (1,107,304)	$ (1,151,596)	$ (1,197,660)	$ (1,245,566)
Total Annual Expenses	$ (966,029)	$ (1,225,410)	$ (3,016,118)	$ (2,790,748)	$ (1,636,528)	$ (1,034,389)	$ (1,416,765)	$ (2,820,715)	$ (1,198,804)	$ (1,598,596)	$ (1,262,660)	$ (1,313,566)
Water System Revenue												
10/05 reduced by 200-300 units per year to be conservative))	100	160	160	160	160	160	160	160	160	160	160	160
Water Sales (gallons/year)	987,000,000	998,844,000	1,010,830,128	1,022,960,090	1,035,235,611	1,047,658,438	1,060,230,339	1,072,953,103	1,085,828,541	1,098,858,483	1,098,858,483	1,112,044,785
Water rates ($/1000 gal)(5% annual increase)	$ 2.52	$ 2.57	$ 2.62	$ 2.67	$ 2.73	$ 2.78	$ 2.84	$ 2.89	$ 2.95	$ 3.01	$ 3.01	$ 3.07
Water Availability Charge (WAC) ($/connection)()	$ 1,236	$ 1,267	$ 1,299	$ 1,331	$ 1,365	$ 1,399	$ 1,434	$ 1,470	$ 1,506	$ 1,544	$ 1,544	$ 1,583
onnection/Trunk Charge ($/connection)(4.5% after year 2005)	$ 1,678	$ 1,720	$ 1,763	$ 1,807	$ 1,852	$ 1,898	$ 1,946	$ 1,994	$ 2,044	$ 2,095	$ 2,095	$ 2,148
ate Revenue(Water Sales/1000 x Water Rates) + water meters Increase by 2.	$ 2,036,529	$ 2,087,442	$ 2,139,629	$ 2,193,119	$ 2,247,947	$ 2,304,146	$ 2,361,750	$ 2,420,793	$ 2,481,313	$ 2,543,346	$ 2,543,346	$ 2,606,930
WAC Revenue(Service Connections x Wac Charge)	$ 129,681	$ 202,748	$ 207,817	$ 213,012	$ 218,338	$ 223,796	$ 229,391	$ 235,126	$ 241,004	$ 247,029	$ 247,029	$ 253,205
enue (Service Connections when platted x Connection Charge)	$ 219,157	$ 290,553	$ 294,207	$ 297,953	$ 301,793	$ 305,728	$ 309,762	$ 313,897	$ 318,135	$ 322,479	$ 335,253.89	$ 343,635.23
Interest Earnings	$ 179,334	$ 184,401	$ 298,984	$ 297,148	$ 299,613	$ 320,398	$ 351,523	$ 378,399	$ 385,663	$ 418,437	$ 418,437	$ 446,803
Total System Revenue	$ 2,564,701	$ 2,765,145	$ 2,940,637	$ 3,001,233	$ 3,067,691	$ 3,154,069	$ 3,252,426	$ 3,348,214	$ 3,426,115	$ 3,531,291	$ 3,544,066	$ 3,650,573
Trunk Charges returned for John Peterson's Agreement (thru Dec 2026)	$ (144,375) (75 units)	$ (144,375) (75 units)	$ (144,375) (75 units)	$ (144,375) (75 units)	$ (144,375) (75 units)	$ (144,375) (75 units)	$ (144,375) (75 units)	$ (144,375) (75 units)	$ (144,375) (75 units)	$ (144,375) (75 units)	(75 units)	(75 units)
Internal Loan to offset Muni Center Debt beginning year 2009-2029 2% Paid off in 2011												
PW Land/Building-Internal Loan 2009-2028 @2%	$ 34,245	$ 34,930	$ 35,629	$ 36,341	$ 37,068	$ 37,810	$ 38,566	$ 39,337	$ 40,124	$ 40,926	$ 41,745	$ 41,745
Internal Loan to offset Muni Center Debt beginning year 2011-2030 @2	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853
Internal Loan for RTC Land Purchase-10 Year @ 2% When Land Sold	$ -	$ -	$ -	$ -	$ -	$ -						
Water Working Capital Balance												
Total Annual Expenses	$ (966,029)	$ (1,225,410)	$ (3,016,118)	$ (2,790,748)	$ (1,636,528)	$ (1,034,389)	$ (1,416,765)	$ (2,820,715)	$ (1,198,804)	$ (1,598,596)	$ (1,262,660)	$ (1,313,566)
Total System Revenue	$ 2,516,425	$ 2,717,553	$ 2,893,744	$ 2,955,053	$ 3,022,237	$ 3,109,356	$ 3,208,469	$ 3,305,029	$ 3,383,717	$ 3,489,695	$ 3,647,664	$ 3,754,171
Net Income(Loss)	$ 1,550,396	$ 1,492,143	$ (122,375)	$ 164,305	$ 1,385,709	$ 2,074,967	$ 1,791,705	$ 484,314	$ 2,184,913	$ 1,891,099	$ 2,385,004	$ 2,440,605
Beginning Water Working Capital Balance	$ 16,889,718	$ 18,440,114	$ 19,932,257	$ 19,809,883	$ 19,974,187	$ 21,359,896	$ 23,434,863	$ 25,226,568	$ 25,710,882	$ 27,895,795	$ 27,895,795	$ 29,786,894
Ending Water Working Capital Balance	**$ 18,440,114**	**$ 19,932,257**	**$ 19,809,883**	**$ 19,974,187**	**$ 21,359,896**	**$ 23,434,863**	$ 25,226,568	$ 25,710,882	$ 27,895,795	$ 29,786,894	$ 30,280,800	$ 32,227,499

** Fund Balance is being reserved for possible future water treatment plant

Items Needed: Water Treatment: $24M
Water Distribution Improvements from Bolton & Menk Studies: Was 6.415M in 2012 Study

TIF Projections District #1-Rivers Bend

Projected Revenue FOR TIF I	Decertified Actual 2011	In TIF Amended Budget 12/11 Actual 2012	Actual 2013	Actual 2014	Actual 2015	Actual 2016	Projected 2017>
District I (2011)							
Balance	2,122,527	2,785,666	1	402,373	322,713	1,180,519	1,142,575
Revenues							
TIF Increments	844,792						
Trans from TIF 10 Land sales/Orig Land Purchased with TIF 1 Bond (Fund 332)	787,803						
Advancement on F&C 10-year Loan (See $1,420,000 below)		**120,000**					
Transfer from TIF 10 for non-increment int attriuted to land sales above	24,713						
Diamond Graphics Land Sale			407,876				
F&C Loan #1 Paid Back 20% of annual cash flows from April 1, 2015-April 1, 2025					**1,300,000**		
Transfer of Int earnings prior to 1997 to HRA	(263,496)						
Interest Earnings	60,182.23		(3,412.87)	13,112	14,506	10,922	5,000
Total Revenue	1,453,994	120,000	404,463	13,112	1,314,506	10,922	5,000
Less:							
Bond Principal (B&A Cyl $1,035,000) FUND #342	(200,000)						
Bond Interest (B&A Cyl $1,035,000)	(10,300)						
Interfund Loan F&C (Tif Spending Plan)		**(1,420,000)**					
Administrative Expenses	(17,497)	(1,217)	(2,091)	(1,473)	(11,520)	(2,620)	(3,000)
Total Expense	(227,797)	(1,421,217)	(2,091)	(1,473)	(11,520)	(2,620)	(3,000)
CIP Project Costs:							
Shovel Ready Projects						(46,246)	(83,754)
Diamond Graphics Land sale from 2013 coded incorrectly funded with non TIF money (PIR & Landfill Trust) that should be reimbursed.					(407,876)		
New Business Park					(37,304)		(5,000)
Bury Electric Wires -				(91,300)			
Ramp Construction Extension	(563,058)	(244,448)					(1,000,000)
Bunker/Puma Construction							
Rail Stop ROW		(862,064)					
Pay TIF 10 for Transaction Error by Ehlers (See $787,803 transfer above, put TIF 10 Neg)		(377,936)					
Total CIP Project Costs	(563,058)	(1,484,448)	-	(91,300)	(445,180)	(46,246)	(1,088,754)
Remaining TIF Balance	2,785,666	1	402,373	322,713	1,180,519	1,142,575	55,821

(Total Revenue less Total Project Costs

TIF Projections District #2 - Gateway								
(2013)	Tif Plan budget amended 12-11		Tif Plan Budget Amended 11-13 Decertified					
	Actual 2011	**Actual 2012**	**Actual 2013**	**Actual 2014**	**Actual 2015**	**Actual 2016**	**Projected 2017>**	
Revenues								
TIF Increments on agreements	$ 1,823,891	$ 1,713,507	$ 1,557,425	$ -	$ (29,155)	$ -	$ -	
Transfer of Int earnings prior to 1997 to HRA	(41,387)							
Easement funds for Business Park 95			10,454	0	0	0	0	
Interest on F&C Admin Loan (TIF 14 in amount of $425,845.90) for 2010-2015 int					64,531.94			
Transfer in for F&C Transfer done in previous years-set up as DUE to FROM		217,422						
Interest Earnings(2000 neg int adj for borrowing)	111,750.72	68,211.43	(21,681.33)	84,544	30,911	22,679	10,000	
Total Revenue	$1,894,255	$1,999,140	$1,546,197	$84,544	$66,288	$22,679	$10,000	
Expenses								
Sauter Land Purchase Bond Int (Fund 329 $1,680,000 Bond-18% of bond)	(608)							
Sauter Land Purchase Bond Prin (Fund 329 $1,680,000 Bond-18% of bond)	(9,000)							
Parabody Pay-Go(site impr)	(20,264)	(20,264)		-	-	-	-	
Transfer out per Ehlers for non-increment funds					(10,454)			
Sharp Reimbursement-Sunfish Gateway	(46,875)							
Administrative Expenses	(18,438)	(22,511)	(10,021)	(3,241)	(9,244)	(1,569)	(4,000)	
Total Expense	($95,184)	($42,775)	($10,021)	($3,241)	($19,698)	($1,569)	($4,000)	
AVAILABLE REVENUES	$1,799,071	$1,956,365	$1,536,177	$81,303	$46,590	$21,110	$6,000	
CIP Project Costs:								
Command/National Growth-Minks Property	(25,000)							
142nd Court Street Improvements (B&A Cyl)	(325,000)							
Internal Loan from TIF 14 for Admin Fees F&C project	(126,701)			-	-	-	-	
Parking Ramp Costs		**(66,363)**		**-**	**-**	**-**	**-**	
Sunwood Drive (Use of Excess Funding from Rail Stop See Below)		**(500,000)**		**-**	**-**	**-**	**-**	
RAIL Stop-net of (contingency-$839,000) per Tim Yantos 2-4-14 (Did not need internal loan received tax fu		**(2,700,436)**					**(350,564)**	
Zeolite Street Constr							(500,000)	
County Road #116 (#47 toDysprosium)	**(450,000)**						(1,500,000)	
Sunwood Drive Realignment		(500,000)						
County Road #116 (Dysprosium to County #57)								
Total CIP Project Costs	(926,701)	(3,766,799)	-	-	-	-	(2,350,564)	
(Available Revenue less Total Project Costs)	$872,370	($1,810,434)	$1,536,177	$81,303	$46,590	$21,110	($2,344,564)	
Remaining TIF Balance/(Deficit)	$5,340,965	$3,530,531	$5,066,708	$5,148,011	$5,194,602	$5,215,712	$2,871,148	
Internal Loans - F&C & TIF 14 Admin Expe		$ 2,782,605	$ 2,824,477	$2,943,202 eligibl	$ 2,869,048	$ 2,869,048	$ 2,869,048	$ 2,869,048
CASH BALANCE AVAILABLE		**$747,926**	**$2,242,231**		**$2,278,964**	**$2,325,554**	**$2,346,664**	**$2,100**

TIF Projections District #4-Front Street

Projected Revenue FOR TIF IV	Actual 2011	Actual 2012	Actual 2013	Decertified Actual 2014	Actual 2015	Actual 2016	Projected 2017>
District I (2014)							
Balance	321,844	420,373	304,499	335,164	181,493	204,615	95,544
Revenues							
TIF Increments	443,706	387,854	333,195	323,946	29,155		
Auction Proceeds-0asis	2,029						
Transfer of Int earnings prior to 1997 to HRA	**(52,367)**						
Interest Earnings	9,106	6,137	(6,749)	14,173	2,441	1,967	1,433
Total Revenue	402,474	393,991	326,446	338,119	31,596	1,967	1,433
Less:							
GB Properties							
Riverview Community Bank (Premier Land Reim)	(30,573)			(14,849)			
Administrative Expenses	(11,726)	(13,841)	(11,347)	(9,838)	(8,474)	(1,051)	(10,000)
Total Expense	(42,299)	(13,841)	(11,347)	(24,686)	(8,474)	(1,051)	(10,000)
CIP Project Costs:							
Oasis Market	(11,645)						
US Bank Road Easement							
Street Recon-Annual Road Improvements-Sunwood Driv	(250,000)	(275,000)	(275,000)	(275,000)			
Riverdale Drive Ext Traprock-Armstrong(Road Funding?)				**(192,103)**		**(109,987)**	
Alpine Drive Road Improvement (South of Alpine Drive in DD1)		(221,024)	(9,434)				
Total CIP Project Costs	(261,645)	(496,024)	(284,434)	(467,103)	-	(109,987)	-
Remaining TIF Balance	**420,373**	**304,499**	**335,164**	**181,493**	**204,615**	**95,544**	**86,977**

(Total Revenue less Total Project Costs

Note: 100% of Prin & interest paid thru TIF

TIF Projections District #8
Maken

Projected Revenue FOR TIF VIII	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
District VIII (2028)												
Balance	413,345	730,519	96,458	142,005	443,236	748,984	1,059,320	1,390,210	1,726,063	2,066,954	2,412,958	2,764,153
Revenues												
Tax Increment	335,308	333,073	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000
Interest Earnings	4,831.11	10,957.79	1,446.87	2,130.07	6,648.54	11,234.77	15,889.80	20,853.15	25,890.95	31,004.31	36,194.38	41,462.29
Total Revenue	340,139	344,031	326,447	327,130	331,649	336,235	340,890	345,853	350,891	356,004	361,194	366,462
Less:												
Interfund Loan Prn from 2001		(500,000)										
Interfund Loan Int (4%)		(452,193)										
W Properties (Land Reimbursement)	(15,900)	(15,899)	(15,900)	(15,899)	(15,900)	(15,899)						
Administrative Expenses	(7,065)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Total Expense	(22,965)	(978,092)	(25,900)	(25,899)	(25,900)	(25,899)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
CIP Project Costs:												
Reconstruct Stanhope Terrace & North Forty			(255,000)									
Total CIP Project Costs	-	-	(255,000)	-	-	-	-	-	-	-	-	-
Remaining TIF Balance	**730,519**	**96,458**	**142,005**	**443,236**	**748,984**	**1,059,320**	**1,390,210**	**1,726,063**	**2,066,954**	**2,412,958**	**2,764,153**	**3,120,615**

TIF Projections District #9
ACCAP

Projected Revenue FOR TIF IX	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029
District IIX (2029)														
Balance	(11,806)	(9,504)	(8,775)	(8,041)	(7,301)	(6,556)	(5,805)	(5,049)	(4,287)	(4,319)	(4,351)	16,316	37,138	58,117
Revenues														
Tax Increment	24,728	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000
Interest Earnings	(52.97)	(71.28)	(65.82)	(60.31)	(54.76)	(49.17)	(43.54)	(37.87)	(32.15)	(32.39)	(32.64)	122.37	278.54	435.88
Total Revenue	24,675	22,929	22,934	22,940	22,945	22,951	22,956	22,962	22,968	22,968	22,967	23,122	23,279	23,436
Administrative Expenses	(1,673)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(2,300)	(2,300)	(2,300)	(2,300)	(2,300)	(2,300)
Site Improvements(2004-2025)	(20,700)	(20,700)	(20,700)	(20,700)	(20,700)	(20,700)	(20,700)	(20,700)	(20,700)	(20,700)				
Total Expense	(22,373)	(22,200)	(22,200)	(22,200)	(22,200)	(22,200)	(22,200)	(22,200)	(23,000)	(23,000)	(2,300)	(2,300)	(2,300)	(2,300)
Remaining TIF Balance	**(9,504)**	**(8,775)**	**(8,041)**	**(7,301)**	**(6,556)**	**(5,805)**	**(5,049)**	**(4,287)**	**(4,319)**	**(4,351)**	**16,316**	**37,138**	**58,117**	**79,253**

TIF Projections District #14-COR (2015-2040)

Projected Revenue FOR TIF XIV	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
District I4												
Balance	(26,446,122)	(26,416,419)	(26,359,488)	(26,224,234)	(26,146,785)	(26,089,854)	(26,032,923)	(27,047,945)	(26,912,967)	(26,777,989)	(26,643,011)	(26,508,033)
Revenues												
TIF Increments-F&C	256,499	243,228	243,228	243,228	243,228	243,228	243,228	243,228	243,228	243,228	243,228	243,228
Other TIF Increments (Alina VA)	83,466	71,364	71,364	71,364	71,364	71,364	71,364	71,364	71,364	71,364	71,364	71,364
TIF Increments PSD Apartments(2018-2040)			135,852	156,094	156,094	156,094	156,094	156,094	156,094	156,094	156,094	156,094
TIF Increments - Commonbond (2016-2040)	-	33,082	33,082	33,082	33,082	33,082	33,082	33,082	33,082	33,082	33,082	33,082
Interest Earnings	5,765	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total Revenue	345,729	352,674	488,526	508,768	508,768	508,768	508,768	508,768	508,768	508,768	508,768	508,768
Expenditures												
F&C TIF ($3M)	(206,744)	(260,743)	(260,743)	(260,743)	(260,743)	(260,743)	(260,743)	(260,743)	(260,743)	(260,743)	(260,743)	(260,743)
PSD TIF ($500,000) 8/1/18-2/1/22			(57,529)	(135,576)	(156,094)	(156,094)	(78,047)	(78,047)	(78,047)	(78,047)	(78,047)	(78,047)
Admin Expenses $500,000 Interfund Loan Dec 2010 & Fund 9468	(109,282)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)
City Costs to be reimbursed-From Ehlers 5/14 Study												
Total Expenditures	(316,026)	(295,743)	(353,272)	(431,319)	(451,837)	(451,837)	(373,790)	(373,790)	(373,790)	(373,790)	(373,790)	(373,790)
CIP Project Costs:												
County Road #116 (#47 toDysprosium)							(1,150,000)					
Total CIP Project Costs	-	-	-	-	-	-	(1,150,000)	-	-	-	-	-
Remaining TIF Balance-Fund Balance	**(26,416,419)**	**(26,359,488)**	**(26,224,234)**	**(26,146,785)**	**(26,089,854)**	**(26,032,923)**	**(27,047,945)**	**(26,912,967)**	**(26,777,989)**	**(26,643,011)**	**(26,508,033)**	**(26,373,055)**
Remaining TIF Balance - Cash Balance	709,508	766,439	901,693	979,142	1,036,073	1,093,004	77,982	212,960	347,938	482,916	617,894	752,872

NEED TO DETERMINE WHAT CITY FUNDS NEED TO BE PAID BACK FROM TIF 14

TIF Projections District #15-Life Fitness (2016-2032)

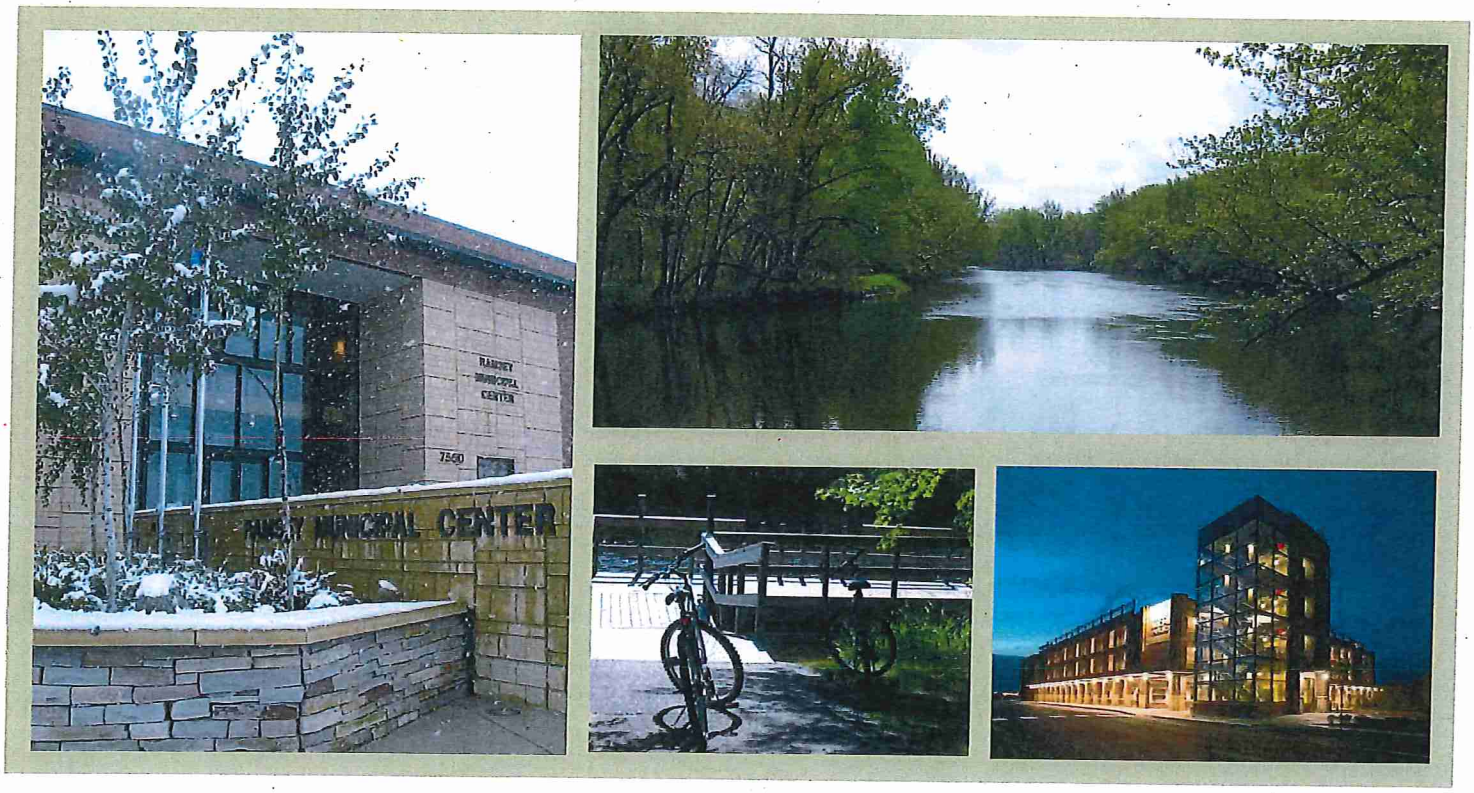
Projected Revenue FOR TIF XV	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
District I5												
Balance	(19,872)	(21,005)	(13,129)	(13,175)	(13,222)	(13,269)	(13,317)	(13,366)	(13,415)	(13,465)	(13,516)	(13,568)
Revenues												
TIF Increments-Life Fitness		17,931	17,931	17,931	17,931	17,931	17,931	17,931	17,931	17,931	17,931	17,931
Interest Earnings	-	(315)	(197)	(198)	(198)	(199)	(200)	(200)	(201)	(202)	(203)	(204)
Total Revenue	-	17,616	17,734	17,733	17,733	17,732	17,731	17,731	17,730	17,729	17,728	17,727
Expenditures												
Life Fitness TIF ($224,000)2/1/17-2/1/33		(8,040)	(16,080)	(16,080)	(16,080)	(16,080)	(16,080)	(16,080)	(16,080)	(16,080)	(16,080)	(16,080)
Admin Expenses $19,872.40 Interfund Loan I	(1,132)	(1,700)	(1,700)	(1,700)	(1,700)	(1,700)	(1,700)	(1,700)	(1,700)	(1,700)	(1,700)	(1,700)
Total Expenditures	(1,132)	(9,740)	(17,780)	(17,780)	(17,780)	(17,780)	(17,780)	(17,780)	(17,780)	(17,780)	(17,780)	(17,780)
Remaining TIF Balance	**(21,005)**	**(13,129)**	**(13,175)**	**(13,222)**	**(13,269)**	**(13,317)**	**(13,366)**	**(13,415)**	**(13,465)**	**(13,516)**	**(13,568)**	**(13,621)**

City of RAMSEY

SUPPLEMENTAL
FUTURE CONSIDERATION PROJECTS

CITY OF RAMSEY
CAPITAL IMPROVEMENT
PROGRAM
2018-2027

The Capital Improvement Program document is a planning tool maintained by the city to identify future projects, related expenditures, and funding sources. All projects designated in the Capital Improvement Program are contingent upon availability of resources during the planned year. The total expenditure of projects includes city-funded sources as well as other resources such as grants, fees, bonding, etc.



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Park and Trail Capital Improvements – Future Projects



The following are park, trail and park acquisition projects that have been identified by the Park and Recreation Commission as proposed needed improvements into the future – but do not have identified funding at the time of the 10-Year Park's CIP adoption. In other instances they are predicated on land development or future demand.

The proposed improvements are generally assigned to one category: Priority #5 which is known as Opportunity Driven/Unfunded/Placeholder. All projects are given a number 5 Priority as all of the projects are currently unfunded.

Generally, additional park and trail planning should be undertaken city-wide leading up to the 2040 Comprehensive Plan (due for completion by 2018). A plan will be developed aside from this document to lead that process. The proposed community-wide park and trail plan, together with some of the cost estimates identified below, may point to the need for revenue beyond Park Dedication proceeds that have funded most park and trail initiatives to date.

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City of Ramsey, Minnesota

Capital Improvement Program

2018 thru 2027

PROJECTS BY DEPARTMENT

Department	#	Priority	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvements													
Elmcrest Creek Trail to Central Park	*04-PARK-002*	5										800,000	*800,000*
Lake Itasca Community Park	*04-PARK-007*	5						1,200,000					*1,200,000*
Trott Brook Greenway Trail	*04-PARK-014*	5								4,015,000			*4,015,000*
Mississippi River Park Development-Bridge location	*06-PARK-016*	5									750,000		*750,000*
Redevelopment of Hunters Hill	*06-PARK-017*	5										500,000	*500,000*
Municipal Plaza	*07-PARK-001*	5		3,600,000									*3,600,000*
Lake Ramsey Park	*08-PARK-004*	5				6,300,000							*6,300,000*
Mississippi Skyway over TH10 Near rail Station	*08-PARK-008*	5				5,600,000							*5,600,000*
Alpine Park Winter Facilities	*11-PARK-003*	5								2,500,000			*2,500,000*
Lake Itasca / COR Greenway	*17-PARK-008*	5									1,900,000		*1,900,000*
Park Improvements Total				3,600,000		11,900,000		1,200,000		6,515,000	2,650,000	1,300,000	*27,165,000*
Site Acquisitions													
Sixth Community Park (north central Ramsey)	*06-ACQ-001*	4										3,000,000	*3,000,000*
Site Acquisitions Total												3,000,000	*3,000,000*
GRAND TOTAL				3,600,000		11,900,000		1,200,000		6,515,000	2,650,000	4,300,000	*30,165,000*

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City of Ramsey, Minnesota

Capital Improvement Program

2018 thru 2022

PROJECTS BY YEAR & PRIORITY

Project Name	Department	Project #	Priority	Project Cost
2019				
Priority 5-Opportunity/Unfunded/Placeholder				
Municipal Plaza	Park Improvements	*07-PARK-001*	5	3,600,000
			Total for: Priority 5	3,600,000
	Total for 2019			3,600,000
2021				
Priority 5-Opportunity/Unfunded/Placeholder				
Lake Ramsey Park	Park Improvements	*08-PARK-004*	5	6,300,000
Mississippi Skyway over TH10 Near rail Station	Park Improvements	*08-PARK-008*	5	5,600,000
			Total for: Priority 5	11,900,000
	Total for 2021			11,900,000
GRAND TOTAL				15,500,000

City of Ramsey, Minnesota

Capital Improvement Program

2023 thru 2027

PROJECTS BY YEAR & PRIORITY

Project Name	Department	Project #	Priority	Project Cost
2023				
Priority 5-Opportunity/Unfunded/Placeholder				
Lake Itasca Community Park	Park Improvements	*04-PARK-007*	5	1,200,000
			Total for: Priority 5	1,200,000
	Total for 2023			1,200,000
2025				
Priority 5-Opportunity/Unfunded/Placeholder				
Trott Brook Greenway Trail	Park Improvements	*04-PARK-014*	5	4,015,000
Alpine Park Winter Facilities	Park Improvements	*11-PARK-003*	5	2,500,000
			Total for: Priority 5	6,515,000
	Total for 2025			6,515,000
2026				
Priority 5-Opportunity/Unfunded/Placeholder				
Mississippi River Park Development-Bridge location	Park Improvements	*06-PARK-016*	5	750,000
Lake Itasca / COR Greenway	Park Improvements	*17-PARK-008*	5	1,900,000
			Total for: Priority 5	2,650,000
	Total for 2026			2,650,000
2027				
Priority 4-New Addition (Med)				
Sixth Community Park (north central Ramsey)	Site Acquisitions	*06-ACQ-001*	4	3,000,000
			Total for: Priority 4	3,000,000
Priority 5-Opportunity/Unfunded/Placeholder				
Elmcrest Creek Trail to Central Park	Park Improvements	*04-PARK-002*	5	800,000
Redevelopment of Hunters Hill	Park Improvements	*06-PARK-017*	5	500,000
			Total for: Priority 5	1,300,000
	Total for 2027			4,300,000
GRAND TOTAL				14,665,000

TOTAL PROJECTS 2018 Thru 2027 $ 30,165,000

Project # 04-PARK-002

Project Name Elmcrest Creek Trail to Central Park

Department Park Improvements
Contact Unassigned
Type Improvement
Useful Life 50 Years
Category Park Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Future Consideration

Total Cost $800,000

Description

This trail would link Elmcrest Park to Central Park, the neighborhoods in between, and provide off-roadway trail experience within central Ramsey.

Justification

Connecting the two community parks would reduce the need to replicate some facilities in both locations. The construction of the trail may coincide at such time as residents may subdivide their lots east of Ramsey Blvd, along the county ditch.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost										800,000	800,000
Total										**800,000**	**800,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources											
Landfill Trust Fund										150,000	150,000
Park Improvement Trust Fund										75,000	75,000
										575,000	575,000
Total										**800,000**	**800,000**

Project #	04-PARK-007
Project Name	Lake Itasca Community Park

Department	Park Improvements
Contact	Unassigned
Type	Improvement
Useful Life	50 Years
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost $1,200,000

Description

This project is intended to begin the development of Lake Itasca Park south to Alpine Drive, east of the lake to the west line of the adjacent subdivision. In addition, some development may be sited south of Alpine Drive, east of Puma Street, if a concurrent residential development plan warrants it.

Justification

Properties south of Alpine Drive, both east and west of Puma Street will be proposed residential for development. It is this development that would provide the necessary Park Dedication funds for the first phase of construction, as well as contributing increased recreational demand.

A four acre parcel south of Alpine Drive may be sold to finance improvements in the park. This project includes mass grading of the park and development of multi-use athletic fields, including for lacrosse.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost						1,200,000					1,200,000
Total						1,200,000					1,200,000

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund						1,200,000					1,200,000
Total						1,200,000					1,200,000

Project # 04-PARK-014

Project Name Trott Brook Greenway Trail

Department Park Improvements
Contact Unassigned
Type Improvement
Useful Life 20 Years
Category Park Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Future Consideration

Total Cost $4,015,000

Description

The Trott Brook Greenway Trail extends from Elk River's Youth Athletic Complex near Jarvis Street and follows the brook easterly to Rum River Central Park about six miles away. The project would involve continued acquisition of scenic and trail easements, boardwalk and trail construction and natural resource enhancements. Segments of the trail may be on-street within certain neighborhoods.

Justification

This trail project would be predicated on significant planning leading up to construction and likely involve a Master Plan, as well as receiving grant monies for funding. The land around the brook is the largest and most contiguous undeveloped natural area within Ramsey. The City presently has about half of the land acquired (through Park Dedications and a LCCMR grant) to construct this trail.

This trail has a regional context. There is a trail proposed to connect Sherburne County and Ramsey to a metro regional park. This project may be a good canidate for Legacy Ammendment funding, following a regional designation.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost								4,015,000			4,015,000
Total								4,015,000			4,015,000

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources								4,000,000			4,000,000
Landfill Trust Fund								15,000			15,000
Total								4,015,000			4,015,000

Project #	06-PARK-016
Project Name	Mississippi River Park Development-Bridge location

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost $750,000

Description

This neighborhood park is proposed in the general vicinity of the proposed bridge crossing, along the banks of the river. The park would consist of the usual park amenities, as well as open space that may be shared with adjoining new and existing residential land use.

The funding and the timing of the park development would be concurrent with the subdivision of the land.

This park may also serve as a trailhead for a trail (to be built with the bridge construction),
that will connect Hennepin County, and the Three Rivers Park District to Ramsey and the Mississippi River Trail.

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost									750,000		750,000
Total									**750,000**		**750,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund									750,000		750,000
Total									**750,000**		**750,000**

Project #	06-PARK-017
Project Name	Redevelopment of Hunters Hill

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost $500,000

Description

Concurrent with any redevelopment of the subdivisions around the existing Hunters Hill Park would be an opportunity to bring improvements to the underutilized Hunters Hill Park. The funding would be from any new units shared. Open space connections within a redeveloped area may also be considered.

Justification

Should redevelopment occur in this area; it is likely densities will greatly increase. This, coupled with the commercial and light industrial uses in the area will create the need for a lunch break destination - as well the residential recreational demand.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost										500,000	500,000
Total										**500,000**	**500,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund										500,000	500,000
Total										**500,000**	**500,000**

W

Project #	07-PARK-001
Project Name	Municipal Plaza

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost $3,600,000

Description

Development of the proposed 2-acre Municipal Plaza in The COR, based upon the parks framework plan at $41 per square foot.

Justification

This urban park-space may be the most prominent park space within The COR - due to its visibility along Sunwood Drive, and its relationship to the Municipal Center and transit hub. The site is also likely to be used for the city's festival known as Happy Days.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost		3,600,000									3,600,000
Total		3,600,000									3,600,000

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources		600,000									600,000
Park Improvement Trust Fund		3,000,000									3,000,000
Total		3,600,000									3,600,000

Project #	08-PARK-004
Project Name	Lake Ramsey Park

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost $6,300,000

Description

This project will be the culmination of comprehensive planning for a significant water feature in The COR. The lake will be a layering of public and private amenities - such as the integration of restaurant overlooks, required open space, public paths, wading areas, a splash pad and shady aesthetics, all of which provides the "green" and "blue" (and stormwater) connections between The Draw and retail areas.

PARK TRUST FUNDING FOR THE PROJECT SHOWS A NEGATIVE ENDING BALANCE AS OF 2016. PROJECT UNFUNDED.

Justification

In addition to providing a superior view-shed for retail sites as well as water recreation, the lake will handle storm run-off and provide fill material for other projects within The COR. The cost projections are based on the parks framework plan for The COR at $11 per square foot.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost				6,300,000							6,300,000
Total				**6,300,000**							**6,300,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund				6,300,000							6,300,000
Total				**6,300,000**							**6,300,000**

Project #	08-PARK-008
Project Name	Mississippi Skyway over TH10 Near rail Station

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost $5,600,000

Description

Bridge #02053 will connect The COR to the trail to the Mississippi River along the storm sewer outfall and serve as a regional trail connection between the Northstar Rail Station and Mississippi West Reional Park.

Justification

The COR is designed to be pedestrian friendly. This bridge will provide a connection to West Mississippi Regional Park and the regional trail. Further, the rail and highway crossing will allow residents to access the commuter rail and The COR without adding automobile trips to Hwys #10 and #169.

Ramsey has received $100,000 from Met Council for engineering and design, and $490,000 from the National Park Service to complete the final plans and specifications.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost				5,600,000							5,600,000
Total				5,600,000							5,600,000

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources				5,600,000							5,600,000
Total				5,600,000							5,600,000

Project #	11-PARK-003
Project Name	Alpine Park Winter Facilities

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	25
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost $2,500,000

Description

This project shall include the construction of a chalet/warming house capable of facilitating winter equipment rentals and vending. Improvements will also include the expansion of the existing parking lot, and the construction of refrigerated rinks.

Justification

This warming house will function as a hub for winter recreation in the city with ice skating, sliding, and cross-country ski trails. Further, the existing warming house and rinks at Ramsey Elementary are in sub-standard condition and would be discontinued under this proposal.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Building Cost/Construction								750,000			750,000
Improvements Other than Building Cost								1,750,000			1,750,000
Total								2,500,000			2,500,000

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund								2,500,000			2,500,000
Total								2,500,000			2,500,000

Project #	17-PARK-008
Project Name	Lake Itasca / COR Greenway

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost $1,900,000

Description

This project envisions a Greenway connection for the Municipal Plaza, The Draw, the lake feature west through The COR to the Lake Itasca Community Park.

Justification

The Greenway will be the primary east/wet pedestrian route on either side of Armstrong Blvd, connecting places to live, work and recreate. It is intended that the Greenway also will be a working component of the stormwater system.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost									1,900,000		1,900,000
Total									1,900,000		1,900,000

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund									1,900,000		1,900,000
Total									1,900,000		1,900,000

Project #	06-ACQ-001
Project Name	Sixth Community Park (north central Ramsey)

Department	Site Acquisitions
Contact	
Type	Land
Useful Life	Unassigned
Category	Site Acquisition
Priority	4-New Addition (Med)
Status	Future Consideration

Total Cost $3,000,000

Description

The park location has not been determined, but may be expected to be sited north of Trott Brook and generally geographically central.

The park should have a minimum of 60 acres of usable land.

Justification

Given the projected build-out of Ramsey, it is anticipated that a sixth Community Park will be required to meet the needs of the existing and future residents.

A joint powers agreement for funding and O & M may be explored with the City of Nowthen.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Land Acquisition										3,000,000	3,000,000
Total										**3,000,000**	**3,000,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund										3,000,000	3,000,000
Total										**3,000,000**	**3,000,000**

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-010

RESOLUTION ADOPTING THE 2018-2027 CAPITAL IMPROVEMENT PLAN (CIP)

WHEREAS, the Ramsey City Charter states that the City of Ramsey will adopt a Capital Improvement Plan (CIP) annually; and

WHEREAS, the CIP will consist of at least five years, and will estimate the future needs for the public health, safety and welfare of the City; and

WHEREAS, the CIP shall consist of projects and facilities (capital improvements) proposed to be undertaken during the next ten fiscal years, which is 2018-2027 with appropriate supporting information as to the necessity of such improvements, cost estimates, and method of financing; and

WHEREAS, the Capital Improvement Plan (CIP) is a forecasting tool and not actual, committed projects and expenditures.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA that the findings of fact relating to the request are determined to be as follows:

1) The City Council of the City of Ramsey authorizes the adoption of the 2018-2027 Capital Improvement Plan (CIP)

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 9th day of January, 2018.

_____

Mayor

ATTEST:

City Clerk

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

CC Regular Session **7. 1.**

Meeting Date: 01/09/2018

By: Katie Schmidt, Administrative Services

Information

Title:

Introduce Ordinance #18-02 Authorizing the City of Ramsey to Sell Three (3) Parcels of Real Property

Purpose/Background:

As required by the City Charter, the city must pass an ordinance to declare and sell surplus city-owned land no longer needed for current or future city functions. The purpose of this case is to introduce such an ordinance. The total number of parcels identified within this ordinance is three (3). This case will be brought back to the City Council on January 23 for final adoption.

The three parcels were identified through the Public Works Space Needs Analysis in 2016. Please see attached study, Option A, Page 41.

This case is considered administrative. Staff would like pass this ordinance now, to avoid delaying a project/ process in the future, when an actual deal comes to the city. This is an effort to be as "shovel-ready" as reasonably possible. As some Council members may recall, the City did a similar exercise in 2015, at which time roughly 20 city owned parcels were identified surplus city-owned land via Ordinance #15-05.

This ordinance does approve the sale, or require the sale, of city-owned land. This ordinance simply allows the city to sell city-owned land. Individual land transactions will be reviewed and approved on a case-by-case basis, in the future, depending on the merits of individual proposals.

Notification:

After adoption, a notification of this ordinance will be posted in the Union Herald.

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

Staff recommends that City Council adopt Ordinance #18-02.

Action:

Motion to:

Introduce Ordinance #18-02, Authorizing the City of Ramsey to Sell Three (3) Parcels of Real Property no longer needed for current or future City functions.

Attachments

Ordinance #18-02
Map
Public Works Study

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	01/04/2018 12:43 PM
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:26 PM
Form Started By: Katie Schmidt		Started On: 12/13/2017 11:31 AM
Final Approval Date: 01/04/2018		

ORDINANCE #18-02

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AUTHORIZING THE CITY OF RAMSEY TO SELL/CONVEY THREE (3) PARCELS OF REAL PROPERTY.

The City of Ramsey Ordains:

SECTION 1. PURPOSE

It is the purpose of this Ordinance to authorize the City of Ramsey to convey certain real property which the City Council has determined is no longer necessary for the City's purposes. This Ordinance is adopted pursuant to and under the authority of Section 12.5 of the City Charter.

SECTION 2. SALE/CONVEYANCE AUTHORIZATION

The City Council hereby declares the following described real property owned by the City, as surplus City owned land, no longer needed for current or future City functions, and authorizes said property to be marketed for sale and conveyed/sold:

Property ID	**Address or Nearby Roadway**	**General Description**
27-32-25-33-0009	7060 142ND Avenue NW	E-2: Employment District
27-32-25-33-0017	Limonite Street/ 142ND Avenue NW	E-2: Employment District
27-32-25-34-0009	Jaspar Street NW/ 143rd Avenue NW	E-2: Employment District

SECTION 3. TERMS OF SALE/CONVEYANCE

The City Council shall establish sale/conveyance terms and conditions in the future, at the time of purchase agreement negotiation, for each individual parcel identified in Section 2 of this Ordinance.

SECTION 4. EFFECTIVE DATE

This Ordinance becomes effective upon its passage and thirty (30) days after its publication according to law, subject to City Charter Provision, Section 5.7.

PASSED by the City Council of the City of Ramsey, Minnesota, the 23rd day of January, 2018

Mayor Sarah Strommen

ATTEST:

_____

City Clerk Jo Ann M. Thieling

Introduction date:	January 9, 2018
Posting dates:	XXXXX
Adoption date:	January 23, 2018
Publication date:	XXXXX
Effective date:	XXXXX


143RD AVE NW
143RD AVE NW
143RD AVE NW
7150
LIMONITE ST NW
7060
7040
JASPAR ST NW
14165
14210
6820
142ND AVE NW
142ND AVE NW
RAMSEY BLVD NW
7205
RAMSEY PUBLIC WORKS
7157
7127
7103
JASPAR ST NW
HIGHWAY 10
7105
7039
7029
7009
MCKINLEY ST
14075

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City of RAMSEY

PUBLIC WORKS STUDY
CITY OF RAMSEY, MN

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bschwartzman@bkvgroup.com

November 24, 2015



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IX. APPENDIX

A. SPACE STANDARDS

B. ACKNOWLEDGMENTS

C. EXISTING CITY PROVIDED FACILITY DRAWINGS (ELECTRONIC FORMAT ONLY)

A. INTRODUCTION

The intent of this Study is to provide well developed and comprehensive information that enable the Ramsey City leadership in making informed decisions regarding the City's Public Works Department infrastructure and operational requirements. The goal is that this information will clearly identify the issues and possible solutions to existing deficiencies, resulting in a plan that supports the City and the department's long range operational requirements.

The culmination of the report by BKV Group provides the City Council with an assessment of your current public works facilities. It was a thoughtful and collaborative process that analyzed operations and growth to accurately project facility space requirements. These space requirements are the basis for the concept plans that were developed. The plans were vetted out with City input to address space requirements and operational efficiency. Each concept plan was evaluated based on its ability to allow for proper movement and flow of operations. From the plans project cost estimates were prepared that reflect appropriate construction cost based on similar facilities in Minnesota. To help establish a "next steps" track a preliminary project schedule is included that defines a progression to implement a future plan.

The Executive Summary briefly describes the methodology that produced this report and its components, as well as provides a snap-shot of each of the sections identified within the report. The conclusion of the Executive Summary includes recommendations and next steps for the City to consider moving forward.

The study started with a discovery process where BKV Group obtained all necessary and available information from the City. This information included existing plans of the buildings, sites, utility information, previous reports, staffing data, activities performed, maintenance, and fleet data. This information provided an initial understanding of Ramsey's Public Works facilities, staffing, operations and overall objectives.

The report is sequentially developed building on the information and analysis of each subsequent phase.

The sections of the report are as follows:

Section 2 - Facility Assessment (Physical Conditions)

Section 3 - Operational / Functional Observations

Section 4 - Space Programming

Section 5 - Facility Comparisons

Section 6 - Master Planning Concepts

Section 7 – Project Cost Estimates

Section 8 – Project Schedule

Appendices

- Appendix A: Space Standards
- Appendix B: Acknowledgements
- Appendix C: Existing Building Plans (Electronic format only)

An initial team kick off meeting including the entire planning team and City officials was held on July 30, 2015. The objective of the meeting was to review the objectives for the study, timelines, and discovery information obtained and most importantly identify and discuss the primary goals and requirements for the study. Following the kick off meeting, the BKV team toured the public works facilities and site with the Public Works Director starting the on-site facility assessment and documentation.

B. FACILITY ASSESSMENTS

Section 2 of this report, the Facility Assessments started with meeting the Public Works Director to review general information on the buildings, operations, staff and equipment. The only buildings on site that were built specifically for public works is the administration trailer and the salt storage building. The other 3 buildings were existing buildings that were on the property when the City acquired the land. The vehicle and fleet storage buildings were previously built for Minnesota Sawdust operations when they owned the property. Like most public works departments around the state they adapt and use the existing buildings to the best of their ability. In general the buildings are showing wear that is typical for buildings that are 45 +/- year old and under the type of use that public works activities involve.

The assessment included on-site observation of the existing facility and is intended to provide an indication of existing conditions, possible capital improvement upgrades, potential code compliance items or other building maintenance requirement which should be considered in any building renovation / addition project or as planned facility capital improvement projects.

The facility assessment portion is not intended to be exhaustive analysis but rather to assess and highlight the major building deficiencies observed visually during the tours.

The following information is a summary of the primary condition and code issues identified within each of the buildings.

1. Utility and Sign Shop:

The building was built in the early to mid-1970's and is approximately 5,000 sf. The building is a pre-engineered metal building with metal wall panels and roof. The following are some of the major issues identified.

- Exit door not compliant with code requirements
- Damaged exterior siding in spots
- Rusting exterior doors and frames
- Damaged insulation and vapor barrier
- Evidence of roof leaks
- Non-accessible bathroom

2. Vehicle Storage

The Vehicle Storage building consists of a pre-engineered metal structure with insulated metal wall panels. The building is 13,228 sf and was built in the mid 1970's to early 1980's. An addition was added on the West side and the year of constructed is unknown. The following are some of the major issues identified.

- Rusting exterior doors and frames
- Exit door not compliant with code requirements
- No internal floor drainage for vehicles
- Structural configuration limits efficient storage capacities of large vehicles
- Damaged insulation and vapor barrier
- Exterior damage to metal panel cladding
- Rusting of limited locations on the structural steel

3. Fleet Storage

The Fleet Storage building is a concrete masonry block building with precast double T's for the roof structure. The building is 12,258 sf and was built in the mid 1970's to early 1980's. The following are some of the major issues identified.

- Rusting exterior doors and frames
- Portions of the exterior masonry have been repaired but lack proper finish coatings
- Significant cracks in exterior masonry walls exist
- Interior concrete slab is heavily worn, spalled, and cracked
- Concrete apron at overhead doors is cracked
- Evidence of moisture intrusion at masonry wall along grade

4. Salt Storage Enclosure

The salt storage enclosure consists of a fabric roof structure supported by aluminum space frame set on round concrete foundation posts with precast form perimeter walls. The salt storage building covers 6,000 sf and was built in 2006.

- The enclosure is in good condition

5. Administration Trailer

The Administration Trailer is a 10 year old double-wide temporary trailer of approximately 1,600 sf. The entirety of the administrative and personnel areas are located within the trailer, including break area, offices, and crew areas.

- Interior finishes are heavily worn
- Exterior paint finish is peeling and aged
- Accessible entrance is not clearly labeled

6. Site

The current site encompasses two parcels separated by 142nd Avenue Northwest. The Northern parcel is 2.07 acres and is used for granular material storage along with the Utility and Sign Shops building located at the far North end. The southern parcel is 3.17 acres and contains the Administration Trailer, Fleet Storage and Salt Storage.

- Site is small and cramped negatively affecting operations and movement of vehicles
- The existing site and buildings are unable to store all the department's equipment and vehicles; additional storage is currently being used to store larger equipment off-site at 6710 Hwy 10. Operationally this is inefficient.
- Site functions are spread out and separated making communication and operations less efficient.
- Existing asphalt pavement is in fair condition with multiple cracks

7. Fuel Island

The fuel island consists of two above-ground storage tanks for on-road and off-road diesel fuel.

- The tanks appear to be in good condition but the metering technology is dated.

Summary of Facility Assessment

The buildings are generally in fair condition. The administration trailer is more of a temporary facility and not suitable for the requirements of the City's public works staff. Based on age and the intense use of public works activities they are showing wear and tear that would be anticipated. The main issue is that some of the buildings that Public Works utilizes were not built for public works operations. They have been adapted to work as best as possible but they do not have the required areas need for an efficient and appropriate public works department.

C. OPERATIONAL / FUNCTIONAL OBSERVATIONS

The space needs analysis and the site walk through provided an opportunity for the study team to assess the functionality and operational efficiency of the complex. Based on the planning team's familiarity with public works departments along with input from the public works department the team evaluated the operational conditions of the department. The following is a summary of issues observed.

1. General Site Observations

The total available site is more than sufficient to meet the needs for the Department.

Operational/Functional Deficiencies:

- The road that bi-sects the site is a public road with no separation from the Public Works yard and facility components which could create conflicts.
- No site security, due to the fact that there is no perimeter fence the department has over the years experienced theft and vandalism.
- Employee and visitor parking is located in a manner that creates conflict with department vehicle movement.
- Proximity of building creates operational inefficiency.
- No "front door" to the site.
- Public related activities (recycling, water sales) are located in areas of the site that force public vehicles deep into Public Works activities.

2. Exterior Material Storage

The site contains storage areas for a variety of materials and vehicles/equipment. These include stockpiles of granular materials, waste construction materials, construction materials, police impound and public works equipment and equipment implements.

Operational/Functional Deficiencies:

- Lack of site constraint results in materials stored in non-uniform manner and location.
- Lack of site constraint results in continued storage of items no longer required.

3. Administration / Personnel Areas

The entirety of the administrative and personnel areas is located in a trailer near the entrance to the site. The building houses offices, break room and crew areas.

Operational/Functional Deficiencies:

- Space inadequate for functions required on site.
- Building does not house all personnel.

4. Fleet Storage Building

This building houses the Streets, Parks and Fleet Maintenance operations.

Operational/Functional Deficiencies:

- Shops and storage areas are poorly defined and are not segregated from areas that generate vehicle exhaust fumes.
- Inadequate fleet maintenance area.
- There is no appropriate drainage system in the building
- The building clear height is not sufficient for lifting large vehicles.
- There are no personnel support areas in the building

5. Utilities & Sign Shop Building

The Utilities Operation and Sign Operation are located in a separate building located remotely on the site. The building houses the offices and personnel areas for the Utilities Crew, Utilities shops and storage, Utilities vehicle storage, Utilities material storage and the Sign Shop operation.

Operational/Functional Deficiencies:

- The remoteness of the building reduces the ability for good communication between Utilities staff and other Public Works groups.
- The spaces are inadequate to support the needs.

- The Sign production area is located on the second floor of the space with limited access.
- Storage of vehicles in shops creates exhaust/ventilation issues.

6. Vehicle Storage Building

The building consists of a two bay structure with overhead doors on each end of two circulation aisles. The building is used for vehicle and material storage.

Operational/Functional Deficiencies:

- The configuration of building does not lend itself to efficient use as vehicle storage.

7. Salt Storage Enclosure

The sand and salt storage building is a fabric covered steel structure.

Positive Features:

- The structure is sufficient for the amount of material stored.
- Circulation to and from the structure appears efficient

Operational/Functional Deficiencies:

- The structure is located adjacent to a wetlands area. Runoff must be carefully controlled.

Summary of Operational and Functional Observations:

The buildings do not provide the required spaces to support the City's public works operations. The locations / separations of the buildings creates inefficient staff communication and interaction. The overall site has adequate area but is not currently configured to provide appropriate vehicle and material movement. Public access creates vehicle movement problems and the site lacks a security perimeter.

D. SPACE PROGRAM ANALYSIS

Space Programming Methodology

The goal of the programming analysis is to assist the City in determining what spaces are needed and appropriate sizes of those spaces based on Ramsey's specific department activities. The Space Program documentation is presented in two forms; Space Program Spreadsheets and Space Standards. The spreadsheets identify operational areas and the square footage requirements for each. The Space Standards are diagrammatic drawings of some of the spaces which help to diagrammatically illustrate the space, its equipment and general proportions to meet function, building code and accessibility guidelines.

Summary of the Program Requirements

As detailed in Section 4 of this report, the space needs are documented in a program which identifies the individual spaces required of the department. The program is based on requirements for a 15-20 year projected space need.

The program sheets are broken into the main operations of the department;

- Administration / Personnel
- Vehicle Maintenance
- Parks / Streets & Utilities Shops and Storage
- Fleet Storage (these areas are under the Building Type heading as "enclosed")

The following chart is a summary of the existing total department area compared to the required program area.

Department	2015 Current Space	2030 Projected Need	Space Deficiency	% of Change
Public Works	32,000 sf	66,205 sf	34,205 sf	206.9%

Summary of Space Programing

The programming analysis defined required and appropriately sized spaces for public works. In summary this exercise further confirmed that the existing buildings do not currently have the needed floor space. A large portion of the inadequate area deals with the storage of the City's equipment. The city has a large investment in this equipment. Housing this equipment indoors, as is standard in the industry extends the life of the equipment and reduces maintenance requirements.

E. FACILITY COMPARISONS

In Section 5 of the report provides a comparative analysis between the characteristics of the Ramsey Public Works facilities and the characteristics of the same departments in other comparable Minnesota municipalities.

This assessment is done to help provide a comparison of the size of other public works facilities in Minnesota. This comparison looks at 15 Minnesota cities are listed ranging in population from 16,500 to 39,000. With public works facilities that range in size from 44,900 square feet to 86,680 square feet, with the average facility being more in the 64,500 square feet range. As a snap shot Ramsey's existing public works facilities totals at approximately 32,000 square feet. The required programmed area is 66,205 square feet, which is in line with current area requirements for public works operations as demonstrated in this comparison.

F. CONCEPT PLAN DEVELOPMENT

The concept plans and the site masterplan options were developed based upon achieving the identified priorities, goals and proper area requirements and work flows to support the public works department. The four concept planning options identified some core planning principals:

1. Provide adequate and appropriate building / operational area required for the Public Works Department
2. Provide adequate and appropriate site area and circulation needed for public works equipment & operations
3. Allow for future expansion
4. Site layouts that create operational efficiency
5. Separate public and public works traffic flow and access

A major issue in the planning of the proposed site centered on extending McKinley Street through to connect with Jasper. The planning commission reviewed this issue and it was determined in their November 12, 2015 meeting that extending McKinley Street through would not be a requirement of the City's comprehensive plan.

The following is a summary of the four options developed:

- **Option A** – construct a new public works operations east of Jasper and utilize some existing structures for storage.
- **Option B** - construct an entirely new public works facility east of Jasper.
- **Option C** – construct a new public works operations east of Jasper and utilize some existing structures for storage.
- **Option D** - construct a new public works operations on the west side of Jasper and utilize some existing structures for storage.

Summary of Concept Planning

Of the four site options studied two of them lacked the required work flow needed to foster operational efficiency. Options A and B produced the most efficient area configurations. The primary difference between options A and B is that in option A existing building are utilized for general storage needs while option B proposes construction all new facilities east of Jasper. From a land use perspective:

- **Option A** – utilized 15.5 acres for public works and allows 18 acres for other development.
- **Option B** - utilized 11.4 acres for public works and allows roughly 23 acres for other development.

In summary while both options have a number of positive features it was determined that option A would provide the best current and long range area to best support the City's public works activities.

G. PROJECT COST ANALYSIS

Section 7 of the report looks at the cost associated with each of the concept planning options. These estimates are general in nature, however the estimated costs are based on historic and current cost data for public works construction in our region.

The square foot cost shown in the body of the report represent the mean range that we would anticipate for construction to occur in 2016. These values have been inflated to anticipate construction cost in 2017.

The estimated cost for each of the four options with inflation added are as follows:

Option A

- Construction $11,563,571
- Soft Cost Estimate $1,500,000
- **Estimated 2017 Total Project Cost $13,063,571**

Option B

- Construction $12,226,835
- Soft Cost Estimate = $1,500,000
- **Estimated 2017 Total Project Cost $13,726,835**

Option C

- Construction $11,508,446
- Soft Cost Estimate = $1,500,000
- **Estimated 2017 Total Project Cost $13,008,446**

Option D

- Construction $11,343,071
- Soft Cost Estimate = $1,500,000
- **Estimated 2017 Total Project Cost $12,843,071**

The difference between the high and low estimated is $883,764. Since all concept plans are based on providing the same core building area the primary differences in the cost are based on the following:

1. Reuse or new of existing storage buildings
2. Relocation of the existing salt storage shed
3. Amount of site development required

H. PROPOSED PROJECT SCHEDULE

Section 8 of the report is a detailed schedule identifying dates that have occurred throughout the study as well as possible future action items. In our professional opinion that the City's public works department is lacking in a number of standards that are typical and appropriate for public works operations. If the City Council approves and adopts the report the process is defined to allow the required activities to occur for construction to start in spring of 2017.

Some of the major dates / timelines are:

- December 8, 2015 - City Council adoption of the study
- May 2016 to March 2017 - Design & Document Process
- March 2017 to May 2017 – Bid & Award the Construction Project
- May 2017 to June 2018 – Construction

BKV Group has enjoyed and valued the opportunity to be part of the planning team for the City and the Public Works department. Our goal was to provide you with a well-developed and comprehensive analysis that addresses the issues, provides clear and appropriate options and a path to achieve them. We welcome the opportunity to address any questions that the City or the community might have.

Our behalf of the planning team we are available to provide any additional support the City may need.

Bruce Schwartzman, AIA – Partner with BKV Group

Craig Carter, AIA – Senior Architect and Planner with BKV Group

Michael Healy – Project Planner with BKV Group

Ron Hilton - Senior Vice President with Maintenance Facility Consultants, a division of Whitman, Requardt & Associates, LLP

END OF SECTION

II. Facility Assessment

A. INTRODUCTION

The purpose of this section of the study is to assess the condition of the existing Ramsey Public Works facilities. This information provides the necessary data to assist the City Leadership to make informed decisions regarding how to best address the existing city infrastructures for long range planning. With this information the report identifies possible repairs, upgrades and/or replacement of these facilities based on conditions as well as operational requirements.

The process starts with the BKV Group team becoming familiar with previous data, studies, documents and drawings for the buildings to be studied. The next step is an on-site meeting and tour of each facility with BKV Group's team of architects and engineers to tour the buildings and site. Following these visits, BKV Group documents the conditions.

The Facility Assessments were conducted on July 30, 2015.

The individuals present for the tour were:

- Grant Riemer
  Public Works Superintendent
- Bruce Schwartzman, AIA
  Partner & Managing Architect with BKV Group
- Ron Hilton
  Senior Vice President with Maintenance Facility Consultants, a division of Whitman, Requardt & Associates, LLP
- Craig Carter, AIA
  Senior Project Architect with BKV Group

The assessments included on-site observations of the existing facilities and review with key staff regarding the functional operation of the buildings. This portion of the process identified assets and deficiencies. The physical conditions of the buildings were assessed, as well as the way in which the building's design affects staff operations. A physical condition review of the buildings is performed to determine maintenance issues, safety and code concerns, and review how conditions affect building system operations and energy costs.

The assessments are intended to provide an indication of capital maintenance requirements, potential code and regulatory required upgrades, and other building conditions which should be considered as part of the facility's general upkeep as well as part of any building project. The study does not address potential environmental issues such as asbestos or deconstructive testing for unseen conditions. The facility assessments are not intended to be exhaustive, but rather to assess and highlight the major building deficiencies in four major categories:

1. Functional accommodations
2. Safety / security of staff and visitors
3. Code related deficiencies
4. Capital maintenance / building envelope

B. FACILITY ASSESSMENT REPORT

A brief summary of the existing conditions and deficiencies identified within each facility follows.

B.1. Utility and Sign Shop

B.2. Vehicle Storage

B.3. Fleet Maintenance and Shops

B.4. Salt Storage Building

B.5. Administration Trailer

B.6. Site

B.7. Fuel Island

B.8. Police Impound



Existing Site Conditions

B.1. UTILITY AND SIGN SHOP

The utility and sign shop building was built in the early to mid 1970's and is approximately 5,000 sf. It consists of a pre-engineered metal building with metal wall panels and roof. The exterior wall has approximately a 8 ft high concrete masonry unit base course.

The following photographs and captions summarize our findings:



Figure B.1.2: No code-required exit door



Figure B.1.3: Overhead door opening infilled with metal panel and wood studs



Figure B.1.1: Overall view of Utility and Sign Shop Building



Figure B.1.4: Overhead door jamb damaged and rusting



Figure B.1.5: Damaged / torn insulation and vapor barrier


Figure B.1.6: Damaged metal gutter at overhead door


Figure B.1.7: Depressed asphalt at door threshold causing ponding and drainage issues

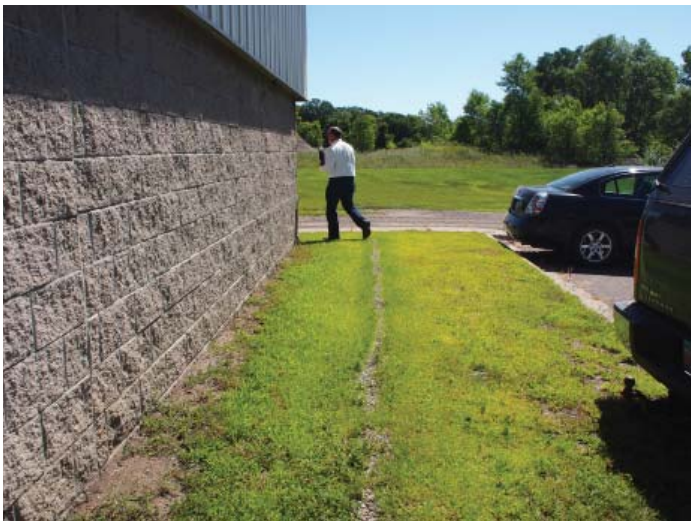
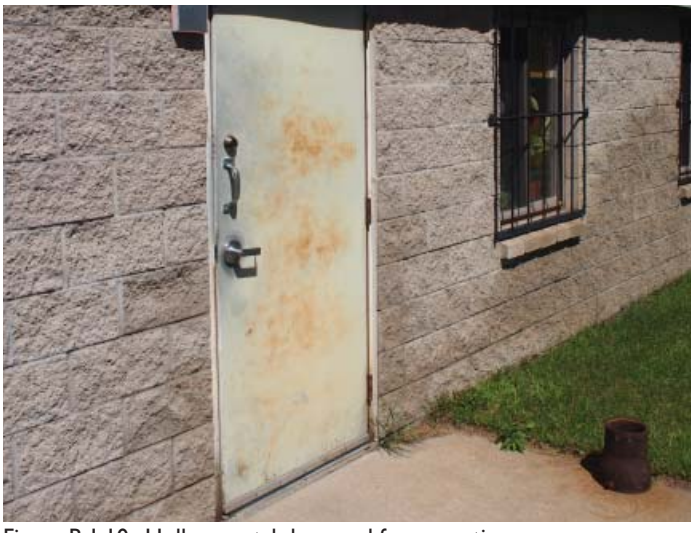

Figure B.1.8: Soil erosion at perimeter of building suggests evidence of gutters overflowing


Figure B.1.9: Hollow metal door and frame rusting and signs of moisture damage at masonry wall along grade


Figure B.1.10: Hollow metal door and frame rusting

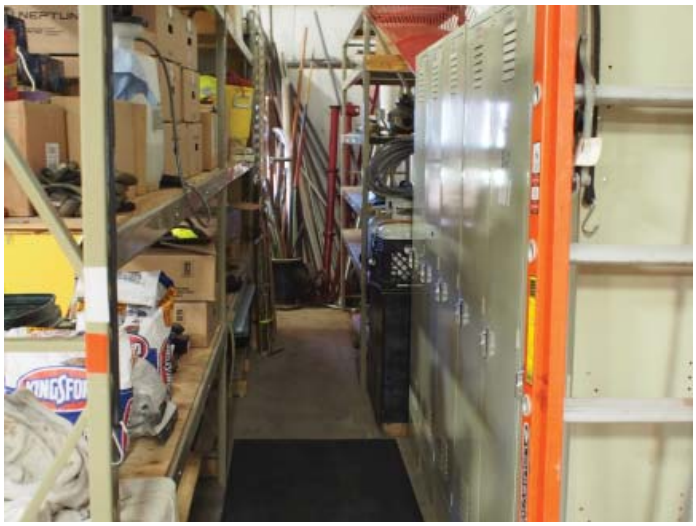


Figure B.1.11: Storage shelving placed too close together for safe access



Figure B.1.14: Evidence of roof leaks in sign shop area



Figure B.1.12: Exit door has deadbolt with thumb-turn which is not allowed by code



Figure B.1.15: Restroom is not handicap accessible

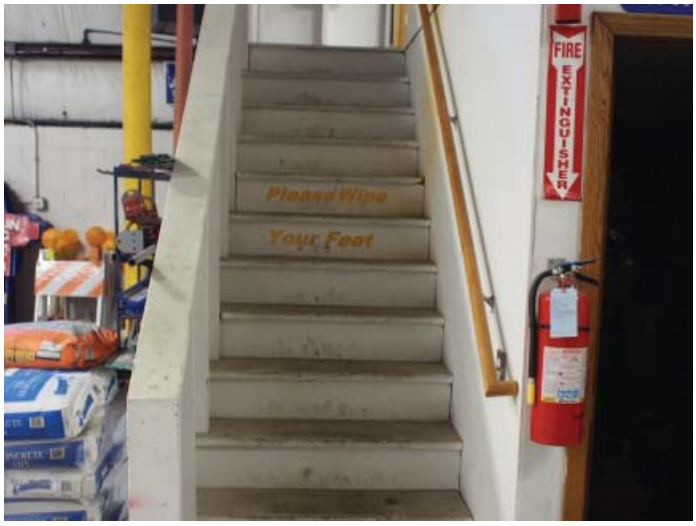


Figure B.1.13: Sign shop is not handicap accessible

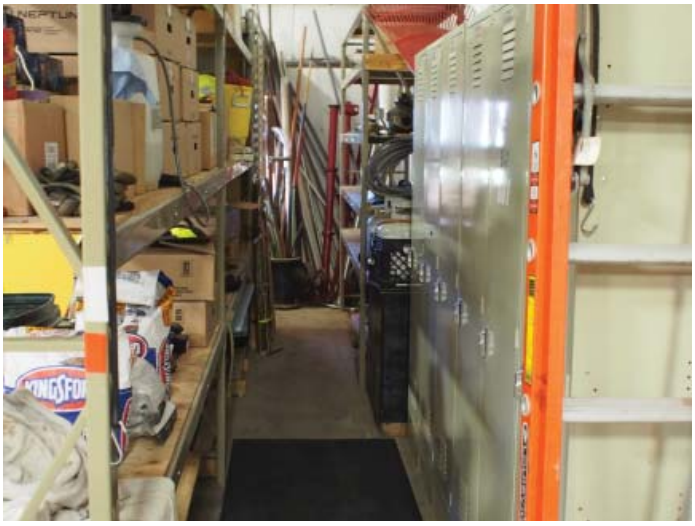


Figure B.1.16: Staff lockers are not handicap accessible

B.2 VEHICLE STORAGE

The Vehicle Storage building consists of a pre-engineered metal structure with insulated metal wall panels. The building is 13,228 sf and was built in the mid 1970's to early 1980's. An addition to the West end of the building was constructed similarly, the year of the addition is unknown.

The following photographs and captions summarize our findings:



Figure B.2.2: Hollow metal door and frame on South facade is rusting



Figure B.2.3: Northwest exit door is stuck in closed position, does not meet code



Figure B.2.1: Overall view of Cold Storage Building



Figure B.2.4: Building lacks floor drains in main storage area creating slip hazards from wet vehicles



Figure B.2.5: Condensate drain is located high on the wall causing rust stains on South facade



Figure B.2.8: Steel structure is showing evidence a failing finish and rusting



Figure B.2.6: Insulation and vapor barrier is damaged



Figure B.2.9: Settling of concrete apron at North overhead door has necessitated asphalt patching



Figure B.2.7: Exit door is locked with deadbolt, does not meet code



Figure B.2.10: Exterior metal panel cladding is damaged at North facade

B.3 FLEET MAINTENANCE AND SHOPS

The Fleet Maintenance and Shops Building is a concrete masonry block building with precast double T's for the roof structure. The building is 12,258 sf and was built in the mid 1970's to early 1980's.

The following photographs and captions summarize our findings:

- Existing restroom is not handicap accessible
- Exit doors are being locked using thumb-turn style deadbolt which does not meet code



Figure B.3.2: Exterior masonry jambs have been repaired at overhead door but lack proper sealing/finishing

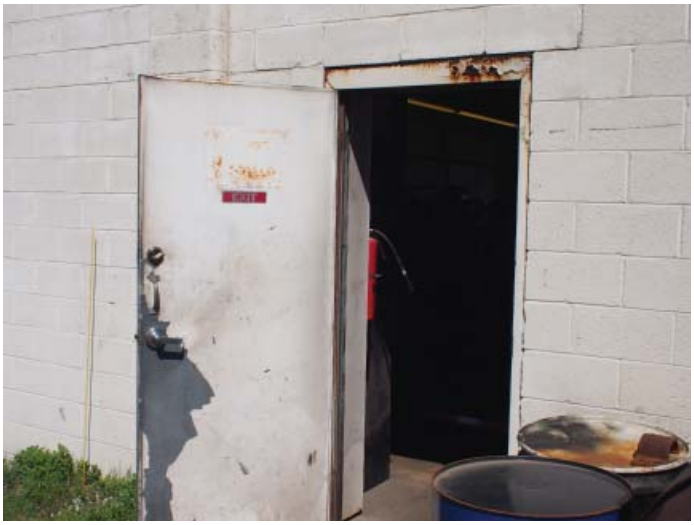


Figure B.3.3: Exterior hollow metal doors and frames are rusting



Figure B.3.1: Overall view of Fleet Storage Building



Figure B.3.4: Concrete apron at overhead doors is cracking and spalled



Figure B.3.5: Cracks are visible in exterior masonry walls on North and South facades



Figure B.3.6: Vertical cracks are visible in masonry pilaster at West facade



Figure B.3.7: Downspouts have eroded soil at base of wall/foundation causing potential drainage issues



Figure B.3.8: Moisture damage is visible at base of masonry wall, exterior finish is failing and chipping off

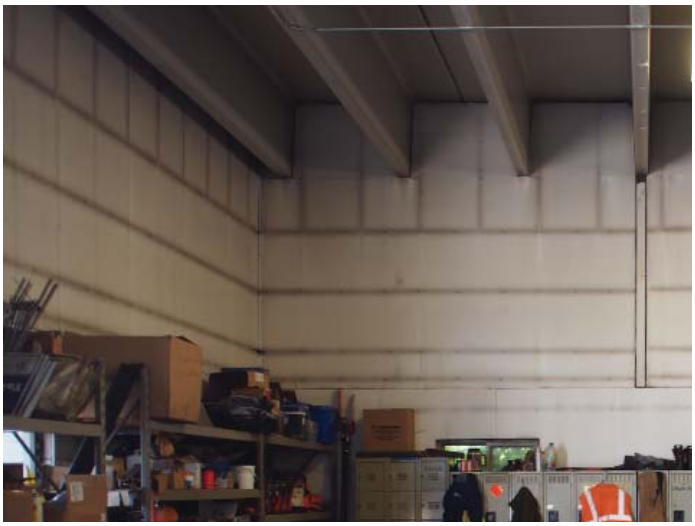


Figure B.3.9: Evidence of thermal bridging throughout the building as dirt has accumulated at areas of condensation aligning with the studs



Figure B.3.10: Staff lockers are not handicap accessible and are located in main storage area



Figure B.3.11: Concrete slab on grade is heavily worn, spalling and cracking

B.4 SALT STORAGE BUILDING

The salt storage building consists of a fabric roof structure supported by aluminum space frame set on round concrete foundation posts. The salt is kept from spilling out by precast concrete walls cantilevered up from the ground. The salt storage building covers 6,000 sf and was built in 2006. The building is in good shape and could be relocated if necessary.

The following photographs and captions summarize our findings:



Figure B.4.2: Precast wall panels and concrete foundation piers along exterior wall are in good condition



Figure B.4.3: Aluminum space frame structure appears in good condition



Figure B.4.1: Overall view of Salt Storage Building



Figure B.4.4: Overall fabric roof structure is in good condition

B.5 ADMINISTRATION TRAILER

The Administration Trailer is a 10 year old double-wide temporary trailer of approximately 1,600 sf.

The following photographs and captions summarize our findings:



Figure B.5.2: Main entrance lacks signage directing to accessible entrance



Figure B.5.3: Ceiling is starting to sag and separate at seam of trailer



Figure B.5.1: Overall view of Administration Trailer



Figure B.5.4: Exterior cladding is showing age and needs to be painted



Figure B.5.5: Hole in floor is covered with sheet metal

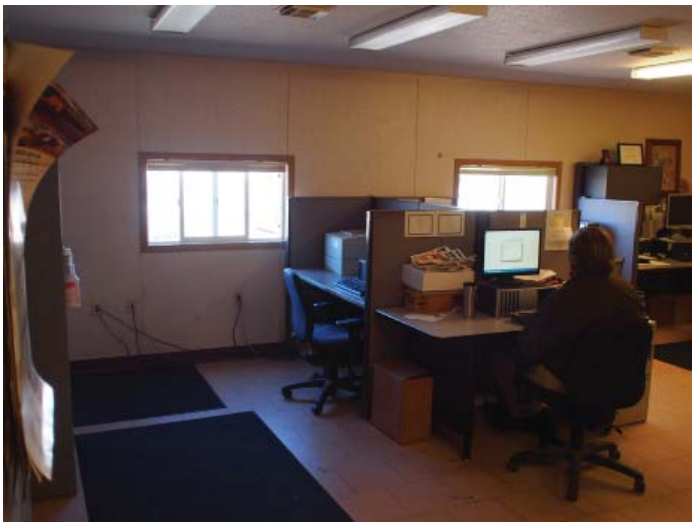


Figure B.5.8: Office space is insufficient for staff needs



Figure B.5.6: Areas of missing VCT floor finish



Figure B.5.9: Staff lockers are not handicap accessible



Figure B.5.7: VCT floor finish shows extensive wear



Figure B.5.10: Supply and waste pipes at lavatory are not insulated



Figure B.5.11: Mechanical systems are in good condition



Figure B.5.12: Electrical systems are adequate and in good condition

B.6 SITE

The current site encompasses two parcels separated by 142nd Avenue Northwest. The Northern parcel is 2.07 acres and is used for granular material storage along with the Utility and Sign Shops building located at the far North end. The southern parcel is 3.17 acres and contains the Administration Trailer, Fleet Storage Buildings and Salt Storage.

The following photographs and captions summarize our findings:



Figure B.6.1: Aerial view of Public Works site



Figure B.6.2: Major streets around the site are in good condition



Figure B.6.3: On-site pavement has multiple cracks and has less than 10 years of useful service life remaining



Figure B.6.4: Unpaved areas of site are in good condition with no signs of deep rutting



Figure B.6.5: Granular storage areas do not meet current EPA standards for cover



Figure B.6.6: Granular material storage bins are in good condition



Figure B.6.7: Yard storage is located throughout the grounds

B.7 FUEL ISLAND

The fuel island consists of two above-ground storage tanks for on-road and off-road diesel fuel. The tanks appear to be in good condition but the metering technology is dated.

The following photographs and captions summarize our findings:



Figure B.7.1: Above ground fuel storage tank

B.8 POLICE IMPOUND LOT

The police impound lot adjacent to Fleet Storage had no security cameras and insufficiently tall fences to prevent people from breaking into the vehicles, thus it has been temporarily moved to another location.



Figure B.8.1: Police Impound Lot

END OF SECTION

III. Operational and Functional Observations

A. INTRODUCTION

The space needs analysis and the site walk through provided an opportunity for the study team to assess the functionality and operational efficiency of the complex. The following represent observations from the site visit and pursuant space needs evaluation. The following is divided by building/site area and includes observed positive features and operational/functional deficiencies.

B. OBSERVATIONS

1. Administration/Personnel Areas

The entirety of the administrative and personnel areas is located in a trailer near the entrance to the site. The building houses offices, break room and crew areas.

Positive Features

- None

Operational Deficiencies

- Space inadequate for functions required on site.
- Building does not house all personnel.

2. Fleet Maintenance and Shops Building

The Fleet Maintenance and Shops building houses the Streets, Parks and Fleet Maintenance operations. It is configured as a drive through building with a large overhead door on each end and a central circulation aisle. Shop spaces are located on both sides of the aisle with Streets and Park shops, materials storage and vehicle storage located at the entry end of the building and Fleet Maintenance located on one side of the aisle at the exit end of the building.

Positive Features

- None

Operational/Functional Deficiencies

- Shops and storage areas are poorly defined and are not segregated from areas that generate vehicle exhaust fumes.
- The Fleet Maintenance area is insufficient for the fleet size.
- The current wash location is behind the vehicle repair bays which causes the bays to be blocked and water to flow into the bays.
- There is no efficient drainage system in the building
- The building clear height is not sufficient for lifting large vehicles.
- There are no personnel support areas in the building.

3. Utilities Shops Building

The Utilities Operation and Sign Operation are located in a separate building located remotely on the site. The building houses the offices and personnel areas for the Utilities Crew, Utilities shops and storage, Utilities vehicle storage, Utilities material storage and the Sign Shop operation.

Positive Features

- None

Operational/Functional Deficiencies

- The remoteness of the building reduces the ability for good communication between Utilities staff and other Public Works groups.
- The work spaces are inadequate to support the department's needs. Currently, six staff are working out of an space designed for roughly two individuals.
- The Sign production area is located on the second floor of the space with limited access.
- Storage of vehicles in shops creates exhaust/ventilation issues.
- Limited room for efficient storage of vehicles and equipment; vehicles require stacking causing operational inefficiency. and building does not fit all required equipment.

4. Vehicle Storage Building

The Vehicle Storage building consists of a two bay structure with overhead doors on each end of two circulation aisles. The building is used for vehicle and material storage.

Positive Features

- The building has sufficient clear heights for most activities.
- The building includes substantial square footage that has capability for use as storage or possibly use for another function.
- The building is heated.

Operational/Functional Deficiencies

- The structural configuration of building does not lend itself to efficient use as vehicle storage.
- The space is lacks a drainage system for vehicle run-off.

5. Salt Storage Building

The Salt Storage building is a fabric covered aluminum structure.

Positive Features

- The structure is sufficient for the amount of material stored.
- Circulation to and from the structure appears efficient, with ample maneuvering space for equipment.

Operational/Functional Deficiencies

- The structure is located adjacent to a wetlands area and runoff must be carefully controlled.

6. Exterior Material Storage

The site contains storage areas for a variety of materials and vehicles/equipment. These include stockpiles of granular materials, waste construction materials, construction materials, police impound and public works equipment and equipment implements.

Positive Features

- Sufficient space for storage of all assessed needs.

Operational/Functional Deficiencies

- Lack of site constraint results in materials stored in non-uniform manner and location.
- Lack of site constraint results in continued storage of items no longer required.

7. General Site Observations

The current site size and configuration limits the department's operational efficiency and opportunity for growth. The inefficient layout and shape of the site has facilitated the need to spread operational functions throughout the site creating increased site circulation and separation of functions. Site operational/functional deficiencies noted include the following.

- The road that bi-sects the site is virtually a public road with no separation from the Public Works yard and facility components.
- Site security is at a minimum/non-existent
- Employee and visitor parking is located in a manner forcing integration of private vehicle traffic with department vehicle traffic.
- Movement between buildings does not flow efficiently due to the location of the drive areas and entrances to the buildings.
- Building locations and elevations create inefficiencies in movement of materials and vehicles.
- There is no "front door" to the site.
- Public related activities (recycling, water sales) are located in areas of the site that force public vehicles deep into Public Works activities.
- Site size limits the ability to store large equipment. Equipment is typically stored off-site because of site constraints affecting operational efficiency.

END OF SECTION

IV. Space Programming

A. INTRODUCTION

The Space Program documentation is presented in two forms; Space Program Spreadsheets and Space Standards. The spreadsheets are summaries which identify personnel by position as well as support spaces necessary to accommodate efficient operations of the department. The Space Standards are diagrammatic drawings of each space which include the equipment that can be accommodated within the space to meet function, building code and accessibility guidelines. The Space Standards are included in the appendix at the end of this report. Both parts together form "The Program", a term used within the architectural industry to describe the inventory of all spaces to be accommodated in the future planning, budget definition and physical building design.

Assumptions made in developing the program:

The development of the program is based on planning for a 15-20 year projected need. The projection of the program for a 15-20 year time-frame is within a reasonable range to accurately project future needs. It is important to note, however, that as time passes, particularly if funding for a project is not immediately available or a capital campaign will be in process over the next few years, the original program should be reviewed, refined and re-assessed to keep up with changing growth patterns and refined time frame. These considerations will affect the size and costs of future facility projects.

How to read the Program Summaries:

Each space required for the department is listed along with the area required for those spaces. The usable Square footage of a facility includes all areas that are within the interior walls of each individual function. If a facility was planned according to only the net number, the building would be too small to accommodate all functions listed. The reason for this is that space is consumed by components of the building including columns, structure, thickness of walls, plumbing and mechanical shafts, efficiency of the circulation or corridor system and other areas that cannot be easily projected at this phase of the project. To accommodate space for those functions, we have provided a CIRCULATION FACTOR of an additional 20 to 35% of the Net area to be dedicated toward these uses. Generally speaking, buildings that require greater circulation, wide public waiting areas, or large public interface functions require larger efficiency factors. A factor of 35% is reasonable for this project type but could be considered conservative, depending upon the amount of open circulation space desired. The final row, TOTAL PROPOSED / USABLE SF is the number that should be used in the planning and space allocation for each department.

Summary of the Program Requirements:

The space needs are documented in a program which identifies the individual spaces required of the department. The program is based on requirements for a 15-20 year projected space need.

The program sheets are broken into the main operations of the department;

- Administration / Personnel
- Vehicle Maintenance
- Parks / Streets & Utilities Shops and Storage
- Fleet Storage (these areas are under the Building Type heading as "enclosed")

Summary of Existing Space Deficiency

Department	2015 Current Space	2030 Projected Need	Space Deficiency	% of Change
Public Works	32,000 sf	66,205 sf	34,205 sf	206.9%

Analysis / Summary of Findings:

Public Works Findings:

The existing Public Works facility is currently located just east of the Municipal Complex on the south edge of the City limits.

- Current operational offices are in a temporary trailer that lacks required operational areas
- Lack of adequate storage area
- Lack of fleet space (equipment stored outside)
- Lack of adequate and appropriate fleet maintenance area
- Lacks meeting and break areas
- No staff locker area
- Lacking required office areas
- Lacks Maintenance bay areas
- Operational/functional relationships of areas is disjointed
- The configuration of the buildings (office/shops/vehicle storage) results in most vehicles travelling through a very confined area causing significant congestion and a mix of pedestrian and vehicular traffic.

City of Ramsey Department of Public Works

Program of Space Needs

Space Description	Area	Dimension	Qty	Area	Remarks	Building Type enclosed	covered	exterior
ADMINISTRATION/PERSONNEL AREAS								
Reception/Waiting	100		1	100		100	-	-
Public Works Superintendent	225		1	225		225	-	-
Parks and Asst PW Superintendent	168		1	168		168	-	-
Utilities Department Supervisor	168		1	168	includes SCADA workstation	168	-	-
Parks Lead Person	120		1	144		144	-	-
Streets Lead Person	120		1	144		144	-	-
Spare Office	120		1	144		144	-	-
Copy/Work Room	100		1	100		100	-	-
Streets Assembly Room	198		1	198	includes lockers	198	-	-
Parks Assembly Room	254		1	254	includes lockers	254	-	-
Utilities Assembly Room	152		1	152	includes lockers	152	-	-
Break Room/Training	525		1	525	includes kitchenette	525	-	-
Male Restroom/Shower	300		1	300		300	-	-
Female Restroom/Shower	120		1	120		120	-	-
Mud Room/Alcove	80		1	80	at employee entry	80	-	-
Mechanical Rooms	400		1	400		400	-	-
Electrical Rooms	350		1	350		350	-	-
LAN/IT Room	100		1	100		100	-	-
Fitness / Storage Room	750		1	750	current size of fire station	750	-	-
Administration/Personnel Areas subtotal				4,422		4,422	-	-
circulation	35%			1,548		1,548	-	-
ADMINISTRATION/PERSONNEL AREAS TOTAL				**5,970**		**5,970**	**-**	**-**

City of Ramsey Department of Public Works

Program of Space Needs

Space Description	Area	Dimension	Qty	Area	Remarks	Building Type enclosed	covered	exterior
VEHICLE MAINTENANCE FACILITY								
Administration/Personnel								
Mechanic Office/Library	120		1	120		120	-	-
Male Restroom	80		1	80		80	-	-
Female Restroom	80		1	80		80	-	-
Administration/Personnel Areas subtotal				280		280	-	-
circulation	35%			98		98	-	-
Administration/Personnel Total				**378**		**378**	**-**	**-**
Repair Bays								
Truck Repair Bay		20 x 55	2	2,200		2,200	-	-
Auto Repair Bay		16 x 35	2	1,120		1,120	-	-
Repair Bays subtotal				3,320		3,320	-	-
circulation	20%			664		664	-	-
Repair Bays Total				**3,984**		**3,984**	**-**	**-**
Shops/Support/Parts								
Common Work Area	300		1	300	includes tire equip.	300	-	-
Lube/Compressor Room	500		1	500		500	-	-
Equipment Storage	300		1	300		300	-	-
Tool Crib	100		1	100		100	-	-
Tire Storage	300		1	300		300	-	-
Parts Storeroom	464		1	464		464	-	-
Shops/Support/Parts subtotal				1,964		1,964	-	-
circulation	20%			393		393	-	-
Shops/Support/Parts Total				***2,357***		***2,357***	**-**	**-**
VEHICLE MAINTENANCE FACILITY TOTAL				**6,719**		**6,719**	**-**	**-**

City of Ramsey Department of Public Works

Program of Space Needs

Space Description	Area	Dimension	Qty	Area	Remarks	Building Type enclosed	covered	exterior
PARKS SHOPS/STORAGE								
General Shop	1,000		1	1,000		1,000	-	-
Tool Storage	200		1	200		200	-	-
Small Equipment Storage	200		1	200		200	-	-
Consumables Storage	200		1	200		200	-	-
Material Storage	-		1	-	See Cold Storage	-	-	-
Parks Shops/Storage subtotal				1,000		1,000	-	-
circulation	20%			200		200	-	-
PARKS SHOPS/STORAGE TOTAL				**1,200**		**1,200**	**-**	**-**
STREETS SHOPS/STORAGE								
Sign Design	400		1	400	conditioned	400	-	-
Sign Fabrication	500		1	500		500	-	-
Sign Storage	500		1	500		500	-	-
Carpentry Shop	1,000		1	1,000		1,000	-	-
Welding Shop		30 x 50	1	1,500	could be in VMF	1,500	-	-
General Shop	1,000		1	1,000		1,000	-	-
Tool Storage	200		1	200		200	-	-
Consumables Storage	200		1	200		200	-	-
Material Storage	-		1	-	see cold storage	-	-	-
Streets Shops/Storage subtotal				5,300		5,300	-	-
circulation	35%			1,855		1,855	-	-
STREETS SHOPS/STORAGE TOTAL				**7,155**		**7,155**	**-**	**-**
UTILITIES SHOPS/STORAGE								
General Shop	1,000		1	1,000		1,000	-	-
Parts Storage	300		1	300		300	-	-
Tool/Equipment Storage	200		1	200		200	-	-
Material Storage	-		1	-	See Cold Storage	-	-	-
Utilities Shops/Storage subtotal				1,500		1,500	-	-
circulation	35%			525		525	-	-
UTILITIES SHOPS/STORAGE TOTAL				**2,025**		**2,025**	**-**	**-**

City of Ramsey Department of Public Works

Program of Space Needs

Space Description	Area	Dimension	Qty	Area	Remarks	Building Type enclosed	covered	exterior
COLD STORAGE								
Streets Materials	1,000		1	1,000		1,000	-	-
Utilities Materials	1,000		1	1,000		1,000	-	-
Parks Materials	1,000		1	1,000		1,000	-	-
Implements/Blades/etc	2,500		1	2,500	includes circulation	2,500	-	-
Shared Materials	2,000		1	2,000	barricades/cones/etc	2,000	-	-
Lumber Storage	400		1	400		400	-	-
Paving Materials - palletized	400		1	400		400	-	-
Cold Storage subtotal				8,300		8,300	-	-
circulation	20%			1,660		1,660	-	-
COLD STORAGE TOTAL				**9,960**		**9,960**	**-**	**-**
YARD STORAGE								
Truck Wash		20 x 50	2	2,000		2,000	-	-
Mower Blow Down		10 x 20	1	200		-	-	200
Antenna	40		1	40		-	-	40
Scrap Bins	200		4	800		-	-	800
Used Tire Storage	100		1	100		-	100	-
Salt Storage		70 x 100	1	7,000		-	7,000	-
Granular Material Storage		15 x 20	6	1,800		-	1,800	-
Granular Material Stockpiles		100 x 100	3	30,000		-	-	30,000
Material Storage	800		1	800	pipe, structures, etc	-	-	800
Generator		10 x 15	1	150		-	-	150
Fuel Island		14 x 30	2	840		-	840	-
Above Ground Fuel Storage	400		1	400		-	-	400
Recycling Center	43,560		1	43,560	containers near site entrance	-	-	43,560
Recycling Center Office/RR	140		1	140		140	-	-
Drying Bed		20 x 50	1	1,000		-	1,000	-
Impound Lot		10 x 20	20	4,000		-	4,000	-
Yard Storage subtotal				92,830		2,140	14,740	75,950
circulation	100%			92,830		2,140	14,740	75,950
YARD STORAGE TOTAL				**185,660**		**4,280**	**29,480**	**151,900**

City of Ramsey Department of Public Works

Program of Space Needs

Space Description	Area	Dimension	Qty	Area	Remarks	Building Type enclosed	covered	exterior
PARKING								
Employee		10 x 20	50	10,000		-	-	10,000
Visitor		10 x 20	2	400		-	-	400
Accessible		15 x 20	2	600		-	-	600
Agency Vehicles								
Interior Conditioned								
X-Small Equipment		8 x 8	18	1,152		1,152	-	-
Small Equipment		10 x 20	33	6,600		6,600	-	-
Medium Equipment		15 x 30	15	6,750		6,750	-	-
Large Equipment		15 x 40	7	4,200		4,200	-	-
Covered								
X-Small Equipment		8 x 8	0	-		-	-	-
Small Equipment		10 x 20	0	-		-	-	-
Medium Equipment		12 x 30	0	-		-	-	-
Large Equipment		12 x 40	0	-		-	-	-
Exterior								
X-Small Equipment		8 x 8	0	-		-	-	-
Small Equipment		10 x 20	3	600		-	-	600
Medium Equipment		12 x 30	5	1,800		-	-	1,800
Large Equipment		12 x 40	0	-		-	-	-
Down/Ready Line								
Auto/Light Truck		10 x 20	4	800		-	-	800
Truck		12 x 40	1	480		-	-	480
Parking subtotal				33,382		18,702	-	14,680
circulation - interior/heated storage	80%			14,962		14,962	-	-
circulation - exterior storage	100%			1,280		-	-	1,280
PARKING TOTAL				**49,624**		**33,664**	**-**	**15,960**
Site Subtotal				***268,313***		***70,973***	***29,480***	***167,860***
Site Circulation, Setbacks				201,235				
Stormwater Management				43,560				
SITE TOTAL				***513,108***				
				11.78	acres			

Department	Job Title	Duties	No.	
			Full Time	Seasonal
Administration				
PW/Streets	PW Superintendent	Department Head	1	
Parks	Parks and Asst PW Superintendent	Park Dept Supervisor/Asst. PW Superintendent	1	
Parks				
Parks	Parks Lead Person	Parks Maintenance/Manage seasonal staff	1	
Parks	Parks Maintenance Worker	Park Maintenance	1	
Parks	Parks Maintenance Worker	Park Maintenance	1	
Parks	Parks Maintenance Worker	Park Maintenance	1	
Parks	Parks Maintenance Worker	Park Maintenance/Irrigation Maintenance	1	
Parks	Future		2	
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Intern	Park Administration/Event Coordination	1	
Streets				
Streets	Streets Lead Person	Supervise streets projects/staff	1	
Streets	PW Maintenance Worker	Street Maintenance/Traffic Signs	1	
Streets	PW Maintenance Worker	Street Maintenance	1	
Streets	PW Maintenance Worker	Street Maintenance/Fleet Maintenance	1	
Streets	PW Mechanic	Fleet Maintenance	1	
Streets	PW Maintenance Worker	Street Maintenance	1	
Streets	PW Maintenance Worker	Street Maintenance	1	
Streets	Future		2	
Streets	Seasonal Staff	Street Maintenance		1
Streets	Seasonal Staff	Street Maintenance		1
Streets	Seasonal Staff	Street Maintenance		1
Snow/Ice	Seasonal Staff	Snow Removal		1
Snow/Ice	Seasonal Staff	Snow Removal		1
Snow/Ice	Seasonal Staff	Snow Removal		1
Snow/Ice	Seasonal Staff	Snow Removal		1
Utilities				
Utilities	Utilities Supervisor	Utilities Dept Supervisor	1	
Utilities	Utilities Maintenance Worker	Utility Maintenance	1	
Utilities	Utilities Maintenance Worker	Utility Maintenance	1	
Utilities	Utilities Maintenance Worker	Utility Maintenance	1	
Utilities	Future		2	
Utilities	Seasonal Staff	Utility Maintenance		1
Utilities	Seasonal Staff	Utility Maintenance		1
Totals			25	19

#	Year	Make	Description	Department	Location	EQUIVALENT	SIZE	LARGE	SMALL	Enclosed/Tempered				Covered				Exterior				Down/Ready	
										12X40	12X30	10X20	8X8	12X40	12X30	10X20	8X8	12X40	12X30	10X20	8X8	12X30	10X20
301	2010	Ford	Crown Vic	Public Works	Public Works Shop	2.0	s	0	2			1											
303	2010	Ford	Crown Vic	Public Works	Public Works Shop	2.0	s	0	2			1											
316	2011	Ford	Crown Vic	Public Works	Public Works Shop	2.0	s	0	2			1											
317	2011	Ford	Crown Vic	Public Works	Public Works Shop	2.0	s	0	2			1											
318	2011	Ford	Crown Vic	Public Works	Public Works Shop	2.0	s	0	2			1											1
321	2012	Chevy	Tahoe	Police	Police Department	1.5	s	0	1.5														1
322	2012	Chevy	Caprice-Black	Police	Police Department	2.0	s	0	2														1
323	2012	Chevy	Caprice	Police	Police Department	2.0	s	0	2														1
328	2003	Haulin	Safety Trailer	Police	Police Department	0.5	s	0	0.5														1
331	2014	Chevy	Caprice	Police	Police Department	2.0	s	0	2														1
332	2013	Chevy	Tahoe 2WD	Police	Police Department	2.0	s	0	2														1
333	2013	Chevy	Tahoe 4WD	Police	Police Department	2.0	s	0	2														1
334	2013	Chevy	Malibu	Police	Police Department	2.0	s	0	2														1
339	2013	RC	Trailer	Police	Police Department	0.5	s	0	0.5														1
341	2014	Chevy	Caprice	Police	Police Department	2.0	s	0	2														1
342	2014	Chevy	Caprice	Police	Police Department	2.0	s	0	2														1
343	2015	Chevy	Tahoe	Police	Police Department	2.0	s	0	2														1
348	2004	Sled Bed	Trailer	Police	Police Department	0.5	s	0	0.5														1
351	2015	Ford	Explorer	Police	Police Department	2.0	s	0	2														1
352	2005	Ford	Taurus	Police	Municipal Center	2.0	s	0	2														1
353	2005	Ford	F150 Crew Cab	Police	Public Works Shop	1.5	s	0	1.5			1											
362	2006	Ford	Crown Vic	Police	Public Works Shop	2.0	s	0	2			1											
364	2006	Chevy	Impala	Police	Police Department	2.0	s	0	2														1
365	2006	Chevy	Impala	Police	Police Department	2.0	s	0	2														1
375	2007	Chevy	Impala	Police	Police Department	2.0	s	0	2														1
376	2007	Lincoln	MKZ	Police	Police Department	1.0	s	0	1														1
386	2008	Ford	Expedition	Police	Police Department	1.5	s	0	1.5														1
391	2009	Ford	Crown Vic	Police	Police Department	2.0	s	0	2														1
393	2009	Ford	Crown Vic	Police	Police Department	2.0	s	0	2														1
399	1999	Radar	Trailer	Police	Police Department	0.5	s	0	0.5														1
401	2005	Chevy	Colorado PU	Building Inspections	Municipal Center	1.5	s	0	1.5														1
402	2006	Chevy	1500 Ext Cab 4x4	Engineering	Public Works Shop	1.5	s	0	1.5			1											
403	2005	Ford	Taurus	Admin	Municipal Center	0.5	s	0	0.5														1
404	2005	Ford	Taurus	Admin	Municipal Center	0.5	s	0	0.5														1
405	2006	Ford	Staff Car	General PW	Public Works Shop	1.0	s	0	1			1											
409		Holder	Utility Tractor	Building Maintenance	Municipal Center	1.0	s	0	1														1
410	2012	Ford	Pick-up	Building Maintenance	Municipal Center	1.5	s	0	1.5														1
411	2015	GMC	Pick-up	Engineering	Public Works Shop	1.5	s	0	1.5			1											
501	1994	Ford	LNT-8000 Tanker 2	Fire	Fire Station #2	3.0	l	3	0													1	
504	1989	Ford	F250 Grass 1	Fire	Fire Station #1	2.5	l	2.5	0													1	
556	1999	HME	Engine 2	Fire	Fire Station #2	3.0	l	3	0													1	
557	2000	Ford	F450 Rescue 1	Fire	Fire Station #1	2.5	l	2.5	0													1	
558	2002	Ford	F150	Fire	Off Site	1.5	s	0	1.5													1	
559	2004	Ford	F550 Crew Rescue 2	Fire	Fire Station #2	2.5	l	2.5	0													1	
560	2003	Spartan	General Aerial	Fire	Fire Station #2	2.5	l	2.5	0													1	
561			SCBA Trailer	Fire	Fire Station #1	1.0	s	0	1													1	
562	2003	Ford	F350 Grass 2	Fire	Fire Station #2	2.5	l	2.5	0													1	
563	2005	Ford	F150 4x4 PU	Fire	Off Site	1.5	s	0	1.5														1
564	2008	Ford	Expedition Chief	Fire	Off site	1.5	s	0	1.5														1
565	2008	Spartan	Fire Engine 21	Fire	Fire Station #2	3.0	l	3	0													1	
566	2011	Ford	F150	Fire	Off Site	1.5	s	0	1.5														1
567	2014	Rosenbaurer	Tanker	Fire	Fire Station #2	3.0	l	3	0													1	
603	1999	John Deere	Motor Grader	Streets	Public Works Shop	3.0	l	3	0			1											
607	1998	Felling	Trailer	Streets	Public Works Shop	0.5	s	0	0.5												1		
612	1984	Elgin	3 Wheel Sweeper	Storm Water	Public Works Shop	0.5	l	0.5	0		1												
613		Spaulding	Asphalt Trailer	Streets	Public Works Shop	0.5	s	0	0.5										1				
619	1991	Brush Bandit	Brush Chipper	Parks	Public Works Shop	0.5	s	0	0.5				1										
621		Roll-Pac	Steel Drum Compactor	Streets	Public Works Shop	0.5	s	0	0.5				1										
622	1998	Kawasaki	Utility Vehicle	Parks	Public Works Shop	0.5	s	0	0.5			1											
628	1998	John Deere	Mower	General PW	Public Works Shop	0.5	s	0	0.5				1										
632	1999	Sterling	Single Axle Plow Truck	Streets	Public Works Shop	2.5	l	2.5	0		1												
634	2001	Case	Tractor Backhoe	Storm Water	Public Works Shop	2.0	l	2	0		1												
635	2001	John Deere	Mower	General PW	Public Works Shop	0.5	s	0	0.5				1										
636	2002	Sterling	Single Axle Plow Truck	Streets	Public Works Shop	2.5	l	2.5	0		1												
637	2002	Chevrolet	Pick-up	Streets	Public Works Shop	1.5	s	0	1.5			1											
638	2003	Chevrolet	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
639	2003	Kawasaki	Utility Vehicle	Parks	Public Works Shop	1.5	l	1.5	0			1											
640	2003	Ford	Pick-up	Streets	Public Works Shop	1.5	l	1.5	0			1											
641	1995	Chevrolet	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
642	2004	Elgin	3 Wheel Sweeper	Storm Water	Public Works Shop	2.5	l	2.5	0		1												
644	2004	International	Single Axle Plow Truck	Streets	Public Works Shop	2.5	l	2.5	0		1												
645	2004	Bobcat	Tool cat	Parks	Public Works Shop	1.5	s	0	1.5				1										
648	2006	Bison	Trailer	Parks	Public Works Shop	0.5	s	0	0.5												1		
650	1989		Trailer	Parks	Public Works Shop	0.5	s	0	0.5												1		
651	2005	Chevrolet	Pick-up	Utility	Public Works Shop	1.5	s	0	1.5			1											
652	2005	Chevrolet	1-Ton	Utility	Public Works Shop	2.0	l	2	0		1												
653	2006	Ford	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
654	2006	Ford	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
655	2006	Trackless	Utility Tractor	Snow	Public Works Shop	0.5	s	0	0.5				1										
659	2006	Exmark	Mower	Parks	Public Works Shop	0.5	s	0	0.5				1										
660	2003	Gilcrest	Self Propelled Paver	Streets	Public Works Shop	1.5	s	0	1.5				1										
661	2007	Stone	Steel Drum Compactor	Streets	Public Works Shop	0.5	s	0	0.5				1										
662	2006	Sterling	Tandem Axle Plow Trucl	Streets	Public Works Shop	3.0	l	3	0	1													

#	Year	Make	Description	Department	Location	EQUIVALENT	SIZE	LARGE	SMALL	Enclosed/Tempered 12X40	Enclosed/Tempered 12X30	Enclosed/Tempered 10X20	Enclosed/Tempered 8X8	Covered 12X40	Covered 12X30	Covered 10X20	Covered 8X8	Exterior 12X40	Exterior 12X30	Exterior 10X20	Exterior 8X8	Down/Ready 12X30	Down/Ready 10X20
663	2007	Kawasaki	Utility Vehicle	Parks	Public Works Shop	1.5	s	0	1.5			1											
664	2007	Chevrolet	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
665	2007	Chevrolet	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
667	2007	Chevrolet	Pick-up	Utility	Public Works Shop	1.5	s	0	1.5			1											
668	2007	Sterling	Tandem Axle Plow Trucl	Streets	Public Works Shop	3.0	l	3	0	1													
669	2007	International	Single Axle Water Truck	Parks	Public Works Shop	2.5	l	2.5	0		1												
671	2008	Bobcat	Skid Steer	General PW	Public Works Shop	0.5	s	0	0.5				1										
672	2009	Sterling	Single Axle Plow Truck	Streets	Public Works Shop	2.5	l	2.5	0		1												
673	2009	Sterling	Tandem Axle Jetter Truc	Utility	Public Works Shop	3.0	l	3	0	1													
674	2009	Ford	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
675	2010	Chevrolet	1-Ton	Parks	Public Works Shop	2.0	l	2	0		1												
676	2010	Chevrolet	1-Ton	Streets	Public Works Shop	2.0	l	2	0		1												
678	2013	Ford	1-Ton	Parks	Public Works Shop	2.0	l	2	0		1												
679	2014	Toro	Large Area Mower	Parks	Public Works Shop	1.0	s	0	1			1											
680	2014	Ford	1-Ton	Streets	Public Works Shop	2.0	l	2	0		1												
681	2015	Ford	1-Ton	Utility	Public Works Shop	2.0	l	2	0		1												
682	2015	International	Single Axle Plow Truck	Streets	Public Works Shop	2.5	l	2.5	0		1												
683	2015	ExMark	Mower	Parks	Public Works Shop	0.5	s	0	0.5				1										
684	2015	ExMark	Mower	Parks	Public Works Shop	0.5	s	0	0.5				1										
685	2015	ExMark	Mower	Parks	Public Works Shop	0.5	s	0	0.5				1										
686	2015	Kubota	AG Tractor	Streets	Public Works Shop	0.5	s	0	0.5										1				
687	2015	Bobcat	Tool cat	Parks	Public Works Shop	0.5	s	0	0.5				1										
688	2015	Case	Wheel Loader	Streets	Public Works Shop	2.0	s	0	2			1											
689	2015	Kubota	Utility Vehicle	Parks	Public Works Shop	1.5	s	0	1.5			1											
690	2015	Kubota	Mower	Streets	Public Works Shop	0.5	s	0	0.5				1										
801		Cat	Portable Generator	Utility	Public Works Shop	0.5	s	0	0.5				1										
			Programmable Display B	Streets	Public Works Shop	0.5	s	0	0.5				1										
			Culvert Trailer	Streets	Public Works Shop	0.5	s	0	0.5										1				
			Roller Trailer	Streets	Public Works Shop	0.5	s	0	0.5										1				
		Zodiac Fire Boat	Boat	Fire	Fire Station #1								1										
		2003 Mercury 25 HP Motor																					
		& Karavan Trailer																					
	2004	Police ATV Pola	ATV	Police	Police Department																		
		Police Single AT	Trailer	Police	Police Department																		
	2007	Felling Trailer	Trailer	Streets	Public Works Shop														1				
	2015	Polaris Ranger 5	ATV	Police	Police Department																		
	2013	Police Range Tra	ATV	Police	Police Department																		
	2013	Felling Trailer	Trailer	Streets	Public Works Shop														1				
	2011	Old Town Twin	Canoe	Parks	Public Works Shop																		
	2011	Old Town Twin	Canoe	Parks	Public Works Shop																		
	2011	Old Town Saran	Kayak	Parks	Public Works Shop																		
	2011	Johnson Rouge I	Kayak	Parks	Public Works Shop																		
		Future small vehicles				1.0	s	0	1			1											
		Future small vehicles				1.0	s	0	1			1											
		Future small vehicles				1.0	s	0	1			1											
		Future small vehicles				1.0	s	0	1			1											
		Future large vehicles				3.0	l	3	0	1													
		Future large vehicles				3.0	l	3	0	1													
								78	107	5	15	32	18	0	0	0	0	0	6	3	0	11	32
								185		79												1.1	3.2

V. Facility Comparisons

A. INTRODUCTION

This section of the report provides a comparative analysis between the characteristics of the Ramsey Public Works facilities and the characteristics of the same departments in other comparable Minnesota municipalities. A comparative analysis of other municipalities, if used as a checks-and-balances comparison to the developed space program, can provide a quick snap-shot of the overall range of facilities that meet relatively similar requirements. The selection of comparable cities is primarily established based on population. Therefore it should be noted that variables in staffing, area of the city and age of existing facilities can create a range in the facilities. We do not utilize a facility comparison as the only means of projected space needs and a direct comparison is never truly possible, as no two cities are identical, the process can identify irregularities and areas to consider or reconsider or can confirm the projected program numbers, providing validity to the developed program.

One item to be particularly aware of when comparing similar city's facilities is to recognize that these figures may not represent current planning that is underway to expand those facilities. The asterisks and key notes, noted at the bottom of each analysis, provide further information to qualify the information provided in the spreadsheet. Projected or in-process expansion is an indicator of current space deficiencies, particularly important in weighing the relevance of their current facilities sizes to those projected for the City of Ramsey. The total of the comparative studies are averaged for ease of quick review, however each municipality's characteristics should be reviewed individually to best understand how their facility size (with projected expansion, if indicated) supports the population, and then compared with the projected numbers for the Ramsey's facilities.

B. COMPARATIVE ANALYSIS METHODOLOGY

The methodology for identifying the municipalities to be considered for the analysis consists of collecting a variety of information. BKV Group researched and identified a few municipalities, or "sister-cities", that seem to be similar in nature, size or community demographics from which to base the comparisons. In our analysis, a range of near-metro and out-state municipalities was used to provide a broad cross-section of comparative information. Other criteria used to select comparison information included geographic location along a major highway system or major transportation corridor.

The cities in this comparison were identified and ranked by municipality with a population range of 16,000 to 40,000. The population differentiation is an important designation, as it often correlates with the facility size, number of employees it is supporting, and square footage per capita of residents served. However, the size of a municipal public works facility can vary greatly from one to another depending on the types of services provided and the geographic size of the area serviced.

C. ANALYSIS / SUMMARY OF FINDINGS

Comparison of Existing Facility:

The comparative analysis for the public works facility indicates that the City of Ramsey's Public Work's facility is similar to the comparable municipalities' facilities. A major factor in considering the usefulness of a public works facility is the efficiency of the layout and movement of vehicles and materials. The layout of the existing facility creates inefficiency in operation flow, segregating personnel and provides marginal fleet maintenance and storage. Overall, the facility is greatly undersized when compared to similar municipalities.

Projections:

When comparing Ramsey's projections for the 2030 timeframe, the projected facility size is within the range of other municipalities in the area. The projected requirements for the Ramsey Public Works facility is primarily based on providing adequate vehicle storage, service bays and proper staff support space.

In the comparison below 15 Minnesota cities are listed ranging in population from 16,500 to 39,000. With public works facilities that range in size from 44,900 square feet to 86,680 square feet, with the average facility size being 64,537 square feet. As a snap shot Ramsey's existing public works facilities totals at approximately 32,000 square feet which is well below the current public works standards. The programmed area based on the size and operations of the City of Ramsey is 66,205 square feet, which is in line with current area requirements for public works operations.

Public Works - Space Comparison

Municipality	Population (2013)	Municipality Area (sq m.)	Site Size (acres)	Facility Size (gsf) [1]	Notes
Red Wing	16,513	41.19	8.03	57,310	
Willmar	19,680	15.95	16.96	68,600	
Northfield	20,581	8.61	10.82	52,400	
Golden Valley	20,845	10.55	1.68	54,400	
Farmington	22,167	14.94	6.76	44,970	
Crystal	22,588	5.88	5.30	63,000	Built in 2015, $12.8M
Elk River	23,447	43.82	17.47	83,244	Fleet 44,144 sf, Mechanics 13,300 sf, Shops 18,400 sf, Office 7,400 sf
Prior Lake	24,408	18.33	11.40	48,453	
Chanhassen	24,432	22.88	7.52	85,250	
White Bear Lake	24,555	8.66	4.23	55,259	
Austin	24,763	10.84	14.04	68,960	
Savage	28,639	16.45	14.51	66,600	29,000 sf addition in 2012
Andover	31,709	34.83	14.99	86,680	Size reflects 2015 needs assessment, current size is 43,680 sf
Cottage Grove	35,339	37.48	11.27	63,922	
Shakopee	39,167	29.32	12.52	69,000	
Average	**25,256**	**21.32**	**10.50**	**64,537**	
Ramsey (Existing)	**24,935**	**29.79**	**7.74**	**32,000**	
(Proposed GSF)			**11.59**	**66,205**	

General Notes:

1. Facility size does not include area for granular storage buildings.

END OF SECTION

VI. Master Planning Concept Options

A. INTRODUCTION

This portion of the study is the next step after the completion of the assessment of the existing facilities, operational analysis and space programming. This process involves the planning team and the City discussing all possible options to address operational space, as detailed in the program analysis, that will address the long term requirements of the City's Public Works department. Site options consider a variety of selection criteria such as: existing infrastructure locations, expansion capabilities, staff access, parking, zoning, easements, public access to a recycling center, existing and anticipated roadway improvements, etc. And while not a driver for study, the team did assess each plan and pros and cons associated with possible overall area development. The potential options were reviewed with the City planning team to assure that all viable options are being considered.

Concept Plan Development

The concept plans and the site master plan options were developed based upon achieving the identified priorities, goals and common vision of the city and public works department. The four concept planning options identified some core planning principals:

1. Provide adequate and appropriate building / operational area required for the Public Works Department
2. Provide adequate and appropriate site area and circulation needed for public works equipment & operations
3. Allow for future expansion
4. Create site layouts that promote operational efficiency
5. Separate public and public works traffic flow and access

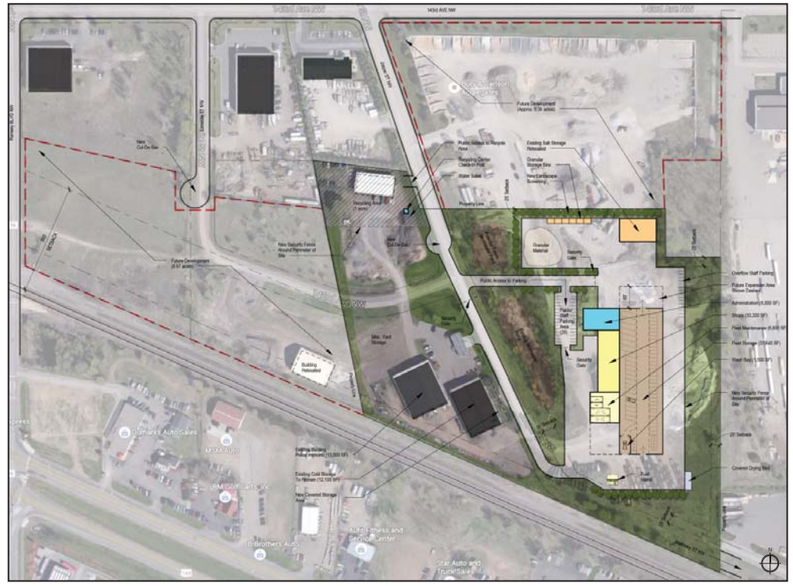
The following is a summary of the four options developed:

- **Option A** – construct a new public works operations east of Jasper and utilize some existing structures for storage.
- **Option B** - construct an entirely new public works facility east of Jasper.
- **Option C** – construct a new public works operations east of Jasper and utilize some existing structures for storage.
- **Option D** - construct a new public works operations on the west side of Jasper and utilize some existing structures for storage.

END OF SECTION

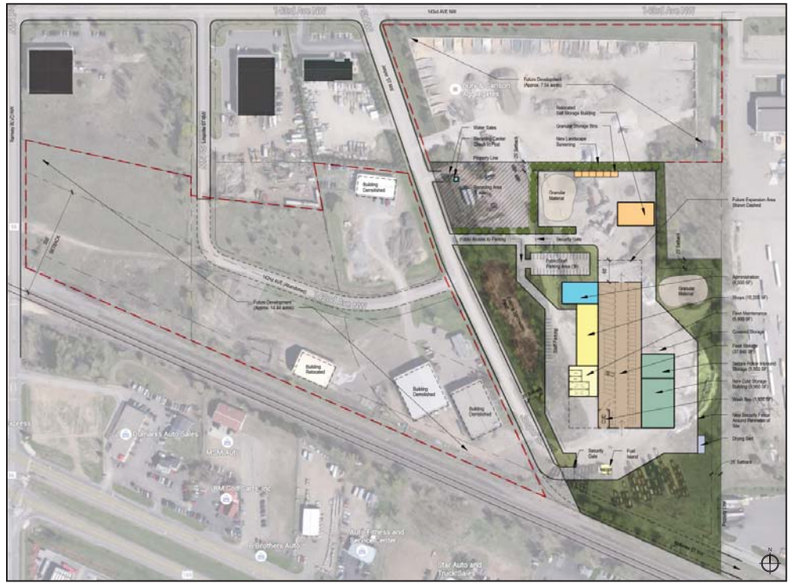
Preferred Options

Option A



Total Site Area: 15.50 acres
Total Developable Area: 18.03 acres

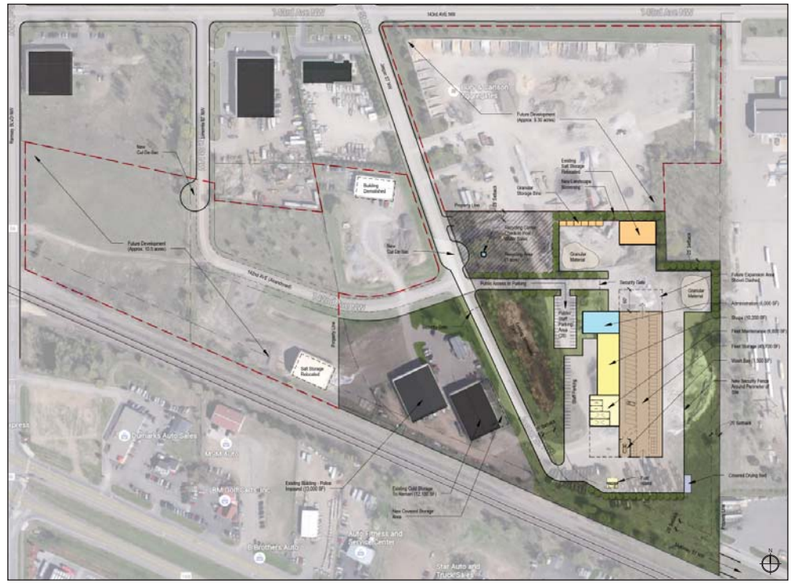
Option B



Total Site Area: 11.40 acres
Total Developable Area: 21.98 acres

Additional Options Studied

Option C



Total Site Area: 13.62 acres
Total Developable Area: 19.80 acres

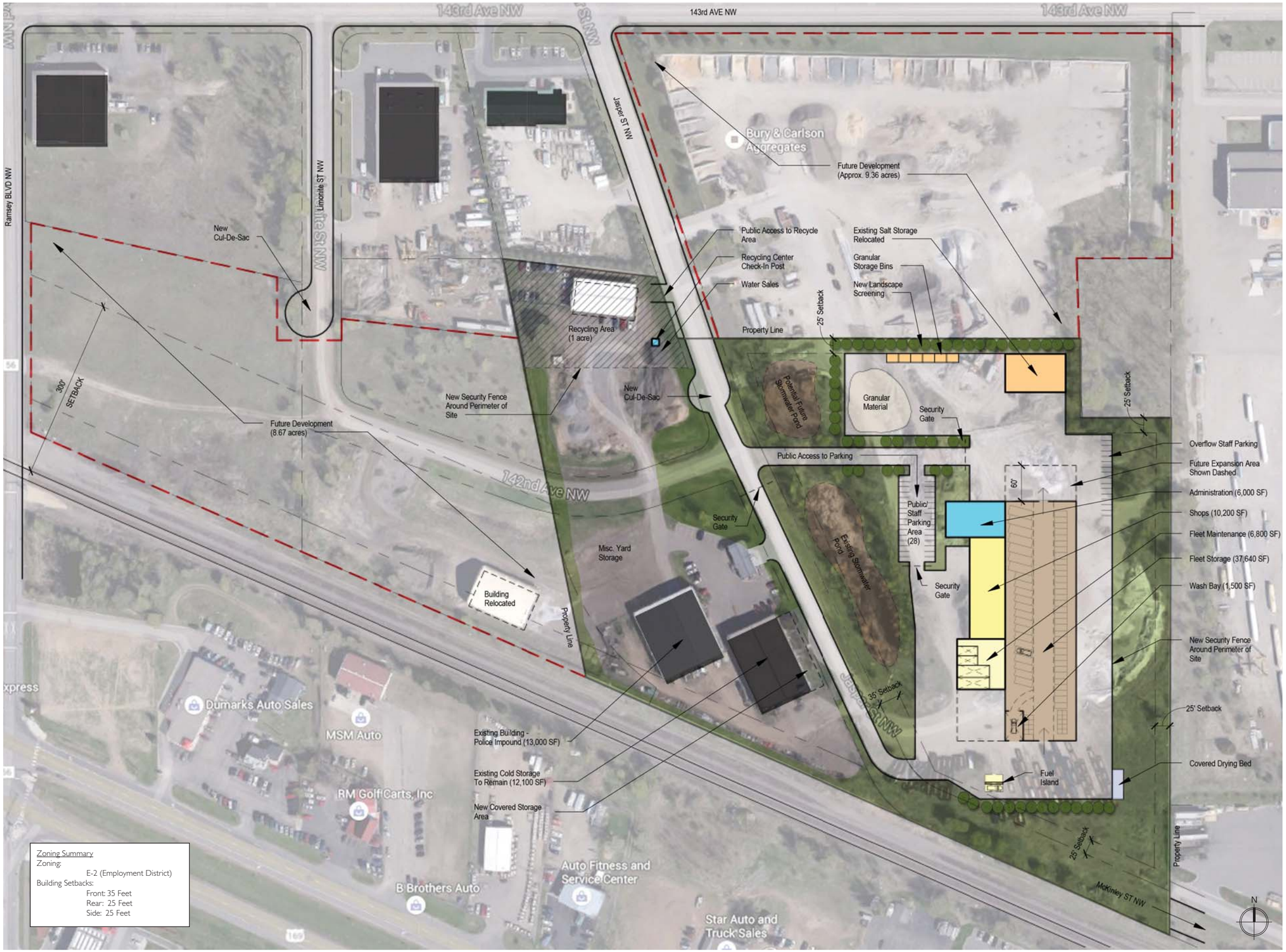
Option D



Total Site Area: 9.68 acres
Total Developable Area: 23.91 acres

City of Ramsey, MN
Public Works Study
11/18/2015

Project #: 1937.02



Option A

15.50 acres

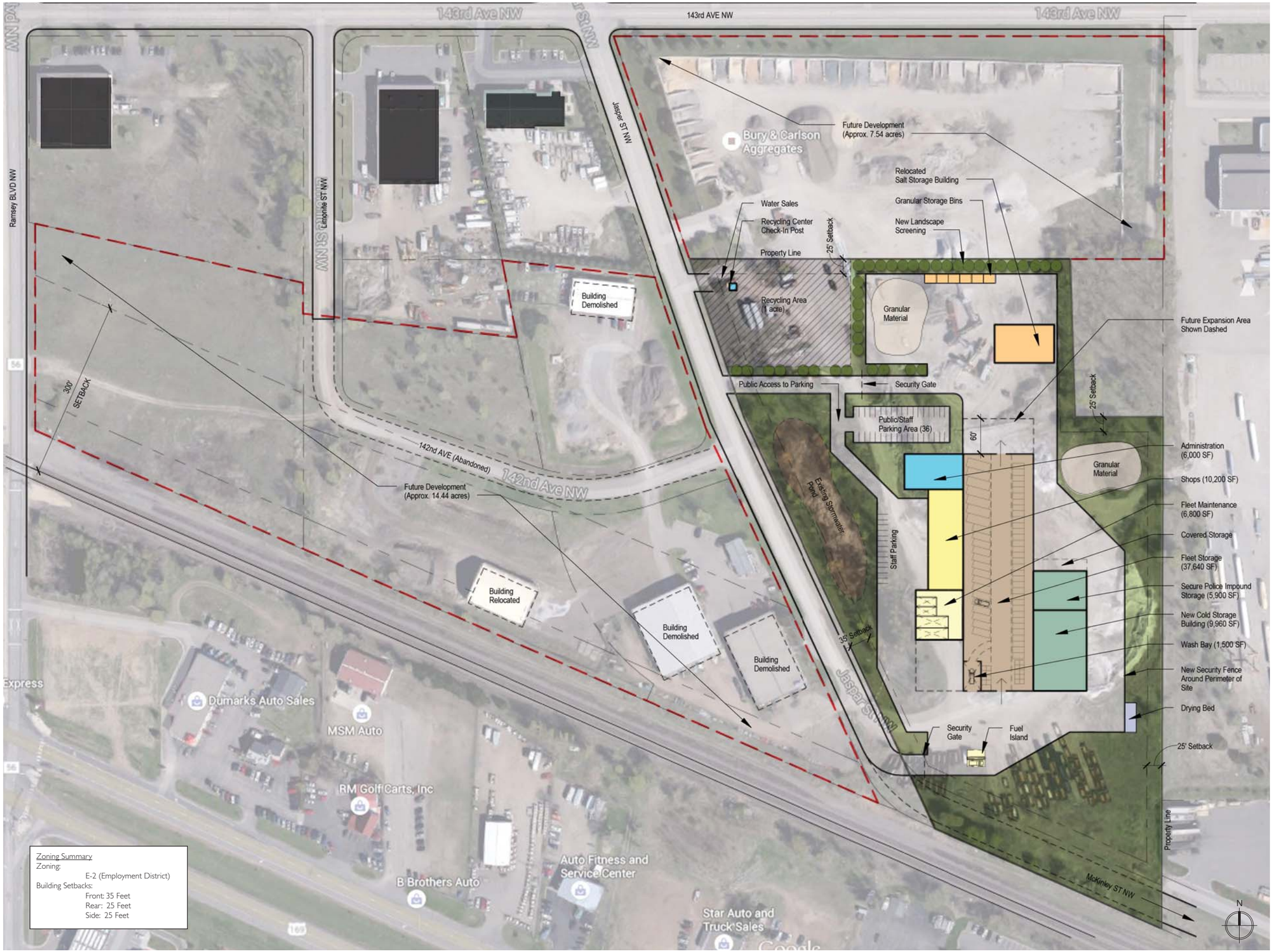
Pros:

- Utilizes existing cold storage buildings
- Efficient centralized operation / circulation
- Room for future growth / expansion
- Existing stormwater pond can remain in-place

Cons:

- Salt storage building needs to be relocated

Project #: 1937.02



Pros:

- Operations are centralized with efficient circulation
- Room for future expansion
- Existing stormwater pond can remain in-place

Cons:

- New cold storage/police impound building required
- Salt storage building needs to be relocated

Option B

11.40 acres

City of Ramsey

BKV GROUP

Project #: 1937.02

City of Ramsey, MN

Public Works Study

11/18/2015

VII. Project Cost Estimates

A. INTRODUCTION

This section of the report looks at the cost associated with each of the master plan options. These estimates are general in nature at this early stage of planning. However the estimated costs are based on historic cost for public works construction in our region.

There are a number of possible project aspects that can affect the cost of a project, such as:

- Poor soil conditions
- Contaminated soil conditions from previous uses
- Level of ground water is high
- Restrictive development standards
- Higher requirement for sustainability such as LEED

In general the square foot cost shown in the following estimates represent the mean range that we would anticipate for construction to occur in 2016. The construction industry is currently indicating anticipated inflation higher than what has occurred over the past 5 years. While there are many factors that can effect bidding climates , it is anticipated that yearly escalation cost will be in the 4% to 6% range. In the last year we have seen a dramatic spike in construction cost as we came out of the recession. For this reason we would suggest that the City move ahead with project planning this upcoming year with the goal to start construction in spring of 2017.

The estimated cost for each of the four options with inflation added are as follows:

Option A

- Construction $11,563,571
- Soft Cost Estimate $1,500,000
- **Estimated 2017 Total Project Cost $13,063,571**

Option B

- Construction $12,226,835
- Soft Cost Estimate = $1,500,000
- **Estimated 2017 Total Project Cost $13,726,835**

Option C

- Construction $11,508,446
- Soft Cost Estimate = $1,500,000
- **Estimated 2017 Total Project Cost $13,008,446**

Option D

- Construction $11,343,071
- Soft Cost Estimate = $1,500,000
- **Estimated 2017 Total Project Cost $12,843,071**

The difference between the high and low estimate is $883,764. Since all concept plans are based on providing the same amount of building area the primary difference in the cost is based on:

1. Reuse of existing or new cold storage buildings
2. Relocation of the existing salt storage shed
3. Amount of site development required

Site Option A:

A. Construction Estimate:

1. 6,000 SF Office Building at $250 / SF = $1,500,000
2. 10,200 SF Shop Space at $180 / SF = $1,836,000
3. 6,800 SF Fleet Maintenance at $200 / SF = $1,360,000
4. 39,140 SF Fleet Storage at $125 / SF = $4,892,500
5. Remodel Cold Storage Buildings = $250,000
6. New Fueling Island with above ground tanks = $200,000
7. Move Salt Storage = $50,000
8. Demolition, Fence and Site Development = $400,000
9. Design & Construction contingency at 5% = $524,425

Construction Estimate = $11,012,925

B. Soft Cost Estimate (Typically Include**):**

1. A/E Fees
2. Legal Counsel Review
3. Reimbursable Expenses
4. Geotechnical Report
5. Data / Telecom Wiring
6. A/V Systems for Training Room
7. Survey
8. CM / Project Management Fees
9. FF&E (Furniture, Fixtures and equipment)
10. SAC (sewer connection fees through Met Council)
11. WAC (water connection fees)
12. Bond costs
13. Plan review fee
14. Bid Advertising
15. Special Testing (construction)
16. Bid document printing
17. Builders Risk Insurance
18. General Project Contingency

Soft Cost Estimate = $1,400,000

Estimated Total Project Cost for 2016 = $12,412,925

This estimate is based on 2016 construction values.

Based on construction occurring in 2017 cost should be adjusted by 5% to allow for anticipated inflation.

Inflated Construction Estimate for 2017 = $11,012,925 x 5% = $11,563,571
Soft Cost Estimate = $1,500,000

Estimated 2017 Total Project Cost $13,063,571

Site Option B:

A. Construction Estimate:

1. 6,000 SF Office Building at $250 / SF = $1,500,000
2. 10,200 SF Shop Space at $180 / SF = $1,836,000
3. 6,800 SF Fleet Maintenance at $200 / SF = $1,360,000
4. 39,140 SF Fleet Storage at $125 / SF = $4,892,500
5. 15,860 SF Cold Storage Building at $60 / SF = $951,600
6. New Fueling Island with above ground tanks = $200,000
7. Move Salt Storage = $50,000
8. Demolition, Fence and Site Development = $300,000
9. Design & Construction contingency at 5% = $554,505

Construction Estimate = $11,644,605

B. Soft Cost Estimate (Typically Include**):**

1. A/E Fees
2. Legal Counsel Review
3. Reimbursable Expenses
4. Geotechnical Report
5. Data / Telecom Wiring
6. A/V Systems for Training Room
7. Survey
8. CM / Project Management Fees
9. FF&E (Furniture, Fixtures and equipment)
10. SAC (sewer connection fees through Met Council)
11. WAC (water connection fees)
12. Bond costs
13. Plan review fee
14. Bid Advertising
15. Special Testing (construction)
16. Bid document printing
17. Builders Risk Insurance
18. General Project Contingency

Soft Cost Estimate = $1,400,000

Estimated Total Project Cost for 2016 = $13,044,605

This estimate is based on 2016 construction values.

Based on construction occurring in 2017 cost should be adjusted by 5% to allow for anticipated inflation.

Inflated Construction Estimate for 2017 = $11,644,605 x 5% = $12,226,835
Soft Cost Estimate = $1,500,000

Estimated 2017 Total Project Cost $13,726,835

Site Option C:

A. Construction Estimate:

1. 6,000 SF Office Building at $250 / SF = $1,500,000
2. 10,200 SF Shop Space at $180 / SF = $1,836,000
3. 6,800 SF Fleet Maintenance at $200 / SF = $1,360,000
4. 39,140 SF Fleet Storage at $125 / SF = $4,892,500
5. Remodel Cold Storage Buildings = $250,000
6. New Fueling Island with above ground tanks = $200,000
7. Move Salt Storage = $50,000
8. Demolition, Fence and Site Development = $350,000
9. Design & Construction contingency at 5% = $521,925

Construction Estimate = $10,960,425

B. Soft Cost Estimate (Typically Include**):**

1. A/E Fees
2. Legal Counsel Review
3. Reimbursable Expenses
4. Geotechnical Report
5. Data / Telecom Wiring
6. A/V Systems for Training Room
7. Survey
8. CM / Project Management Fees
9. FF&E (Furniture, Fixtures and equipment)
10. SAC (sewer connection fees through Met Council)
11. WAC (water connection fees)
12. Bond costs
13. Plan review fee
14. Bid Advertising
15. Special Testing (construction)
16. Bid document printing
17. Builders Risk Insurance
18. General Project Contingency

Soft Cost Estimate = $1,400,000

Estimated Total Project Cost for 2016 = $12,360,425

This estimate is based on 2016 construction values.

Based on construction occurring in 2017 cost should be adjusted by 5% to allow for anticipated inflation.

Inflated Construction Estimate for 2017 = $10,960,425 x 5% = $11,508,446
Soft Cost Estimate = $1,500,000

Estimated 2017 Total Project Cost $13,008,446

Site Option D:

A. Construction Estimate:

1. 6,000 SF Office Building at $250 / SF = $1,500,000
2. 10,200 SF Shop Space at $180 / SF = $1,836,000
3. 6,800 SF Fleet Maintenance at $200 / SF = $1,360,000
4. 39,140 SF Fleet Storage at $125 / SF = $4,892,500
5. Remodel Cold Storage Buildings = $250,000
6. New Fueling Island with above ground tanks = $200,000
7. Demolition, Fence and Site Development = $250,000
8. Design & Construction contingency at 5% = $514,425

Construction Estimate = $10,802,925

B. Soft Cost Estimate (Typically Include**):**

1. A/E Fees
2. Legal Counsel Review
3. Reimbursable Expenses
4. Geotechnical Report
5. Data / Telecom Wiring
6. A/V Systems for Training Room
7. Survey
8. CM / Project Management Fees
9. FF&E (Furniture, Fixtures and equipment)
10. SAC (sewer connection fees through Met Council)
11. WAC (water connection fees)
12. Bond costs
13. Plan review fee
14. Bid Advertising
15. Special Testing (construction)
16. Bid document printing
17. Builders Risk Insurance
18. General Project Contingency

Soft Cost Estimate = $1,400,000

Estimated Total Project Cost for 2016 = $12,202,925

This estimate is based on 2016 construction values.

Based on construction occurring in 2017 cost should be adjusted by 5% to allow for anticipated inflation.

Inflated Construction Estimate for 2017 = $10,802,925 x 5% = $11,343,071
Soft Cost Estimate = $1,500,000

Estimated 2017 Total Project Cost $12,843,071

END OF SECTION

City of Ramsey
Public Works Study
Proposed Project ImplementationSchedule
November 12, 2015

BKV GROUP

Task Name	2015 Jun	Jul	Aug	Sep	Oct	Nov	Dec	2016 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2017 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2018 Jan	Feb	Mar	Apr	May	Jun	Jul
Public Works Study + Project																																					
BKV Group Study																																					
Development Review Team Meeting					10/7																																
Public Works Committee Meeting					10/20																																
Planning Commission Meeting						11/12																															
Public Works Planning Committee Review						11/17																															
City Council Workshop						11/24																															
City Council Regular Session							12/8																														
Issue Request for Proposals								1/25																													
RFP Interview and Selection Process																																					
Award & Start Design Process												5/17																									
Schematic Design Phase																																					
Design Development Phase																																					
Construction Document Phase																																					
Bidding & Award Phase																																					
Construction Phase																																					
Move Into New Facility																																				6/4	

Task	Project Summary	Inactive Summary	Manual Summary	External Milestone
Split	External Tasks	Manual Task	Start-only	Progress
Milestone	External Milestone	Duration-only	Finish-only	Deadline
Summary	Inactive Milestone	Manual Summary Rollup	External Tasks	

Appendix B. Acknowledgments

ACKNOWLEDGMENTS

BKV Group would like to thank and acknowledge the time, commitment, and important contributions made by the City's staff and leadership, throughout this process, which included:

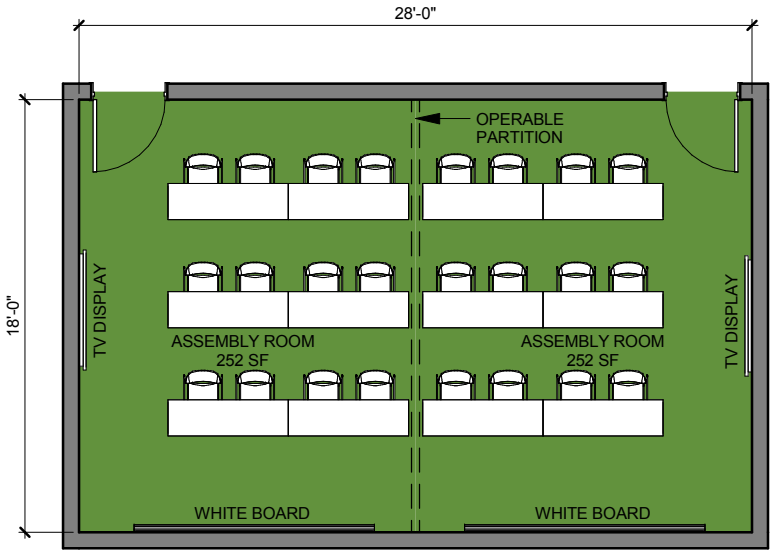
Grant Riemer - Public Works Superintendent

Kurt Ulrich - City Administrator

Patrick Brama - Assistant City Administrator & Economic Development Manager

Bruce Westby - City Engineer

We would also like to thank the City and all the staff that we met, for their assistance and time involved in helping us to better understand the City, your facilities and ultimately in developing a study that is thorough and will serve as a roadmap for your long-term planning.



Critical Physical Adjacencies:
- Staff break room

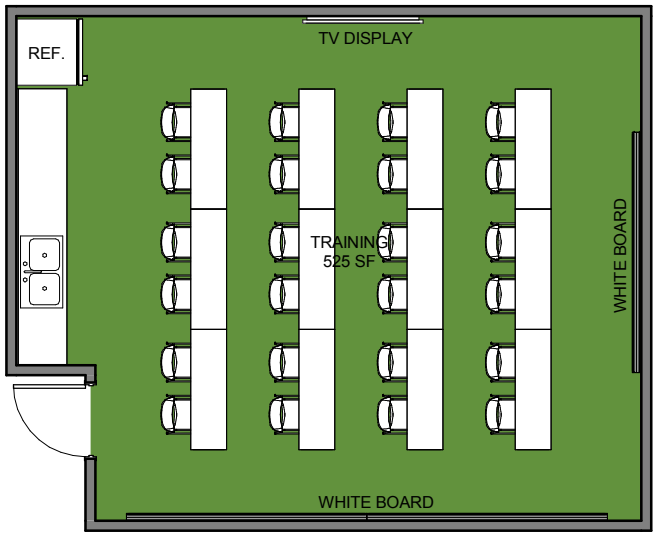
Finishes:
- Painted Gyp Bd wall finish
- Acoustic ceiling tile

Other Requirements:
- Room identification signage
- Windows preferred

In-contract Systems and Equipment:
- Operable partition wall

Separate-contract Systems and Equipment:
-

Owner-supplied Systems and Equipment:
- TV display monitor
- White Board



Critical Physical Adjacencies:

-

Finishes:

- Suspended acoustical tile ceiling
- Textured and painted gypsum board walls
- No chair rail required
- Rubber wall base
- Vinyl tile floor

Other Requirements:

- Room identification signage
- Windows preferred, not operable
- Acoustic separation, STC 65

In-contract Systems and Equipment:

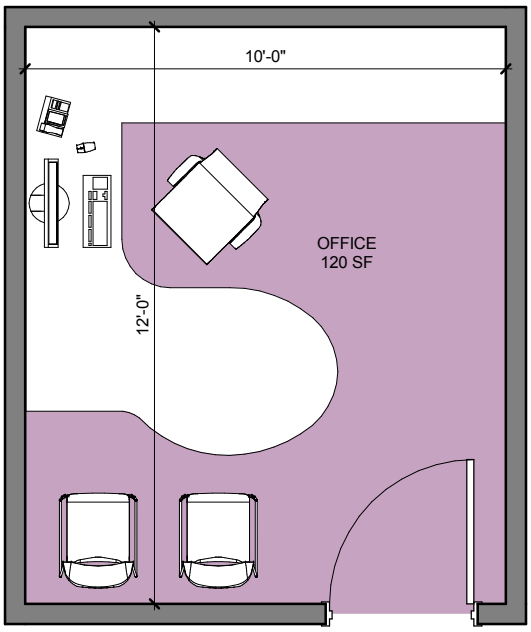
- Data and power at walls
- Public address speaker at ceiling
- Direct/indirect lighting with occupancy sensor and override
- Dedicated VAV with CO2 sensor demand ventilation

Separate-contract Systems and Equipment:

- Tables
- Task chairs, rolling
- 3 Markerboards (120"x48")

Owner-supplied Systems and Equipment:

- CPU, mouse, keyboard, webcam, 60" monitor
- Conference phone
- Trash and recycle bins



Critical Physical Adjacencies:
- Reception

Finishes:
- Suspended acoustical tile ceiling
- Textured and painted gypsum board walls
- No chair rail required
- Rubber wall base
- Carpet tile floor

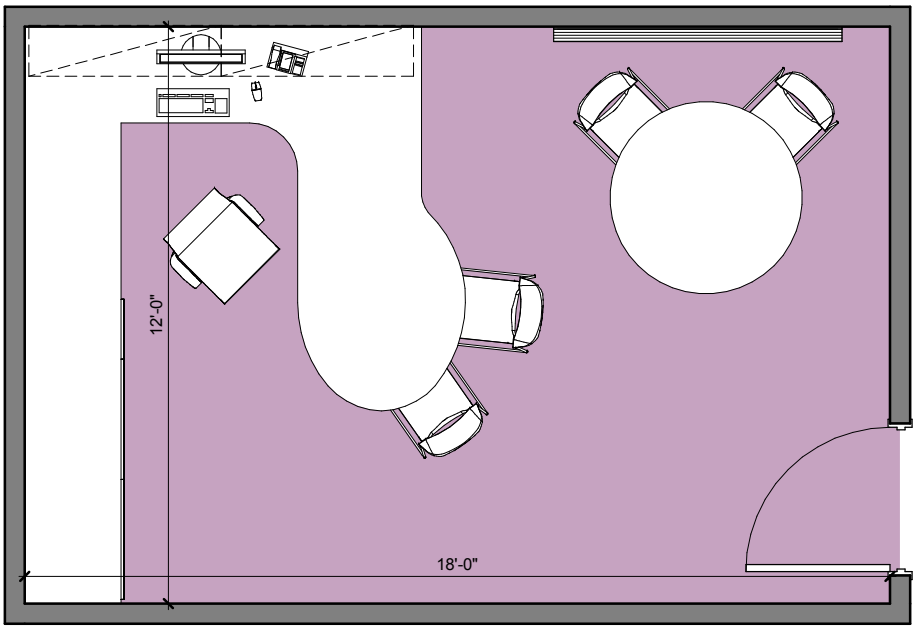
Other Requirements:
- Room identification signage
- Windows preferred, not operable
- Acoustic separation, STC 65

In-contract Systems and Equipment:
- Data and power at walls
- Public address speaker at ceiling
- Direct/indirect lighting with occupancy sensor and override
- Dedicated VAV with CO2 sensor demand ventilation

Separate-contract Systems and Equipment:
- Workstation
- 1 work chair, 2 side chairs

Owner-supplied Systems and Equipment:
- CPU, mouse, keyboard, webcam, 60" monitor
- Workstation phone
- Trash and recycle bins





Critical Physical Adjacencies:
- Reception
- Copy Room

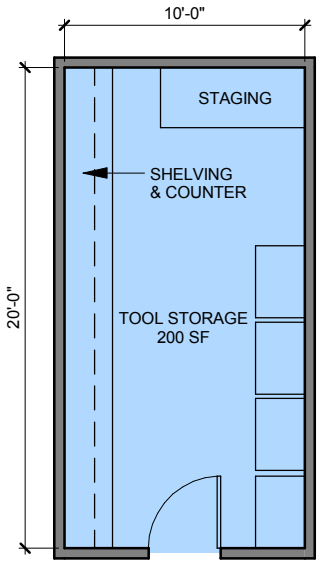
Finishes:
- Suspended acoustical tile ceiling
- Textured and painted gypsum board walls
- No chair rail required
- Rubber wall base
- Carpet tile floor

Other Requirements:
- Room identification signage
- Windows preferred, not operable
- Acoustic separation, STC 65

In-contract Systems and Equipment:
- Data and power at walls and table center
- Public address speaker at ceiling
- Direct/indirect lighting with occupancy sensor and override
- Dedicated VAV with CO2 sensor demand ventilation

Separate-contract Systems and Equipment:
- Workstation
- 1 work chair, 4 side chairs
- 1 round conference table

Owner-supplied Systems and Equipment:
- CPU, mouse, keyboard, webcam, monitor
- Workstation phone
- Trash and recycle bins



Critical Physical Adjacencies:
- Adjacent to shops area

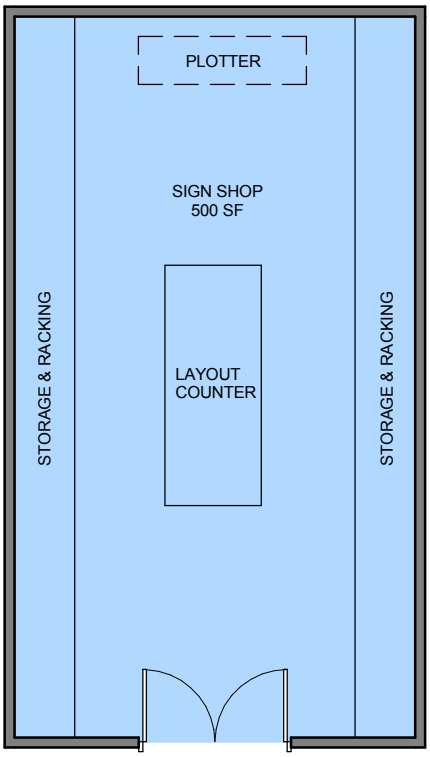
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage

In-contract Systems and Equipment:
- Power at walls and work tables

Separate-contract Systems and Equipment:
- Compressed air supply

Owner-supplied Systems and Equipment:
- Shelving
- Work tables



Critical Physical Adjacencies:
- Access to exterior for loading/unloading materials
- Clean environment

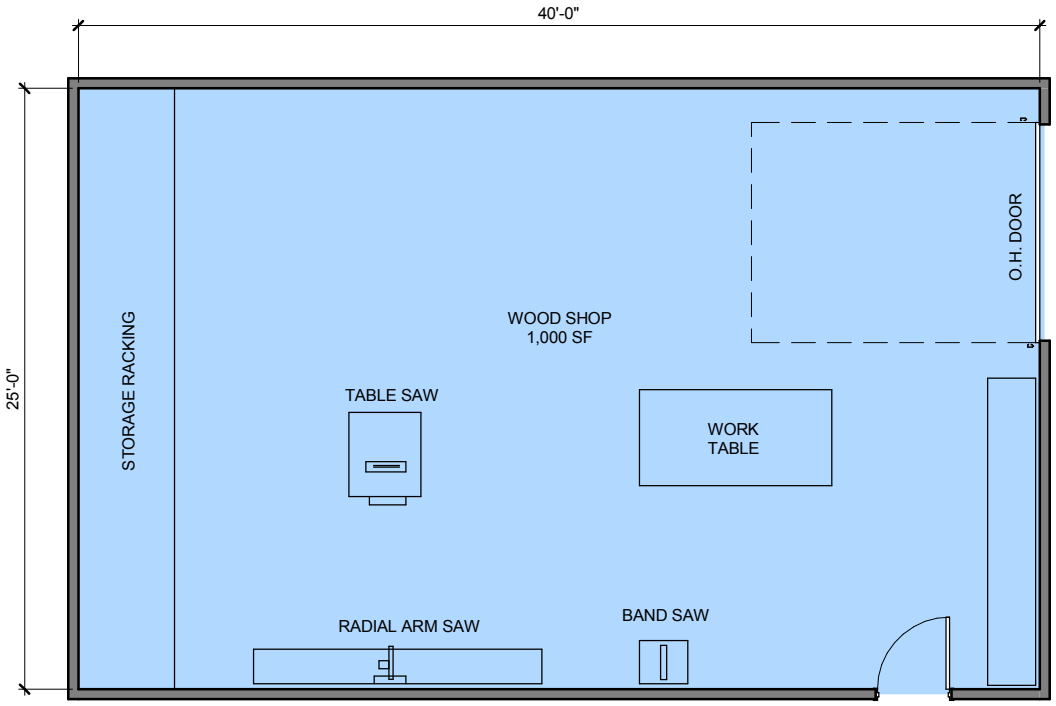
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage
- Windows preferred, not operable
- 6ft wide min. access door

In-contract Systems and Equipment:
- Power at walls and work tables

Separate-contract Systems and Equipment:
-

Owner-supplied Systems and Equipment:
- Shelving
- Layout Counter
- Plotter



Critical Physical Adjacencies:
- Access to exterior for loading/unloading materials

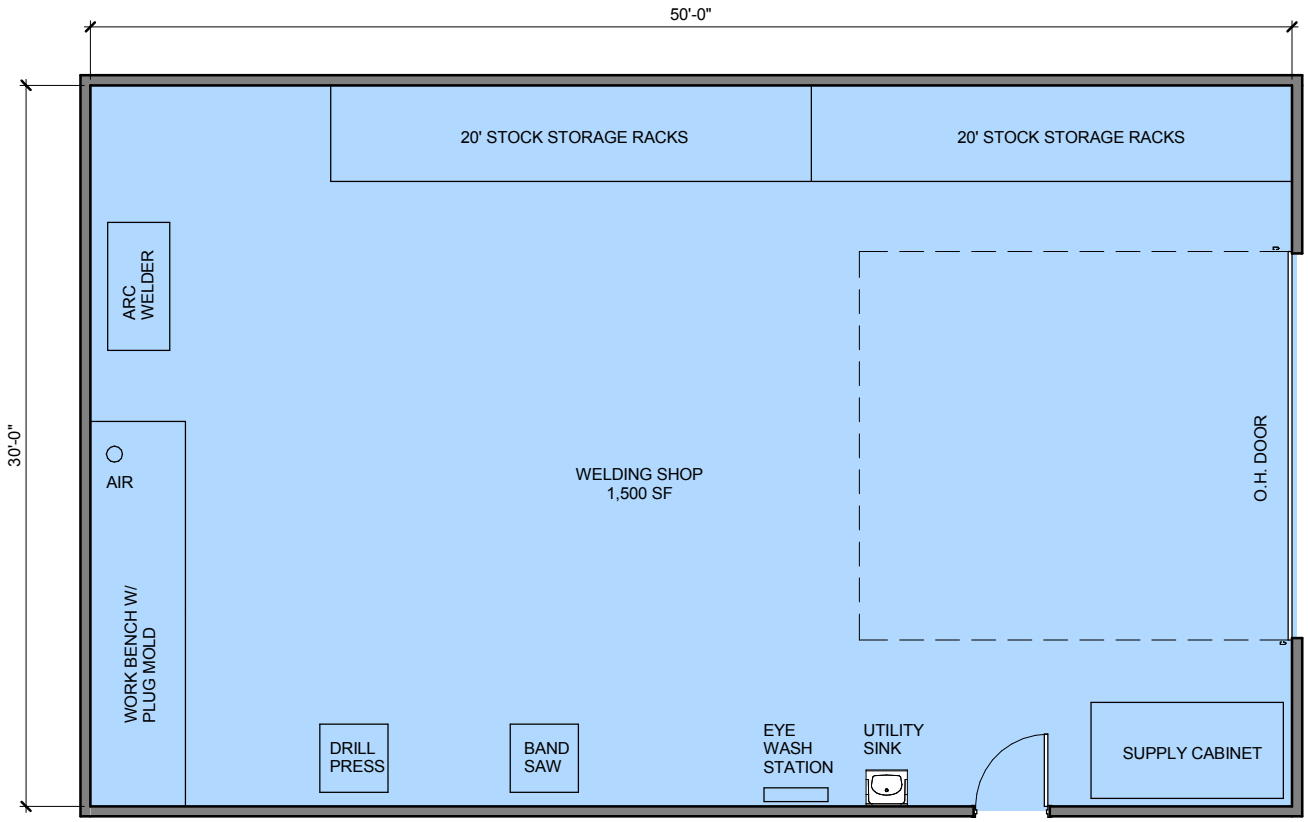
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes

Other Requirements:
- Room identification signage
- Windows preferred, not operable
- 8ft high min. overhead door for forklift access, preferred

In-contract Systems and Equipment:
- Power at walls and work tables

Separate-contract Systems and Equipment:
- Compressed air supply

Owner-supplied Systems and Equipment:
- Shelving and work tables
- Woodworking equipment
- Dust collection system



Critical Physical Adjacencies:
- Access to exterior for loading/unloading materials
- Near fleet maintenance bays

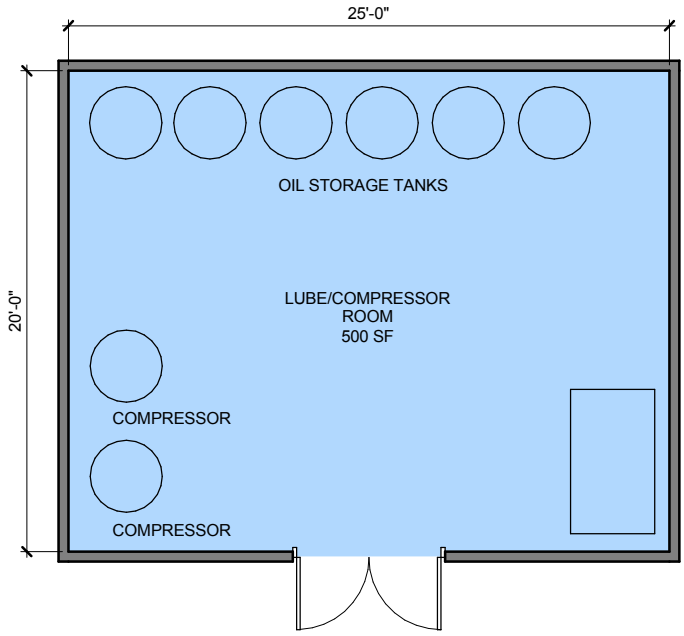
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage
- Windows preferred, not operable
- Overhead door for forklift access, preferred

In-contract Systems and Equipment:
- Power at walls and work tables
- Utility hand sink

Separate-contract Systems and Equipment:
- Compressed air supply
- Eye wash station

Owner-supplied Systems and Equipment:
- Shelving
- Work tables
- Welding equipment (Arc Welder, Band Saw, Drill Press)



Critical Physical Adjacencies:
- Access to exterior for loading/unloading materials
- Near fleet maintenance bays

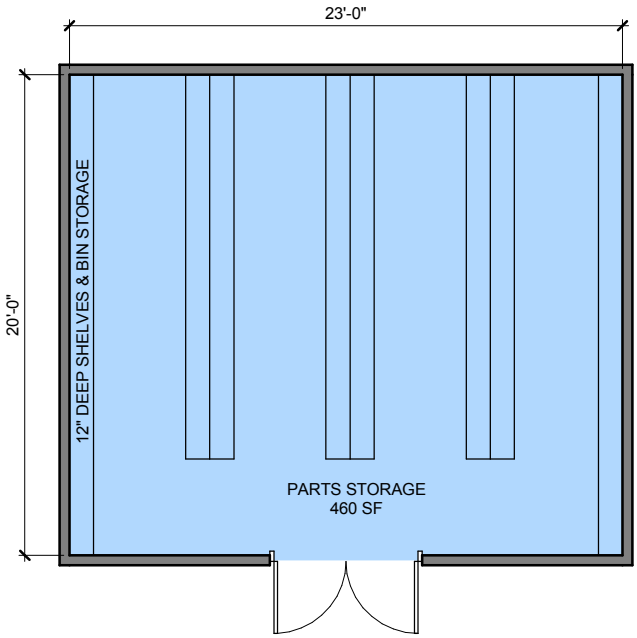
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage
- 6ft wide min. access door, preferred

In-contract Systems and Equipment:
- Power

Separate-contract Systems and Equipment:
- Compressed air supply
- Lube storage system

Owner-supplied Systems and Equipment:



Critical Physical Adjacencies:
- Access to fleet maintenance area

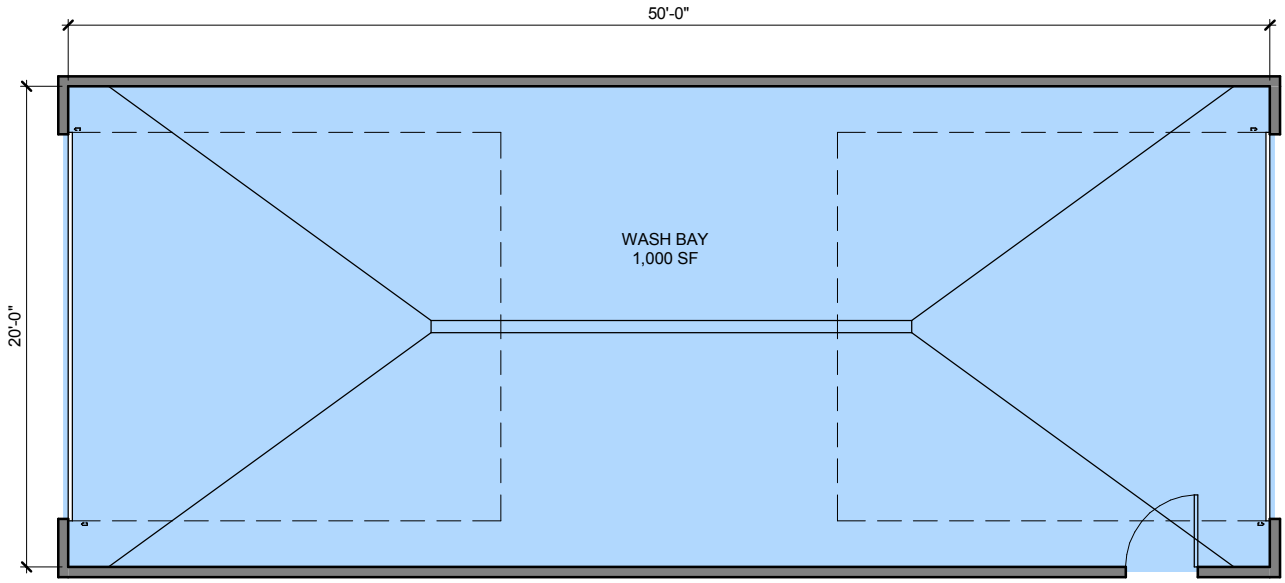
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage

In-contract Systems and Equipment:
-

Separate-contract Systems and Equipment:
-

Owner-supplied Systems and Equipment:
- Shelving



Critical Physical Adjacencies:
- Exterior access door
- Exit into fleet storage

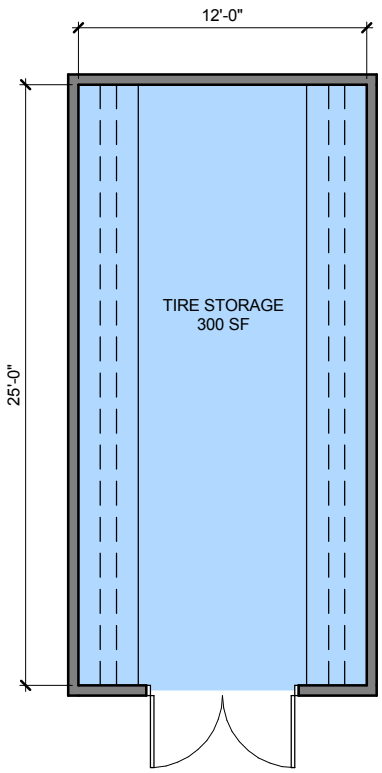
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage
- Water-proof light fixtures as required
- Floor drain
- (2) Two weatherproof power receptacles

In-contract Systems and Equipment:
-

Separate-contract Systems and Equipment:
- Compressed air supply at two locations

Owner-supplied Systems and Equipment:
- Wash equipment
- Work tables



Critical Physical Adjacencies:
- Fleet maintenance bay

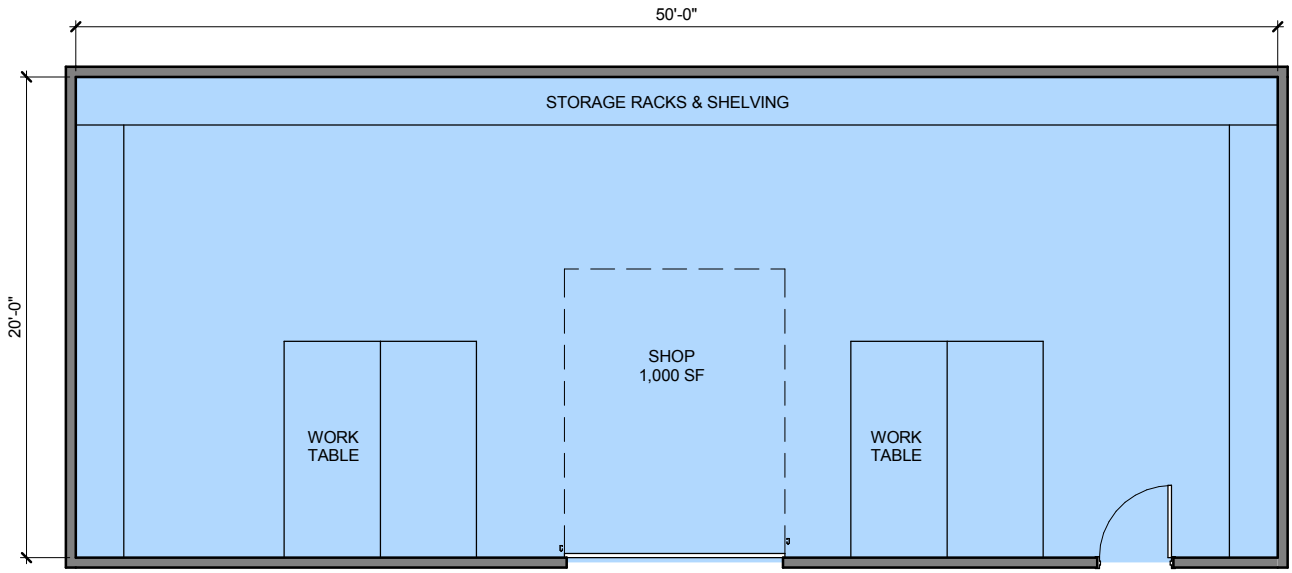
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage
- 6ft wide door for moving carts and materials

In-contract Systems and Equipment:
-

Separate-contract Systems and Equipment:
-

Owner-supplied Systems and Equipment:
- Shelving



Critical Physical Adjacencies:
- Access to exterior for loading/unloading materials

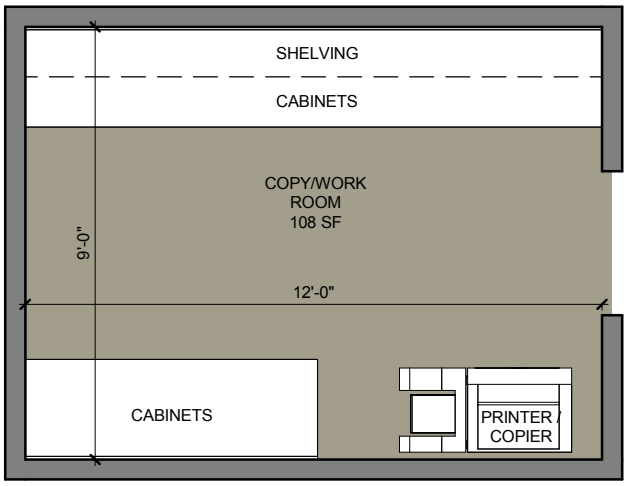
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage
- Windows preferred, not operable
- 8ft high min. overhead door for forklift access, preferred

In-contract Systems and Equipment:
- Power at walls and work tables

Separate-contract Systems and Equipment:
- Compressed air supply

Owner-supplied Systems and Equipment:
- Shelving
- Work tables



Critical Physical Adjacencies:
- Reception
- Manager's Office

Finishes:
- Suspended acoustical tile ceiling
- Textured and painted gypsum board walls
- No chair rail required
- Rubber wall base
- Carpet tile floor

Other Requirements:
- Room identification signage
- Windows preferred, not operable
- Acoustic separation, STC 65

In-contract Systems and Equipment:
- Data and power at walls and table center
- Public address speaker at ceiling
- Direct/indirect lighting with occupancy sensor and override
- Dedicated VAV with CO2 sensor demand ventilation

Separate-contract Systems and Equipment:
- Cabinets
- Copier / printer

Owner-supplied Systems and Equipment:
- CPU, mouse, keyboard, webcam, 60" monitor
- Conference phone
- Trash and recycle bins

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

CC Regular Session **7. 2.**

Meeting Date: 01/09/2018

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Approve Plans and Specifications, and Advertise for Bids: Trott Brook Boardwalk

Purpose/Background:

The purpose of this case is to approve Plans and Specifications, and authorize the advertisement for Bids for the proposed Trott Brook Boardwalk. The project has been in the City's Capital Improvement Plan for many years. In July of 2017, the Park and Recreation Commission recommended the project (then listed as a 2017 project for 2018 construction) for City Council consideration.

The project would connect the existing Trott Brook Trail west of Nowthen Boulevard (south of the brook) by a new boardwalk west, approximately 1,500' feet to Variolite Street. This proposed link was the subject of two grant applications to the MN DNR. The City of Ramsey did not score high enough for funding in this highly competitive program, due to not directly 'facilitating a regional trail connection'. Thus, the Commission and Staff are recommending that the city proceed with development at this time, utilizing Park Trust Fund monies from the Brookfield subdivision (various phases).

Notification:

A Public Hearing had been conducted on the 2017-2026 (as well as the 2018-2027) Capital Improvement Program which included the proposed Trott Brook Boardwalk.

Observations/Alternatives:

It may be noted here, that this trail extension project meets 3 of 4 of the City's Strategic Imperatives, and especially that of A Connected Community—with respect to ' *enabling citizens to easily navigate the community*' and providing '*diverse and robust recreational opportunities*'. Further, it may be emphasized that while this project will significantly benefit hundreds of families near or within the Brookfield neighborhood, the project's greater value is connecting a gap in the Trott Brook Trail that is a critical portion of the city-wide Greenway, referred to as the 'Circle of Ramsey'. (Staff will highlight the significance of the boardwalk project to the city-wide Greenway at the Council meeting.)

The attached 'Contract Documents and Technical Specification for Improvement Project 18-08 Trott Brook Boardwalk' contains myriad details, including the boardwalk's general location within the park (wetland) east of Variolite Street.

If Council authorizes the advertisement for bids, it will be published in the Anoka County Union Herald January 12th, 19th and 26th, 2018 and bids will be solicited by other means during this same timeframe. The bids would then return for Council consideration and award on February 12th, 2018, with potential project completion in June

of this year.

Staff estimates the bids for the boardwalk project to be between $195,000 - $225,000.

The other elements of this project that would be considered on February 12th with the boardwalk bid award, (small trailhead parking area along Variolite Street with signage and striping, two short bituminous trail sections with ADA elements), are all together, estimated at approximately $10,000.

Funding Source:

Funding for the Trott Brook Boardwalk is available from the Park Trust Fund, fees collected from new development, which has an approximate present balance of $2.3M.

During the various phases of the platting of the Brookfield Addition (4th through 8th Additions), it was understood that the recreational opportunity for that larger neighborhood would be the boardwalk, and resulting connections to the rest of the park and trail system this case describes. The approximate total in **Park Dedication and Trail Fees for the 4th through 8th Additions paid into the Park Trust Fund was $350,775**.

Recommendation:

The Park and Recreation Commission, and Staff recommend the approval of the Plans and Specifications, and proceeding to Advertise for Bids, to construct the Trott Brook Boardwalk.

Action:

Motion to Approve/Not Approve the Plans and Specifications, and Authorize the Advertisement for Bids for the Trott Brook Boardwalk.

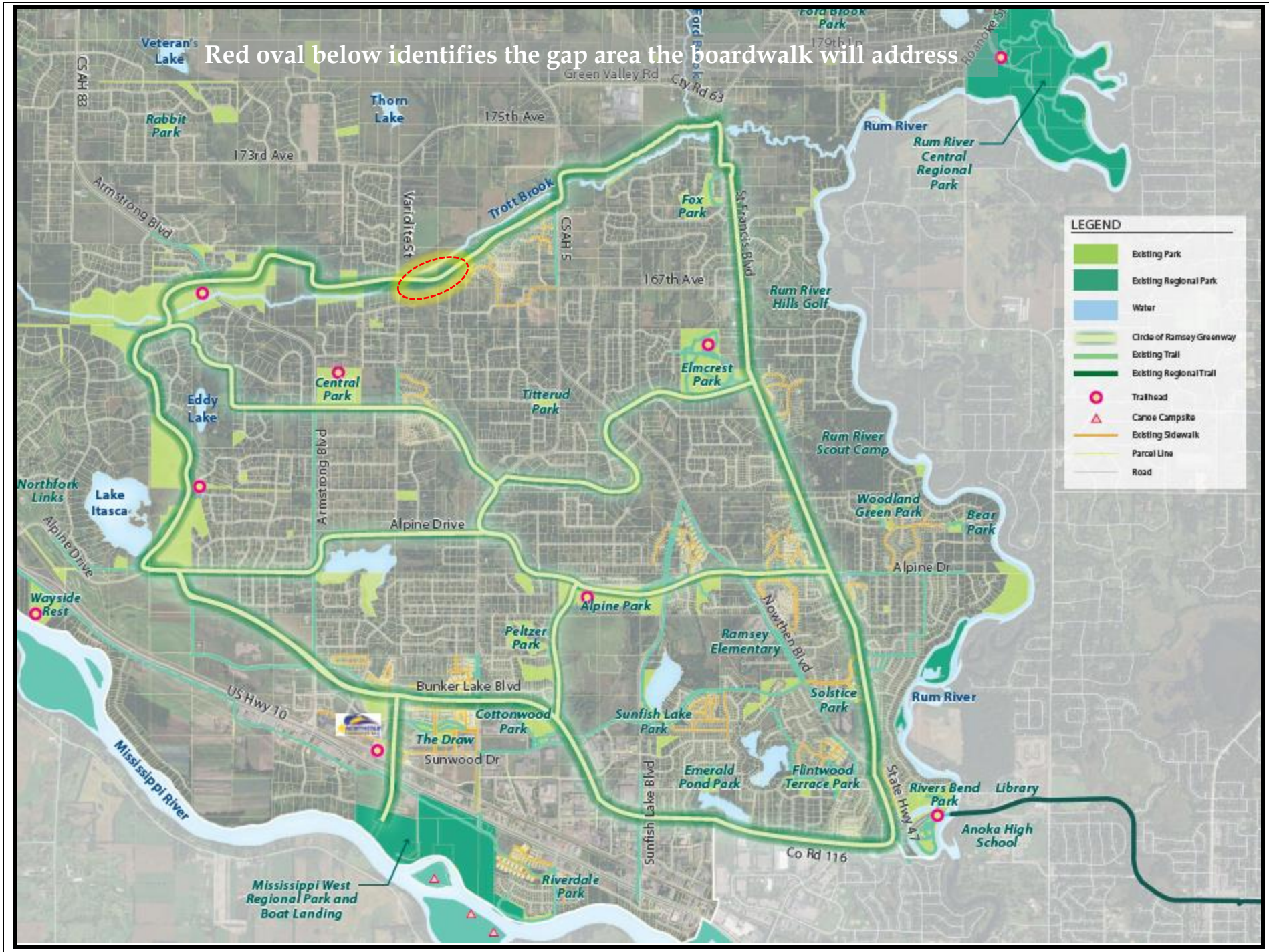
Attachments

Site location map

Bid Specs

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Mark Riverblood	01/04/2018 12:28 PM
Mark Riverblood (Originator)	Mark Riverblood	01/04/2018 12:48 PM
Grant Riemer	Grant Riemer	01/04/2018 01:03 PM
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:44 PM
Form Started By: Mark Riverblood		Started On: 12/28/2017 02:47 PM
Final Approval Date: 01/04/2018		


Red oval below identifies the gap area the boardwalk will address
Veteran's Lake
CSAH 88
Rabbit Park
Thorn Lake
175th Ave
173rd Ave
Green Valley Rd
City Rd 63
Ford Brook Park
179th Ln
Roanoke St
Rum River
Rum River Central Regional Park
Armstrong Blvd
Variolite St
Trott Brook
CSAH 5
Fox Park
St Francis Blvd
167th Ave
Rum River Hills Golf
Elmcrest Park
Central Park
Titterud Park
Eddy Lake
Armstrong Blvd
Rum River Scout Camp
Northfork Links
Lake Itasca
Alpine Drive
Woodland Green Park
Bear Park
Alpine Dr
Wayside Rest
Alpine Park
Peltzer Park
Ramsey Elementary
Nowthen Blvd
Bunker Lake Blvd
US Hwy 10
Cottonwood Park
Sunfish Lake Park
Solstice Park
Rum River
The Draw
Sunwood Dr
Mississippi River
Emerald Pond Park
Flintwood Terrace Park
State Hwy 47
Rivers Bend Park
Library
Anoka High School
Co Rd 116
Sunfish Lake Blvd
Riverdale Park
Mississippi West Regional Park and Boat Landing
LEGEND
Existing Park
Existing Regional Park
Water
Circle of Ramsey Greenway
Existing Trail
Existing Regional Trail
Trailhead
Canoe Campsite
Existing Sidewalk
Parcel Line
Road

CONTRACT DOCUMENTS AND TECHNICAL SPECIFICATIONS FOR CITY OF RAMSEY, MINNESOTA

IP 18-08 TROTT BROOK BOARDWALK



Prepared By:

City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, Minnesota 55303
(763) 433-9820

ADVERTISEMENT FOR BIDS

The City of Ramsey will receive sealed bids until February 5th, 2018, at 10:30 a.m. for furnishing all labor, material, machinery and tools necessary for City Improvement Project 18-08 Trott Brook Boardwalk, at which time bids will be publicly opened at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN, 55303.

The boardwalk shall be comprised of all ACQ or MCA treated wood, and include 8' x 8' sections of 2 x 8's with galvanized joist hangers, through-bolted together, and decked with 2 x 10's secured by 3 1/2" GRK Structural Screws. Square, 4 x 4 posts will support and level the approximate 1,500' foot structure with galvanized brackets and pans, placed upon the wetland's surface. A 2 x 4 'curb' structure on both edges will be elevated by regularly spaced blocks functioning as a low 'truss', tying each boardwalk section together as a solid unit.

It is anticipated that a Construction Contract will be awarded on February 12th, 2018, and that work may begin on or about February 26th, 2018.

The contract documents may be examined at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN, 55303. Copies of the contract documents may be obtained at the above address. The contract documents shall also be available on QuestCDN. These documents may be downloaded by selecting this project and by entering eBidDoc Number XXXX on the Search Projects page. For assistance and free membership registration, contact QuestCDN at (952) 233-1632 or info@questcdn.com.

All bids shall be submitted in sealed envelopes plainly marked "IP 18-08 Trott Brook Boardwalk". If mailed, bids should be placed in a separate envelope and mailed to the City address noted above to the attention of Parks Superintendent, Mark Riverblood.

Each bidder shall submit, with the proposal, a bidder's bond made payable to the City of Ramsey in the amount of 5% of the total bid. No bidder may withdraw their bid for at least 45 days after the scheduled closing time for the receipt of bids. The City of Ramsey reserves the right to reject any or all bids, and to waive informalities.

By order of the City of Ramsey, Minnesota: January 9th, 2019

Published:

Anoka County Union Herald January 12th, 19th and 26th, 2018

Finance and Commerce January 12th 19th, and 26th, 2018

INFORMATION FOR BIDDERS

BIDS will be received by the CITY OF RAMSEY (hereinafter called the "OWNER") at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303 until February 5th, 2018, at 10:30 a.m., and then at said office publicly opened and read aloud.

Each BID must be submitted in a sealed envelope, addressed to Parks Superintendent Mark Riverblood, at the City of Ramsey. Each sealed envelope containing a BID must be plainly marked on the outside as "IP 18-08; Trott Brook Boardwalk" and the envelope shall bear on the outside the name of the BIDDER, and their address and license number if applicable. If mailed, bids should be placed in a separate envelope and mailed to the City address noted above to the attention of Parks Superintendent Mark Riverblood.

All BIDS must be made on the required BID FORM. All blank spaces for BID prices must be filled out in ink or typewritten and the BID FORM must be fully completed and executed when submitted. Only one (1) copy of the BID FORM is required.

The OWNER may waive any informality or minor defects or reject any and all BIDS. Any BID may be withdrawn prior to the above scheduled time for the opening of BIDS or authorized postponement thereof. Any BID received after the time and date specified shall not be considered. No BIDDER may withdraw a BID within forty five (45) days after the actual date of the opening thereof. Should there be reasons why the contract cannot be awarded within the specified period; the time may be extended by mutual agreement between the OWNER and the BIDDER.

BIDDERS must satisfy themselves of the accuracy of the estimated quantities in the BID documents, by examination of the site, the sample boardwalk in place, and a review of the drawings and specifications, including any ADDENDA. After BIDS have been submitted, the BIDDER shall not assert that there was a misunderstanding concerning the quantities of WORK or of the nature of the WORK to be done.

The OWNER shall provide to BIDDERS all information which is pertinent to, and delineates and describes, the land owned and rights-of-way boundaries. The OWNER will provide field stakes delineating the proposed boardwalk alignment during the bidding process.

The CONTRACT DOCUMENTS contain the provisions required for the construction of the PROJECT. Information obtained from an officer, agent or employee of the OWNER or any other person shall not affect the risks or obligations assumed by the CONTRACTOR or relieve the CONTRACTOR from fulfilling any of the conditions of the contract.

Each BID must be accompanied by a BID BOND for at least five percent (5%) of the total amount of the BID, made payable to the City of Ramsey. As soon as the BID prices have been compared, the OWNER will return the BONDS of all except the three (3) lowest responsible BIDDERS. When the AGREEMENT is executed, the BONDS of the two remaining unsuccessful BIDDERS will be returned. The BID BOND of the successful BIDDER will be retained until all materials are on

City Property and/or the project is substantially complete. **A certified check may be used in lieu of a BID BOND.**

The party to whom the contract is awarded will be required to execute the AGREEMENT and within ten (10) calendar days from the date when NOTICE OF AWARD is delivered to the BIDDER. The NOTICE OF AWARD shall be accompanied by the necessary AGREEMENT and forms. In case of failure of the BIDDER to execute the AGREEMENT, the OWNER may at its option consider the BIDDER in default; in which case the BID BOND accompanying the proposal shall become the property of the OWNER.

The OWNER, within ten (10) days of receipt of an acceptable AGREEMENT signed by the party to whom the AGREEMENT was awarded, shall sign the AGREEMENT and return to such party an executed duplicate of the AGREEMENT. Should the OWNER not execute the AGREEMENT within such period, the BIDDER may give WRITTEN NOTICE to withdraw his/her signed AGREEMENT. Such notice of withdrawal shall be effective upon receipt of that WRITTEN NOTICE by the OWNER.

The NOTICE TO PROCEED shall be issued within ten (10) days of the execution of the AGREEMENT by the OWNER. Should there be reasons why the NOTICE TO PROCEED cannot be issued within such period; the time may be extended by mutual agreement between the OWNER and CONTRACTOR. If the NOTICE TO PROCEED has not been issued within the ten (10) day period or within the period mutually agreed upon, the CONTRACTOR may terminate the AGREEMENT without further liability on the part of either party.

The OWNER may make such investigations as he/she deems necessary to determine the ability of the BIDDER to perform the WORK and the BIDDER shall furnish to the OWNER all such information and data for this purpose as the OWNER may request. The OWNER reserves the right to reject any BID if the evidence submitted by, or investigation of, such BIDDER fails to satisfy the OWNER that such BIDDER is properly qualified to carry out the obligations of the AGREEMENT and to complete the WORK contemplated therein.

A conditional or qualified BID will not be accepted. Award will be made to the lowest responsible BIDDER.

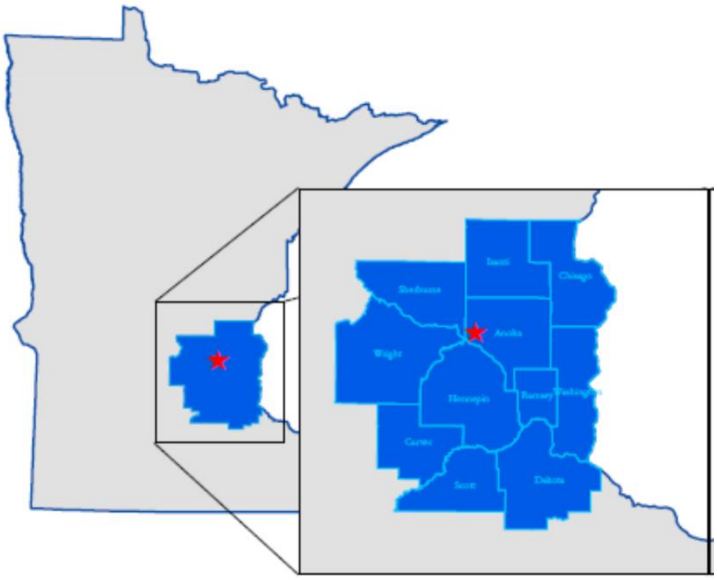
All applicable laws, ordinances and the rules and regulations of all authorities having jurisdiction over construction of the PROJECT shall apply to the contract throughout.

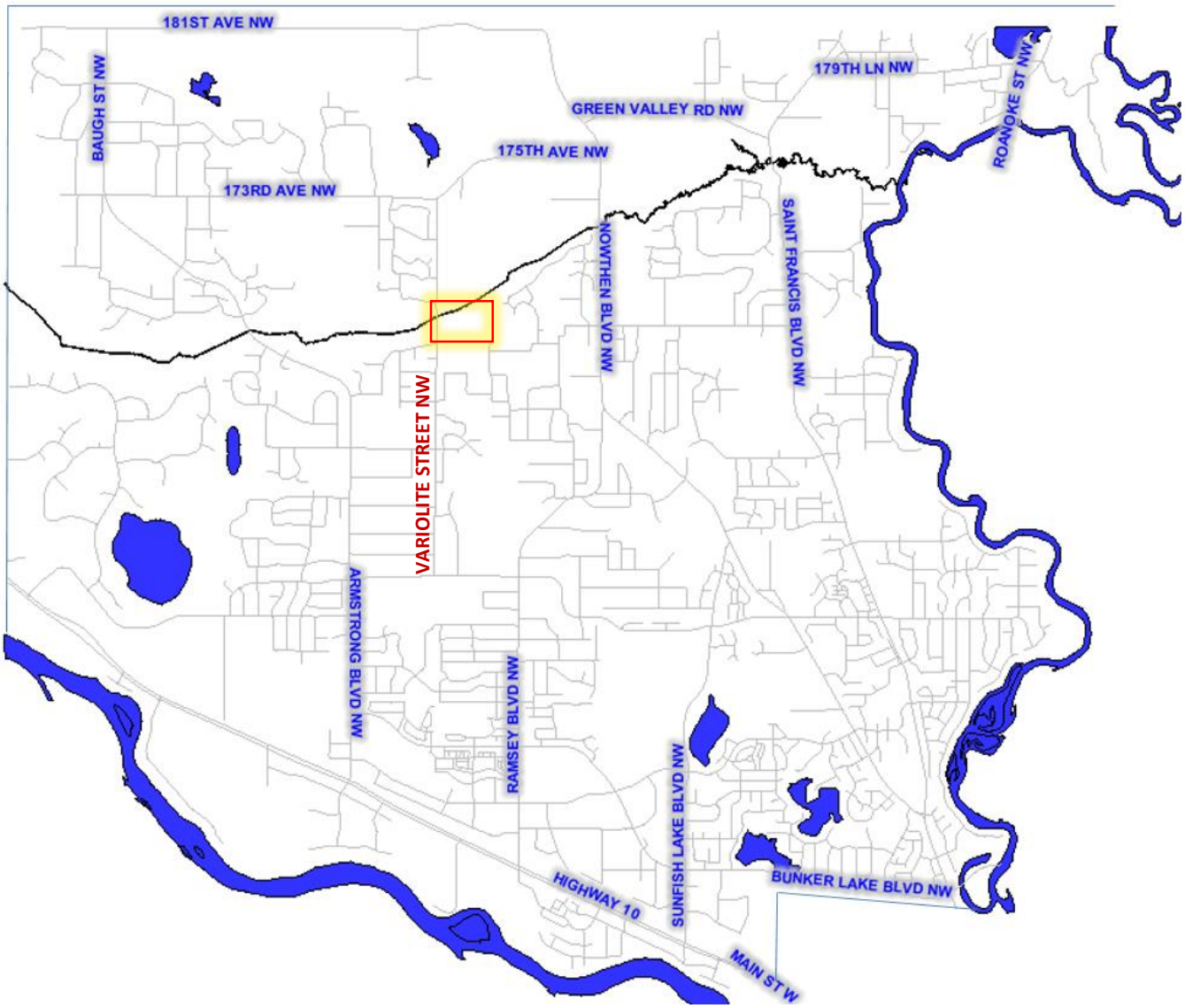
Each BIDDER is responsible for inspecting the site and for reading and being thoroughly familiar with the CONTRACT DOCUMENTS. The failure or omission of any BIDDER to do any of the foregoing shall in no way relieve any BIDDER from any obligation in respect to their BID.

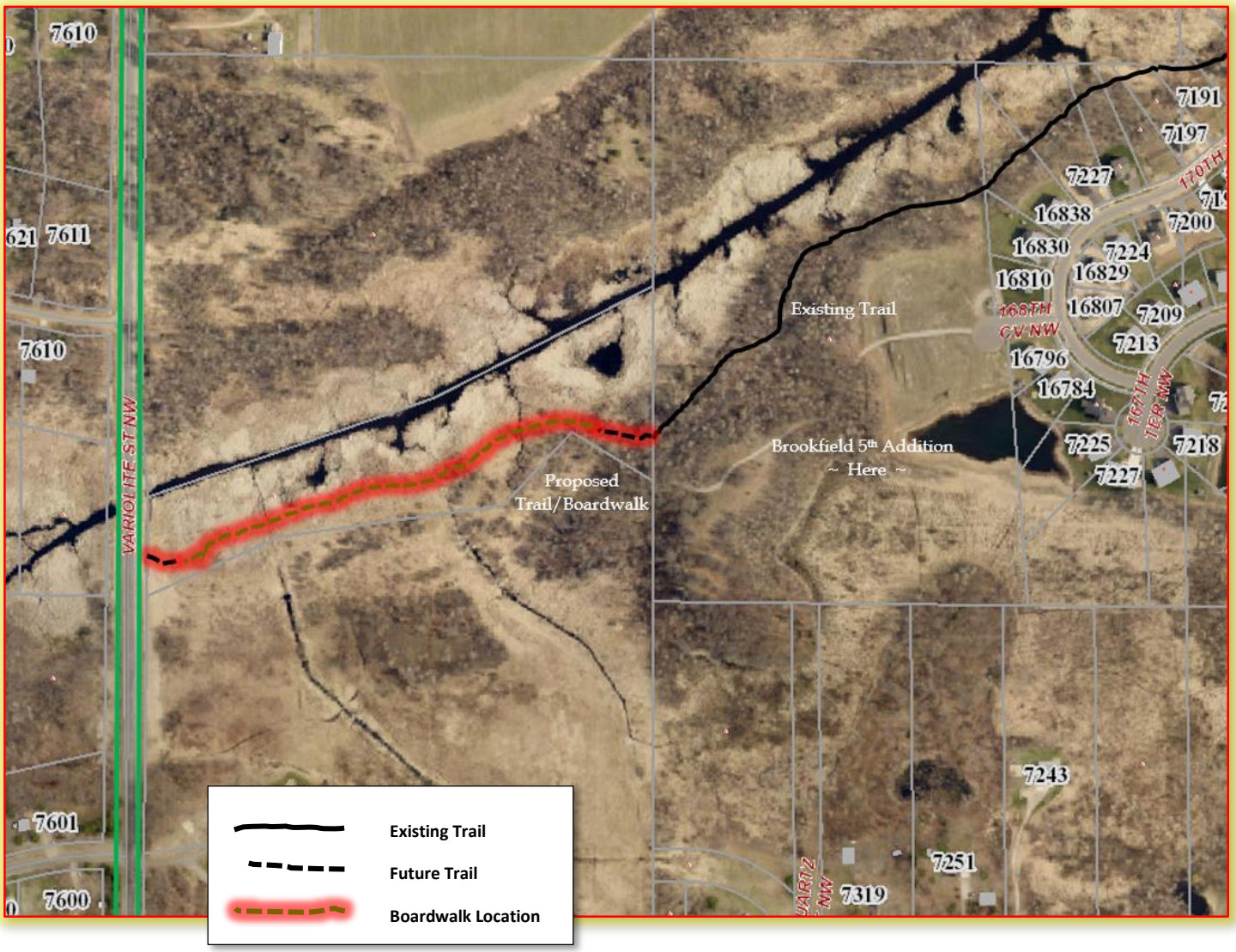
The low BIDDER shall supply the names and addresses of major material SUPPLIERS and SUBCONTRACTORS when requested to do so by the OWNER.

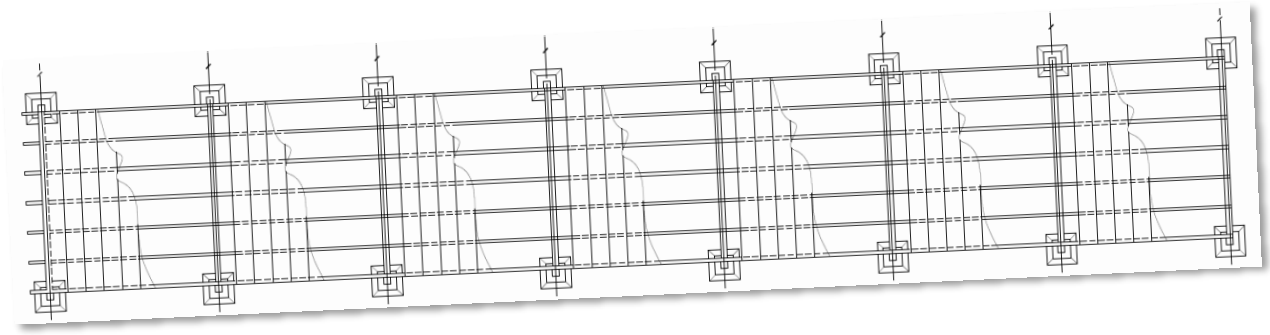
The OWNER'S representative is Mark Riverblood, Parks Superintendent, 7550 Sunwood Drive NW, Ramsey, MN 55303; telephone (763) 433-9853

SITE LOCATION









(Boardwalk Plan View)

BID PROPOSAL

This Bid is submitted to the City of Ramsey for City Improvement Project **#18-08 – Trott Brook Boardwalk.**

That _____, the undersigned bidder, proposes and agrees, if this bid is accepted, to enter into an agreement with the Owner in the form included in the contract documents to perform and furnish all work as specified or indicated in the contract documents for the Contract Price and within the contract time indicated in this Bid and in accordance with the other terms and conditions of the contract documents.

In submitting this bid, bidder represents, as more fully set forth in the Agreement, that:

(a) Bidder has examined copies of all bidding documents and of the following addenda (receipt of all which is hereby acknowledged):

_____

_____

_____

(b) Bidder has familiarized him/herself with the nature and extent of the contract documents, work, site, locality and all local conditions and laws and regulations that in any manner may affect cost, progress, performance or furnishing of the work.

(c) Bidder has given the Owner written notice of all conflicts, errors or discrepancies that it has discovered in the contract documents and the written resolution thereof by the Owner is acceptable to bidder.

(d) This bid is genuine, is not made in the interest of or on behalf of any undisclosed person, firm or corporation, and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; bidder has not directly or indirectly induced or solicited any other bidder to submit a false or sham bid; bidder has not solicited or induced any person, firm or corporation to refrain from bidding and bidder has not sought by collusion to obtain for itself any advantages over any other bidder or over owner.

(e) Bidder agrees that the work will be completed by June 1, 2018.

(f) A bid bond in the amount of five percent (5%) of the bid contained herein is attached. This bid bond shall be forfeited if the bidder fails to execute and file the required contract within ten (10) days after notification of the bid award by the owner.

(g) The contractor agrees to perform all work described in the contract documents for the lump sum payment of the completed boardwalk, **based upon the lineal footage as constructed and accepted.**

BID PROPOSAL

The Trott Brook Boardwalk is estimated to be < 1,500' feet in length when completed, consisting of *approximately* 188, 8' x 8' panels.

ITEM	**UNIT**	**QUANITY**	**UNIT PRICE**	**EXTENSION**
BOARDWALK @ 8 FEET WIDE	LF	1,500'	$ _____	$ _____
TOTAL BID				**$ _____**

This Bid Submitted by:

If Bidder is:

An Individual

Name (typed or printed): _____

By: _____ (SEAL)
(Individuals Signature)

Doing Business as: _____

A Partnership

Partnership Name: _____
(SEAL)

By: _____
(Signature of general partner – attach evidence of authority to sign)

Name (typed or printed): _____

A Corporation

Corporation Name: _____
(SEAL)

State of Incorporation: _____
Type: _____

By: _____
(Signature of general partner – attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____
(CORPORATE SEAL)

Attest: _____
(Signature of Corporate Secretary)

Date of Qualification to do business in Minnesota is: _____

A Joint Venture

Name of Joint Venture: _____
(SEAL)

First Joint Venturer Name: _____

By: _____
(Signature of first joint venture partner – attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

Second Joint Venturer Name: _____

By: _____
(Signature of second joint venture partner – attach evidence of authority to sign)
(Each joint venture must sign. The manner of signing for each individual, partnership, and corporation that is party to the joint venture should be in the manner indicated above.)

Bidders Business Address: _____

_____

Phone:_____

Submitted on _____, 2018

State Contractor License No. _____. (If Applicable)

RESPONSIBLE CONTRACTOR

In accordance with Laws of Minnesota, 2014, chapter 253 (Minnesota Statutes §16C.285), Bidders are hereby advised that the Department cannot award a construction contract in excess of $50,000 unless the contractor is a "responsible contractor" as defined in Minnesota Statutes §16C.285, subdivision 3. A bidder submitting a Proposal for this Project must verify that it meets the minimum criteria specified in Minnesota Statutes §16C.285, subdivision 3, by completing the Responsible Contractor Certificate within this Proposal. Statements in the certificate must be certified by a company officer. Bidders are responsible for obtaining verifications of compliance from all subcontractors, using a form provided by the Department. A bidder must submit signed verifications from subcontractors upon the Department's request.

A Bidder or subcontractor who does not meet the minimum criteria established in Minnesota Statutes §16C.285, subdivision 3, or who fails to verify compliance with the minimum requirements, will not be a "responsible contractor" and will be ineligible to be awarded the Contract for this Project or to work on this Project. Bidders and subcontractors are also advised that making a false statement verifying compliance with any of the minimum criteria will render the Bidder or subcontractor ineligible to be awarded a construction contract for this Project and may result in the termination of a contract awarded to a Bidder or subcontractor that makes a false statement.

STATE OF MINNESOTA - RESPONSIBLE CONTRACTOR CERTIFICATE

Applies to all prime contracts in excess of $50,000

A responsible contractor is defined in Minnesota Statutes §16C.285, subdivision 3.

Any prime contractor or subcontractor who does not meet the minimum criteria under Minnesota Statutes §16C.285, subdivision 3, or who fails to verify that it meets those criteria, is not a responsible contractor and is not eligible to be awarded a construction contract for the project or to perform work on the project.

A false statement under oath verifying compliance with any of the minimum criteria shall render the prime contractor or subcontractor that makes the false statement ineligible to be awarded a construction contract for the project and may result in termination of a contract awarded to a prime contractor or subcontractor that makes a false statement.

A prime contractor shall submit to the contracting authority upon request copies of the signed verifications of compliance from all subcontractors of any tier pursuant to subdivision 3, clause 7.

By signing this statement, I, _____ (typed or printed name), _____ (title), certify that I am an owner or officer of the company and do verify under oath that my company is in compliance with each of the minimum criteria listed in the law.

_____

(*name of the person, partnership or corporation submitting this proposal*)

_____

(*business address*)

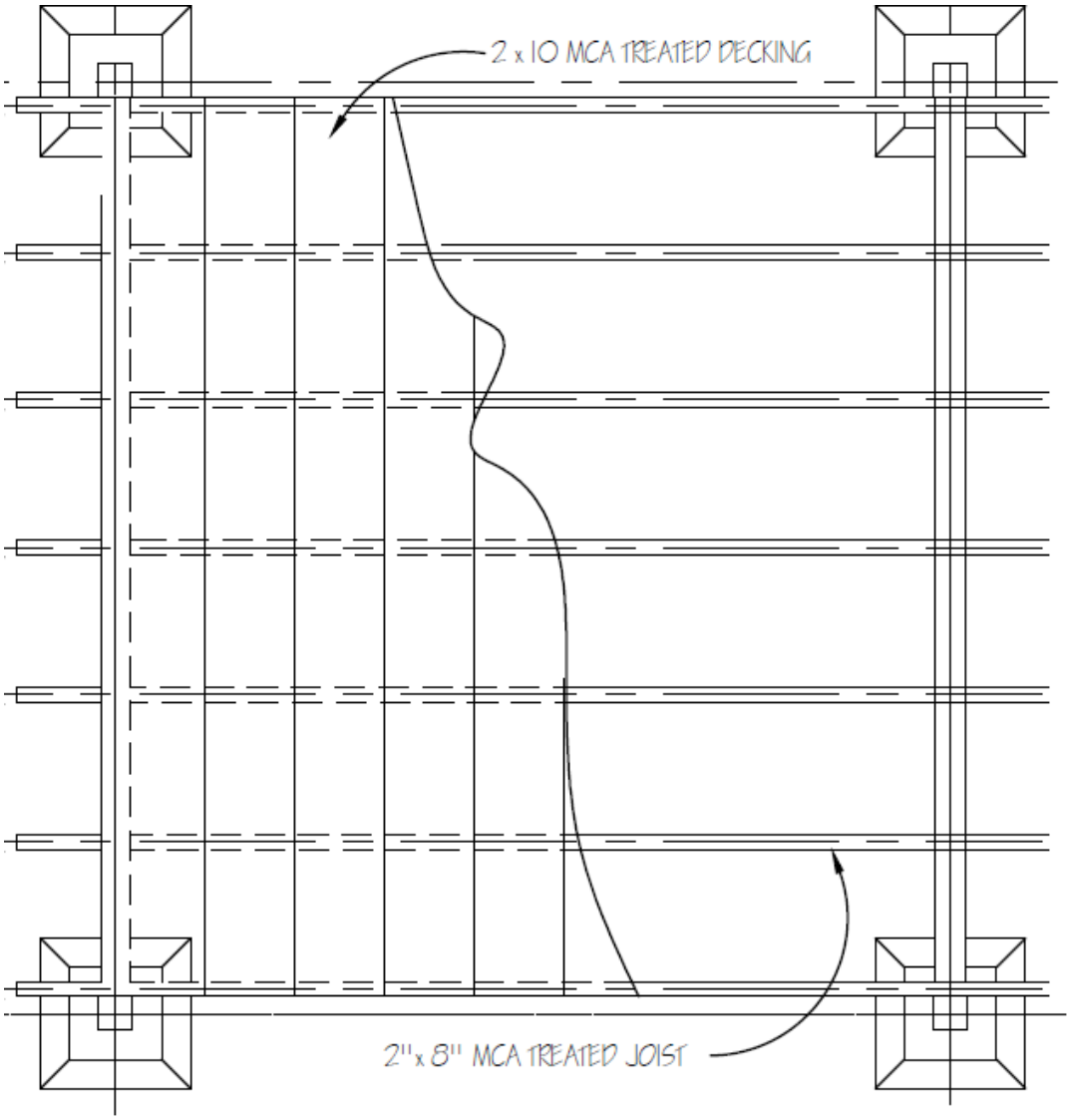
Signed: _____ _____

(bidder or authorized representative) *Date*

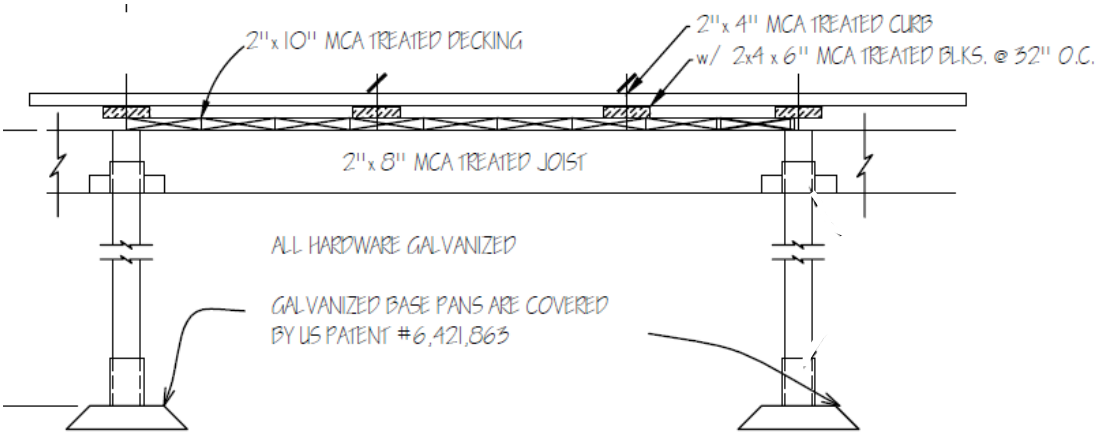
BID SPECIFICATIONS

1. **Project Scope:**

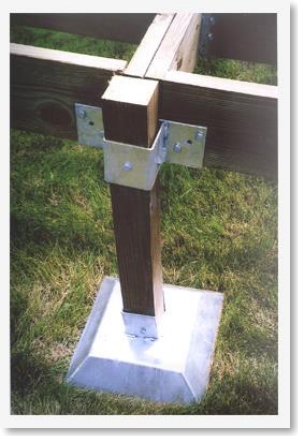
   The Trott Brook Boardwalk is estimated to be 1,500' feet when completed, consisting of *approximately* 188, 8' x 8' panels, each made with 7, **2 x 8** 'rails' or joists, with an 8' foot 'cap' on each end (as shown below). Each section shall be through-bolted in at least four places to the adjoining section. The boardwalk will have 4 or 5, (approximately 22 degree or less) turns.



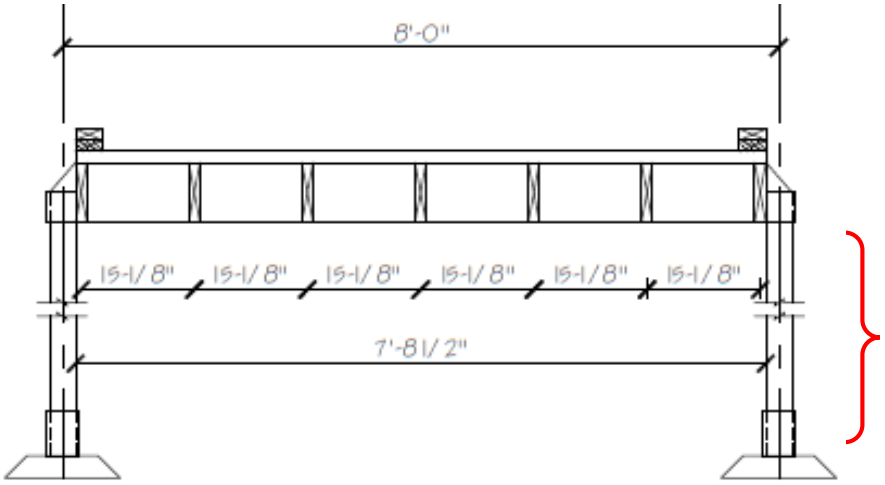
Traverse decking shall consist of 2 x 10's, with an elevated 2 x 4 'curb' on each edge. Each section shall be elevated and supported by galvanized brackets and pans as shown, with a clearance below the deck of between 12" and 24" (varies), to account for uneven ground and to allow the passage of animals.



Elevated Curb Detail Above



Hot dipped galvanized footing support pans and 4 x 4 brackets manufactured by Custom Manufacturing Inc., **or approved equal**.



12" to 24" Varies (boardwalk deck surface to remain level)

2. **Boardwalk design Loads:**
   ~ Design Dead Load on Deck 10 PSF
   ~ Design Live Load on Deck 40 PSF

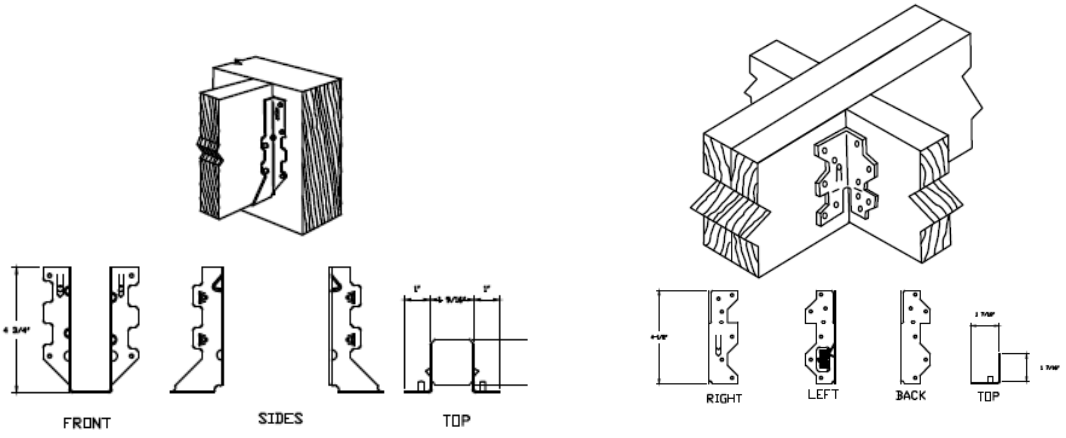
3. **Material Specifications:** All materials shall meet or exceed the following specifications:

   ~ Structural dimensional lumber shall be No. 2 Southern Pine or better, and be graded in accordance with National Design Specifications for wood construction. All lumber shall conform to the requirements of the applicable grading rules agency—a grading agency certification is required on all lumber material. ***No warped lumber shall be used.***

   ~ All wood used shall be arsenic free and ACQ or MCA treated to UC4A standards for ground contact (4 x 4' supports) and UC3B for all other lumber.

   ~ *All hot dipped galvanized footing support pans (standard size) and 4 x 4 brackets (pictured above) shall be manufactured by Custom Manufacturing Inc. of Clinton, Wisconsin* ***or approved equal.***

   ~ Joist hangers (10, per 8' x 8' panel) and inside corner brackets (4, per 8' x 8' panel) shall be galvanized or zinc coated.



   ~ All lumber shall be pre-stained brown, or stained brown on site.

~ Deck with ¼ x 3 ½ GRK Structural Screws- Climetek Finish, or approved equal.

In any event of a discrepancy within these specifications, or an instance of an omission in details, the existing boardwalk depicted at the beginning of this document (within the City of Ramsey), shall be consulted for guidance in the interpretation of materials, or methods of construction.

4. **Construction Methods:**
   All material shall be well manufactured. All lumber shall be straight, well sawn, sawed square at ends, and opposite surfaces parallel unless otherwise specified (E.g. 22 degree corners). Workmanship shall be first class throughout. All screws shall be properly set to ensure the heads are flush or *slightly* recessed with the surface of the wood decking. Proper pre-drilling of holes for screws (as may be necessary) shall be performed to avoid splitting the lumber.

   All construction is intended to be from the West, at Variolite Street and progress East to the project termini.

5. **Basis of Payment:**
   Payment for the boardwalk shall be made based upon the lineal foot, as measured with the Owner upon completion; and include all costs associated with fabrication, construction/installation and include material delivery, mobilization, with any other costs considered incidental.

CITY SPECIAL PROVISIONS

1. General

These Special Provisions contain items of specific instruction and subject matter concerning construction detail and/or are modifications to the General Conditions and Standard Specifications. The Contractor shall conduct his/her work in conformance with the specifications set forth herein and in accordance with the Minnesota Department of Transportation Standard Specifications for Construction (as may be applicable), 2016 Edition, which is incorporated by reference to these specifications.

2. Project Schedule

The City of Ramsey anticipates, but does not guarantee award of this project, on February 12th, 2018. Construction is foreseen to commence on or about February 26th, 2018.

3. Working Hours

The work shall be carried out during normal daylight working hours in accordance with local ordinance and so as not to cause any unreasonable nuisance to affected residents. Under emergency conditions, this limitation may be waived in writing by the Owner. Normal working hours in the City of Ramsey are considered to be from 7:00 a.m. to 10:00 p.m. on Monday through Saturday. The contractor shall provide 72 hour advance notice before working on Saturday. City Council approval is required for Sunday work.

4. Maintenance of Traffic

All traffic control devices **if required**, shall conform and be installed in accordance to:

- The "Minnesota Manual on Uniform Traffic Control Devices" (MN MUTCD);
- Part 6, "Field Manual for Temporary Traffic Control Zone Layouts" (Field Manual);
- The Speed Limits in Work Zones Guideline;
- The Minnesota Flagging Handbook;
- The Minnesota Standard Signs Manual;
- The Traffic Engineering Manual;

The Contractor shall submit the proposed traffic control layout, to the Owner for approval at least five (5) days prior to the start of construction. The Contractor shall modify his/her proposed traffic control layout and/or devices as deemed necessary by the Owner.

The Contractor shall notify the local Police and Fire Departments prior to commencing construction that will restrict traffic on any City street to the degree that emergency traffic could not be immediately facilitated. The Contractor shall provide necessary signs, flashers and barricades for any parking or driving lane closures. All signing shall conform to the MnDOT Manual of Uniform Traffic Control Devices. All plans for lane closures shall be submitted to the Owner for approval prior to any closures.

The cost of all work related to continuation and control of traffic, including maintenance of traffic, provision of continued access, and the placement, maintenance or removal of traffic control devices should be included within the bid for the boardwalk's construction as incidental. In the event the Contractor fails to maintain the street free of debris or provide signing, the Owner may perform the work and deduct the cost from any amount due the Contractor.

5. Cleanup and Restoration

When the work has been completed, the Contractor shall remove from the site all extra materials, equipment, debris and other supplies. All surfaces disturbed during the construction period shall be returned to their original condition or better.

6. Work Area

The Contractor's operations shall be confined to the Public Park (wetland) and adjoining Right of Way of Variolite Street. The Contractor shall secure the permission of the Owner if he/she wishes to store materials, vehicles and equipment elsewhere.

7. Permits

The Contractor will be required to obtain a City contractor's license.

8. Barricades, Guards and Safety Equipment

To protect persons from injury and to avoid property damage, adequate barricades, construction signs, warning lights, and guards as required shall be placed and maintained by the contractor during the progress of the construction work near Variolite Street. All materials which may serve as obstructions to traffic or be deemed hazards shall be enclosed by fences or barricades and shall be protected by adequate lighting when visibility is poor. The rules and regulations of local authorities respecting safety provisions shall be observed.

9. Preconstruction Conference Required

Prior to initiating the work a preconstruction conference shall be scheduled and held with the contractor and his/her subcontractors (if any), the City, or others with an interest in the project. The Contractor shall prepare and submit a list of subcontractors, material suppliers, and material submittals that are required to comply with specified standards if requested, and will submit certificates of compliance or a schedule for compliance submittal.

No work is authorized on the project until the Notice to Proceed is issued. Once work has commenced, the Contractor shall continuously pursue completion in accordance with the approved schedule.

10. Construction Staking

Boardwalk alignment staking shall be provided by the Owner. Confirmation of the alignment and locations of 4 or 5 turns will be verified in the field, together with the Owner and Contractor. The Contractor shall be responsible for compliance with ADA requirements of the boardwalk (vertical separation, side slopes and grade elevation transitions).

11. Protection of Utilities

The Contractor is advised that utilities which include electric, gas, telephone, cable TV, fiber optic lines, and water and sanitary sewer may be located within the project area near Variolite Street. The Contractor shall comply with the provisions of Minnesota Statues Chapter 216 related to underground construction and utility protection (Gopher State One call).

12. Maintenance during Construction

Once the Contractor commences work on the project, the construction area shall be maintained for the remainder of the project by the Contractor at their expense. Necessary signs and barricades shall be furnished by the Contractor. The Contractor is required to place a portable biffy on site, or mandate that all workers utilize the restrooms at Central Park.

13. Basis of Payment and Project Acceptance

Payment shall be made for the work performed, upon the lineal measurement of the centerline of the actual boardwalk constructed. The cost of any additional labor materials, tools and supplies which have not been specifically identified but required to complete the project as per the plans and specifications shall be considered incidental to the project as bid.

The project will be accepted and approved at the completion of all aspects of the construction, with the Owner and Contractor walking the boardwalk and finding that there is NO perceptible movement latterly or vertically, nor sounds of movement.

CONSTRUCTION CONTRACT

THIS AGREEMENT (the "Agreement") is made and entered into this _____ day of _____, 2018, by and between _____, a Minnesota Corporation (the"Contractor") and the City of Ramsey, a Minnesota Municipal Corporation, 7550 Sunwood Drive NW, Ramsey, Minnesota 55303 (the "Owner").

WITNESSETH

WHEREAS, the City of Ramsey proposes to construct an 8' foot wide wooden boardwalk, approximately 1,500' feet in length, with City Improvement Project No. 18-08 (the "Project"); and

WHEREAS, the plans and specifications necessary for construction of the Project are defined in the Contract Documents and Technicial Specifications dated _____, 2018 (the "Contract Documents"); and

WHEREAS, the work required to complete the Project is defined in the Contract Documents (the "Work"); and

WHEREAS, the Contractor has made a written proposal and bid to the Owner to furnish the material, equipment, labor and everything necessary for the completion of the Work for the price and within the time schedule required by the Contract Documents; and

WHEREAS, the Contractor, as the lowest responsible bidder, has been awarded the contract for the Work by the City; and

WHEREAS, Contractor, in consideration of the payments hereinafter provided, for itself and its successors, as the case may be, hereby covenants and agrees to and with the Owner to perform the Work and furnish the material, under the supervision of the City Engineer; and

WHEREAS, Contractor acknowledges:

1. That it understands the Contract Documents;

2. That it has the equipment, technical ability, personnel and facilities to construct the Project in accordance with the Contract Documents and that it is licensed by all applicable agencies and governmental entities;

3. That the Contract Documents are, in its opinion, appropriate and adequate for the complete construction of the Project in a sound and suitable manner.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed and understood as follows:

1. Work Performance. Contractor shall perform the Work as described in the Contract Documents which are incorporated herein by reference. Contractor agrees to comply with all federal, state, and local laws and ordinances applicable to the services to be performed under this Agreement, including all safety standards. The Contractor shall be solely and completely responsible for conditions of the job site, including the safety of all persons and property during the performance of the services.

2. Commencement of Work. The Contractor shall commence work on the Project within ten (10) days of the date of the Notice to Proceed given by the City Engineer and shall have the Work substantially complete within the period specified in the Contract Documents. Failure to complete the work within this period will be cause for the Contractor to forfeit the amount as required by the Special Provisions terms of the Contract Documents and that it is appropriately licensed by all applicable agencies and governmental entities.

3. Contractor Compensation. The Owner shall compensate Contractor for the Work in the amount of $_____ per lineal foot based upon the Contractor's accepted bid subject to any additions or deductions provided therein, payment shall be made pursuant to the payment provisions outlined in the Contract Documents.

4. Independent Contractor Relationship. It is expressly understood that the Contractor is an "independent contractor" and not an employee of the City. The Contractor shall have control over the manner in which the services are performed under this Agreement. The Contractor shall supply, at its own expense, all materials, supplies, equipment and tools required to accomplish the work contemplated by this Agreement. The Contractor shall not be entitled to any benefits from the City, including, without limitation, insurance benefits, sick and vacation leave, workers' compensation benefits, unemployment compensation, disability, severance pay, or retirement benefits.

5. Insurance Requirements.

   A. Liability. The Contractor agrees to maintain commercial general liability insurance in a minimum amount of $1,500,000 per occurrence; $2,000,000 annual aggregate. The policy shall cover liability arising from premises,

operations, products-completed operations, personal injury, advertising injury, and contractually assumed liability. The City shall be named as an additional insured.

B. Automobile Liability. If the Contractor operates a motor vehicle in performing the services under this Agreement, the Contractor shall maintain commercial automobile liability insurance, including owned, hired, and non-owned automobiles, with a minimum liability limit of $1,000,000, combined single limit.

C. Workers' Compensation. The Contractor agrees to comply with all applicable workers' compensation laws in Minnesota.

D. Certificate of Insurance. The Contractor shall, prior to commencing services, deliver to the City a Certificate of Insurance as evidence that the above coverage's are in full force and effect.

6. Indemnification. To the fullest extent permitted by law, the Contractor agrees to defend, indemnify and hold harmless the City, and its employees, officials, volunteers and agents from and against all claims, actions, damages, losses and expenses, including attorney fees, arising out of the Contractor's negligence or the Contractor's performance or failure to perform its obligations under this Agreement. The Contractor's indemnification obligation shall apply to the Contractor's subcontractor(s), or anyone directly or indirectly employed or hired by the Contractor, or anyone for whose acts the Contractor may be liable. The Contractor agrees this indemnity obligation shall survive the completion or termination of this Agreement.

7. Dispute Resolution. The Parties shall cooperate and use their best efforts to ensure that the various provisions of the Agreement are fulfilled. The Parties agree to act in good faith to undertake resolution of disputes, in an equitable and timely manner and in accordance with the provisions of this Agreement. If disputes cannot be resolved informally by the Parties, the following procedures shall be used:

A. Whenever there is a failure between the Parties to resolve a dispute on their own, the Parties shall first attempt to mediate the dispute. The parties shall agree upon a mediator, or if they cannot agree, shall obtain a list of court-approved mediators from the Anoka County District Court Administrator and select a mediator by alternately striking names until one remains. The City shall strike the first name followed by the Contractor, and shall continue in that order until one name remains.

B. Litigation. If the dispute is not resolved within thirty (30) days after the end of mediation proceedings, the Parties may litigate the matter.

8. General Provisions.

A. Entire Agreement. This Agreement supersedes any prior or contemporaneous representations or agreements, whether written or oral, between the Parties and contains the entire agreement.

B. Assignment. The Contractor may not assign this Agreement to any other person unless written consent is obtained from the City.

C. Amendments. Any modification or amendment to this Agreement shall require a written agreement signed by both Parties.

D. Nondiscrimination. In the hiring of employees to perform work under this Agreement, the Contractor shall not discriminate against any person by reason of any characteristic protected by state or federal law. Prevailing wage rate will NOT apply for the Trott Brook Boardwalk project.

E. Force Majeure. Except for payment of sums due, neither party shall be liable to the other or deemed in default under this Agreement, if and to the extent that such party's performance is prevented by reason of Force Majeure, as determined by the City.

F. Notices. All notices and other communications under this Agreement must be in writing and must be given by registered or certified mail, postage prepaid, or delivered by hand at the addresses set forth below:

Notice to City: City of Ramsey
Attention: Parks Superintendent
7550 Sunwood Drive NW
Ramsey, MN 55303

Notice to Contractor: _____
_____
_____

G. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Minnesota. All proceedings related to this Agreement shall be venued in the State of Minnesota.

H. Waivers. The waiver by either party of any breach or failure to comply with any provision of this Agreement by the other party shall not be construed as, or constitute a continuing waiver of such provision or a waiver of any other breach of or failure to comply with any other provision of this Agreement.

I. Ownership of Documents. All reports, plans, specifications, data, maps, and other documents produced by the Contractor in the performance of services under this Agreement shall be the property of the City.

J. Government Data. The Contractor agrees to maintain all data received from the City in the same manner as the City as required under the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.

K. Counterparts. This Agreement may be signed in counterparts, each of which shall be deemed an original, and which taken together shall be deemed to be one and the same document.

L. Savings Clause. If any court finds any portion of this Agreement to be contrary to law, invalid, or unenforceable, the remainder of the Agreement will remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in triplicate counterparts the day and year first above written.

CONTRACTOR:

_____

By:_____

Its:_____

OWNER:

CITY OF RAMSEY

By:_____
Sarah Strommen, Its Mayor

ATTEST:

By:_____
Kurt Ulrich, Its City Administrator

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: 01/09/2018

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Introduce Ordinance #18-04 Establishing E-3 Employment Zoning District

Purpose/Background:

The purpose of this case is to consider the establishment of a new employment zoning district within the City of Ramsey. This zoning district correlates to the City's new business park located generally west of Armstrong Boulevard and north and south of Bunker Lake Boulevard.

Note: the Comprehensive Plan Amendment has now been approved by the Metropolitan Council. Additionally, uses proposed in buildings currently being constructed are proposing uses in the existing underlying zoning district (indoor commercial recreation). This use is intended to carry over to the new zoning district in addition to the traditional business park uses (this same scenario is allowed in the City's existing business parks).

Notification:

A public hearing is required and was held at the December 7, 2017 Planning Commission meeting and the appropriate notice was issued.

Observations/Alternatives:

At its December 7th, 2017 meeting the Planning Commission recommended approval of the E-3 Zoning District with the inclusion -that it be stated that screening is required for any open and outdoor storage. Staff has included that language in Ordinance #18-04.

Alternatives

Alternative 1: Recommend approval of Ordinance #18-04 Establishing the E-3 Employment District as proposed. The E-3 Employment District is modeled after the E-2 Employment District with more stringent governance over outdoor storage. Staff supports this alternative.

Alternative 2: Table Ordinance #18-04 Establishing the E-3 Employment District as proposed. If the City Council feels that additional work is necessary in refining the proposed language for the E-3 Employment District it should direct staff to specific areas it would like to see refined. Staff is not opposed to this alternative.

Alternative 3: Recommend denial of Ordinance #18-04 Establishing the E-3 Employment District. The E-3 Employment District is being established for the City's new Industrial Park. Staff does not support this alternative.

Funding Source:

Costs associated with this request are the responsibility of the City.

Recommendation:

The Planning Commission recommends adoption of Ordinance #18-04 establishing the proposed E-3 zoning district within the City of Ramsey. The E-3 District is intended to govern general industrial and commercial activity within the City's new Industrial Park.

Action:

Motion to introduce Ordinance #18-04 Establishing the E-3 Employment District within the City of Ramsey.

Attachments

Ordinance 2018-004 Establishing E-3 Employment District

Redlined Code Comparison of Proposed E-3 District to existing E-2 District

12-7-17 Planning Commission Meeting Minutes (Unapproved)

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	01/03/2018 01:37 PM
Tim Gladhill	Tim Gladhill	01/03/2018 08:39 PM
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:24 PM
Form Started By: Eric Maass		Started On: 12/13/2017 11:10 AM
Final Approval Date: 01/04/2018		

ORDINANCE #2018-004

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE ESTABLISHING SECTION 117-124 "E-3 EMPLOYMENT DISTRICT" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT.

Section 117-124 of the Ramsey Zoning Ordinance is amended to read as follows:

Sec. 117-124. - E-3 Employment District.

(a) *Intent.* The purpose of the E-3 Employment District is to provide for the mix of typically large volumes or bulk commercial goods and services, wholesale/warehouse activities and limited retail activities and limited outdoor storage.

(b) *Permitted uses.* The following are permitted uses, subject to general requirements and performance standards as specified by this chapter:

(1) Building materials sales stores.

(2) Governmental and public utility buildings and structures.

(3) Indoor commercial recreation.

(4) Manufacturing.

(5) Office buildings and uses.

(6) Radio and television offices and stations.

(7) Transportation terminals.

(8) Warehousing of non-explosive material or equipment.

(9) Wholesale business.

(10) Storage.

(11) Business incubators/multitenant facilities housing manufacturing, research labs, testing labs, offices, motor vehicle, implement and recreation equipment sales or repair, governmental or public uses, indoor commercial recreation, manufacturing, radio and television offices and stations, and wholesale businesses, provided they are indoor operations with no outside storage or display areas. A maximum of 20 percent of the units or suites of such a facility may be occupied by enclosed retail and rental activity as a principal use.

(12) Self-storage facilities.

(c) *Accessory uses.*

(1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 50 percent of the gross floor space of the principal use.

(2) Off-street parking including semi-trailer trucks, as regulated and required by this chapter.

(3) Off-street loading as regulated and required by this chapter.

(4) Signing as regulated by this Code.

(6) Enclosed retail and rental activity as an accessory to a permitted use in a business incubator or multitenant facility provided the retail or rental activity does not occupy more than 50 percent of the gross floor area of the occupied unit or suite.

(d) *Conditional uses.* The following are conditional uses and require a conditional use permit based upon procedures set forth in and regulated by section 117-50:

(1) Open and outdoor storage accessory to a principal use, provided that:

a. Storage area is surfaced with concrete or bituminous.

b. This use does not take up parking space or loading area as required for conformity to this chapter.

c. The provisions of section 117-51 are considered and satisfactorily met.

d. Open and outdoor storage shall be screened from adjacent properties and public right-of-way.

(2) Open or outdoor service, sale, display and rental as a principal use, provided that:

a. The use does not take up parking space or loading area as required for conformity to this chapter.

b. Sales area is surfaced with asphalt or concrete material to control dust.

c. The provisions of section 117-51 are considered and satisfactorily met.

(3) Oversizing of signs.

(4) Expansion or enlargement of lawful nonconforming uses.

(5) Cell towers.

(6) Micro-scale WECS.

(7) Medium-scale WECS.

(8) Retail sales facility for CNG (compressed natural gas) or other alternative automotive fuels. Retail sales must be an accessory to an onsite fleet fueling operation.

(9) Schools, public and private.

(e) *Standards.* (Also refer to article II, division 6 of this chapter for general performance standards).

(1) Bulk standards.

Standard	Requirement
Minimum lot size	1 acre
Minimum lot width	200 feet
Building setbacks:	
Front	35 feet
Rear	25 feet
Side	25 feet
Major and minor arterials	60 feet from centerline of road right-of-way plus the local applicable setback

From service road	30 feet
Setbacks when adjacent to residential district:	
Buildings	60 feet
Off-street parking, storage areas, and driveways	40 feet
Parking and pavement (includes maneuvering areas) setback from street right-of-way	20 feet
Maximum building height	65 feet
Maximum lot coverage	45 percent

(2) Lighting. Any lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located.

(3) Landscaping and buffering.

a. *Site landscaping.*

1. Minimum landscaping requirements. All open space areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, ornamental trees, shrubs, flowers, ground cover, decorative walks, or other similar site design materials in a quantity and placement suitable for the site. A reasonable attempt should be made to preserve as many existing trees as is practicable and to incorporate them into the development. For each existing significant tree retained one overstory tree can be deducted from the minimum requirements.

2. Number of plantings. The minimum number of overstory trees on any given site shall be as indicated below. These are minimum requirements that are typically supplemented with other understory trees, shrubs, flowers and ground covers deemed appropriate for a complete quality landscape treatment of a site.

Type	Number of Plantings
Deciduous/coniferous trees	1 per 50 lineal feet of site perimeter or 1 tree per 1,000 square feet of building footprint area, whichever is greater. For expansions to buildings, 1 tree is required for each 1,000 square feet of additional building footprint area.
Shrubs	1 per 30 lineal feet of site perimeter or 1 per 300 square feet of building footprint area, whichever is greater.

3. Minimum size of plantings. Landscaping material shall be of the following minimum planting size:

Type	Size
Deciduous trees	2.5 inches diameter as measured three feet above ground
Coniferous trees	6 feet in height

Deciduous shrubs	2 feet in height
Evergreen shrubs	2 feet in height or 2 feet in width, whichever applies
Ornamental trees	1.5 inches diameter as measured three feet above ground

4. Planting types.

   (i) Acceptable plantings shall be determined by the City of Ramsey Tree Book.

   (ii) The compliment of trees fulfilling the landscaping requirements shall be not less than 25 percent deciduous and lot less than 25 percent coniferous. No more than 25 percent of the required plantings shall consist of ornamental trees.

   (iii) For every 35 feet of public road frontage, one overstory tree shall be planted on the private property adjacent to the public road right-of-way.

b. *Topsoil.* All exposed ground areas of a site not occupied by building, parking or storage, excluding natural areas that are left undisturbed, shall be covered with four inches of topsoil, as defined in section 117-1, or an approved alternative as referenced in section 117-348.

c. *Sodding and ground cover.* All areas not otherwise improved in accordance with approved site plans shall be finished with sod up to the edge of improved streets. Any alternative to the sod requirement shall require city council approval.

d. *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:

   1. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).

   2. One or more water efficient technologies. This could include, but is not limited to, WasterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

e. *Parking lot landscaping.* All parking lots are required to provide internal overstory tree plantings in an effort to shade parking surfaces and provide visual relief. Plantings are required at the following minimum schedule. The planting schedule is established to provide an acceptable number of plantings that may be planted in regular symmetrical patterns or irregular clusters or groupings.

   1. 1 tree per every ten parking spaces.

   2. Every overstory tree planting shall be provided with a planting area of 162 square feet.

   3. Acceptable ground cover materials include sod, mulch, and other natural ground cover. Landscaping rock and plastic underlayment is not allowed.

   4. All parking lot planting areas shall include underground irrigation systems.

f. *Bufferyards.* Bufferyards are greenspace areas intended to provide additional screening of businesses that are adjacent to residential areas. The following table details the width of the bufferyard along the common adjacent property line. An additional increase of landscape plantings would be required in the bufferyard. That increase is expressed in the table below as a percentage of the total required site landscaping.

		Existing Adjacent Development				
		R-1	R-2	R-3	B-1	B-2
Proposed	E-3	60 ft.	60 ft.	60 ft.	35 ft.	35 ft.

Development	Bufferyard width % increase in plantings required	30%	30%	30%	20%	20%

(4) Off-street loading. All off-street loading dock/berth areas shall be a minimum of 50 feet in length and there shall be at least one dock/berth for the first 10,000 square feet of floor area and one additional berth/dock for each additional 25,000 square feet of floor area.

SECTION 2. 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_____, 2018.

_____
Mayor

ATTEST:

_____
City Administrator

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

Sec. 117-116. - E-3~~2~~ Employment District.

(a) *Intent.* The purpose of the E-3~~2~~ Employment District is to provide for the mix of typically large volumes or bulk commercial goods and services, wholesale/warehouse activities and limited retail activities and limited outdoor storage.

(b) *Permitted uses.* The following are permitted uses, subject to general requirements and performance standards as specified by this chapter:

~~(1) Adult uses principal and accessory.~~

(1~~2~~) Building materials sales stores.

(2~~3~~) Governmental and public utility buildings and structures.

(3~~4~~) Indoor commercial recreation.

(4~~5~~) Manufacturing.

(5~~6~~) Office buildings and uses.

(6~~7~~) Radio and television offices and stations.

(7~~8~~) Transportation terminals.

(8~~9~~) Warehousing of non-explosive material or equipment.

(9~~10~~) Wholesale business.

(10~~11~~) Storage.

(11~~12~~) Business incubators/multitenant facilities housing manufacturing, research labs, testing labs, offices, motor vehicle, implement and recreation equipment sales or repair, governmental or public uses, indoor commercial recreation, manufacturing, radio and television offices and stations, and wholesale businesses, provided they are indoor operations with no outside storage or display areas. A maximum of 20 percent of the units or suites of such a facility may be occupied by enclosed retail and rental activity as a principal use.

(12~~13~~) Self-storage facilities.

(c) *Accessory uses.*

(1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 50 percent of the gross floor space of the principal use.

(2) Off-street parking including semi-trailer trucks, as regulated and required by this chapter.

(3) Off-street loading as regulated and required by this chapter.

(4) Signing as regulated by this Code.

~~(5) Open and outdoor storage as an accessory use not to exceed 30 percent of the property provided that:~~

~~a. Storage area is surfaced with concrete or bituminous.~~

~~b. This use does not take up parking space or loading area as required for conformity to this chapter.~~

(6) Enclosed retail and rental activity as an accessory to a permitted use in a business incubator or multitenant facility provided the retail or rental activity does not occupy more than 50 percent of the gross floor area of the occupied unit or suite.

(d) *Conditional uses.* The following are conditional uses and require a conditional use permit based upon procedures set forth in and regulated by section 117-50:

(1) Open and outdoor storage ~~as a principal use~~ accessory to a principal use, provided that:

a. Storage area is surfaced with concrete or bituminous.

b. This use does not take up parking space or loading area as required for conformity to this chapter.

c. The provisions of section 117-51 are considered and satisfactorily met.

d. Open and outdoor storage shall be screened from adjacent properties and public right-of-way.

(2) Open or outdoor service, sale, display and rental as a principal use, provided that:

a. The use does not take up parking space or loading area as required for conformity to this chapter.

b. Sales area is surfaced with asphalt or concrete material to control dust.

c. The provisions of section 117-51 are considered and satisfactorily met.

(3) Oversizing of signs.

(4) Expansion or enlargement of lawful nonconforming uses.

(5) Cell towers.

(6) Micro-scale WECS.

(7) Medium-scale WECS.

(8) Retail sales facility for CNG (compressed natural gas) or other alternative automotive fuels. Retail sales must be an accessory to an onsite fleet fueling operation.

(9) Schools, public and private.

(e) *Standards.* (Also refer to article II, division 6 of this chapter for general performance standards).

(1) Bulk standards.

Standard	Requirement
Minimum lot size	1 acre
Minimum lot width	200 feet
Building setbacks:	
Front	35 feet
Rear	25 feet
Side	25 feet
Major and minor arterials	60 feet from centerline of road right-of-way plus the local applicable setback

From service road	30 feet
Setbacks when adjacent to residential district:	
Buildings	60 feet
Off-street parking, storage areas, and driveways	40 feet
Parking and pavement (includes maneuvering areas) setback from street right-of-way	20 feet
Maximum building height	65 feet
Maximum lot coverage	45 percent

(2) Lighting. Any lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located.

(3) Landscaping and buffering.

a. *Site landscaping.*

1. Minimum landscaping requirements. All open space areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, ornamental trees, shrubs, flowers, ground cover, decorative walks, or other similar site design materials in a quantity and placement suitable for the site. A reasonable attempt should be made to preserve as many existing trees as is practicable and to incorporate them into the development. For each existing significant tree retained one overstory tree can be deducted from the minimum requirements.

2. Number of plantings. The minimum number of overstory trees on any given site shall be as indicated below. These are minimum requirements that are typically supplemented with other understory trees, shrubs, flowers and ground covers deemed appropriate for a complete quality landscape treatment of a site.

Type	Number of Plantings
Deciduous/coniferous trees	1 per 50 lineal feet of site perimeter or 1 tree per 1,000 square feet of building footprint area, whichever is greater. For expansions to buildings, 1 tree is required for each 1,000 square feet of additional building footprint area.
Shrubs	1 per 30 lineal feet of site perimeter or 1 per 300 square feet of building

	footprint area, whichever is greater.

3. Minimum size of plantings. Landscaping material shall be of the following minimum planting size:

Type	Size
Deciduous trees	2.5 inches diameter as measured three feet above ground
Coniferous trees	6 feet in height
Deciduous shrubs	2 feet in height
Evergreen shrubs	2 feet in height or 2 feet in width, whichever applies
Ornamental trees	1.5 inches diameter as measured three feet above ground

4. Planting types.

   (i) Acceptable plantings shall be determined by the City of Ramsey Tree Book.

   (ii) The compliment of trees fulfilling the landscaping requirements shall be not less than 25 percent deciduous and lot less than 25 percent coniferous. No more than 25 percent of the required plantings shall consist of ornamental trees.

   (iii) For every 35 feet of public road frontage, one overstory tree shall be planted on the private property adjacent to the public road right-of-way.

b. *Topsoil.* All exposed ground areas of a site not occupied by building, parking or storage, excluding natural areas that are left undisturbed, shall be covered with four inches of topsoil, as defined in section 117-1, or an approved alternative as referenced in section 117-348.

c. *Sodding and ground cover.* All areas not otherwise improved in accordance with approved site plans shall be finished with sod up to the edge of improved streets. Any alternative to the sod requirement shall require city council approval.

d. *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:

   1. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).

   2. One or more water efficient technologies. This could include, but is not limited to, WasterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

e. *Parking lot landscaping.* All parking lots are required to provide internal overstory tree plantings in an effort to shade parking surfaces and provide visual relief. Plantings are required at the following minimum schedule. The planting schedule is established to provide an acceptable number of plantings that may be planted in regular symmetrical patterns or irregular clusters or groupings.

1. 1 tree per every ten parking spaces.
2. Every overstory tree planting shall be provided with a planting area of 162 square feet.
3. Acceptable ground cover materials include sod, mulch, and other natural ground cover. Landscaping rock and plastic underlayment is not allowed.
4. All parking lot planting areas shall include underground irrigation systems.

f. *Bufferyards.* Bufferyards are greenspace areas intended to provide additional screening of businesses that are adjacent to residential areas. The following table details the width of the bufferyard along the common adjacent property line. An additional increase of landscape plantings would be required in the bufferyard. That increase is expressed in the table below as a percentage of the total required site landscaping.

		Existing Adjacent Development				
		R-1	R-2	R-3	B-1	B-2
Proposed Development	E-2 Bufferyard width	60 ft.	60 ft.	60 ft.	35 ft.	35 ft.
	% increase in plantings required	30%	30%	30%	20%	20%

(4) Off-street loading. All off-street loading dock/berth areas shall be a minimum of 50 feet in length and there shall be at least one dock/berth for the first 10,000 square feet of floor area and one additional berth/dock for each additional 25,000 square feet of floor area.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, December 7, 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 Gary VanScoy
Members Absent:	Commissioner Patrick Surma
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson Consulting Planner Eric Maass

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 VanScoy, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated October 12, 2017

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the following minutes as presented: Planning Commission Meeting Minutes dated October 12, 2017.

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

4.01.2: Planning Commission Meeting Minutes Dated November 2, 2017

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the following minutes as presented: Planning Commission Meeting Minutes dated November 2, 2017.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Ordinance Establishing E-3 Employment Zoning District

Public Hearing

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

Presentation

Consulting Planner Maass presented the staff report stating the purpose of this case is to consider the establishment of a new employment zoning district within the City of Ramsey. This zoning district correlates to the City's new business park located generally west of Armstrong Boulevard and north and south of Bunker Lake Boulevard. He noted the Comprehensive Plan Amendment has now been approved by the Metropolitan Council. Additionally, uses proposed in buildings currently being constructed are proposing uses in the existing underlying zoning district (indoor commercial recreation). This use is intended to carry over to the new zoning district in addition to the traditional business park uses (this same scenario is allowed in the City's existing business parks).

Citizen Input

Commissioner Brauer commented on the importance of business incubation. He asked how retail was being defined by staff and how a business would be addressed that allowed some retail sales in addition to warehouse.

Consulting Planner Maass explained the same definition for retail would be used as in the E-1 and E-2 zoning districts. He reviewed the definition in further detail and stated a change could be made if desired by the Planning Commission.

Community Development Director Gladhill reported business incubation would be encouraged in the E-3 zoning district, along with retail sales. He provided further comment on the future goals for this business park.

Commissioner Brauer asked if there would be a height restriction for cell towers for this zoning district.

Consulting Planner Maass reported the E-3 district would follow the same restrictions for height and distance as the E-2 zoning district.

Commissioner VanScoy commented on outdoor storage and questioned if this should be allowed as a conditional use.

Consulting Planner Maass explained staff was proposing to amend the code to change outdoor storage from an allowed use to a conditional use, or an accessory to a principle use.

Commissioner VanScoy recommended that all outdoor storage be screened.

Consulting Planner Maass stated this would be appropriate and would be reviewed through the conditional use permitting process. He explained he could add this to the draft zoning district language.

Commissioner Anderson supported the inclusion of this language.

Chairperson Bauer questioned how the City would limit the visibility of outdoor storage. He suggested language be included to require screening.

Community Development Director Gladhill reported the City was trying to create a different character for this zoning district through new language.

Commissioner Anderson stated this language would only apply to the E-3 zoning district.

Community Development Director Gladhill reported this was the case, but noted other areas of the City could be zoned E-3 for a business park in the future.

Commissioner Nosan supported the zoning district being required to have screening.

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

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

Chairperson Bauer closed the public hearing closed at 7:14 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Ordinance #17-21 Establishing the E-3 Employment District within the City of Ramsey as amended to include language regarding screening.

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

5.02: Public Hearing: Rezoning of Subject Properties to E-3 Employment District

Public Hearing

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

Presentation

Consulting Planner Maass presented the staff report stating the purpose of this case is to review the proposed rezoning of properties within the City's new industrial park. The properties proposed to be rezoned to E-3 Employment District are the same properties which were subject to the Armstrong West Comprehensive Plan Amendment which was previously approved by the City Council. That amendment is currently being considered by the Metropolitan Council.

Citizen Input

Commissioner VanScoy asked if the buildings currently being constructed within the E-3 zoning district were consistent with the proposed requirements.

Consulting Planner Maass reported this was the case.

Commissioner Anderson questioned what would happen to the house at the corner of Puma Street and Round Lake Boulevard.

Community Development Director Gladhill explained this home would become a lawful non-conforming use. He stated the home could remain in place but would likely be considered for purchase as the area around it develops.

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

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

Chairperson Bauer closed the public hearing closed at 7:18 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Ordinance #17-22 Rezoning Identified Properties to E-3 Employment District.

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

6. COMMISSION BUSINESS

6.01: Consider Concept Review for 6021 Highway 10 NW Conditional Use Permit; Case of Roman Gadaskin

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to provide the planning commission an opportunity to comment on a sketch plan for a proposed conditional use for the property located at 6021 Highway 10 (former ICO gas station site) before the Applicant submits an official application. Staff reviewed the site plan with the Commission and requested feedback.

Commission Business

Commissioner VanScoy asked what the existing zoning was for this parcel.

Consulting Planner Maass stated the zoning was zoned H-1, which was also the zoning for the surrounding properties.

Community Development Director Gladhill commented on how the proposal would improve the site from its existing condition and would reduce the code enforcement concerns for the property.

Commissioner Brauer questioned what information staff was seeking from the Planning Commission.

Community Development Director Gladhill explained staff was seeking feedback on the concept plan. He indicated this information would provide the property owner with information on how to proceed with the project.

Commissioner Anderson stated he approved of the pictures presented and believed the owner was proposing to greatly improve the site. He asked if the property owner also owned the building to the west.

Consulting Planner Maass reported this was the case. He indicated the property owner has no plans for the property to the west at this time.

Roman Gadaskin, 13112 Sunset Trail in Plymouth, discussed his long-term plans for the site.

Brian Shelton, 12194 Coral Sea Street NE in Blaine, explained they originally approached the City about a year and a half ago regarding the City owned acre parcel regarding a land trade. He indicated a decision was made to hold off on this land swap until more information was known regarding the exact location of the frontage road. He stated this led them to place a drive in on the

east side of the building. He provided further comment on the proposed renovations planned for the property.

Commissioner Anderson expressed concern with the fact that the building to the west was not being refurbished. He stated he would prefer to have this building enhanced in order to clean up this entire site.

Mr. Gadaskin reported this building would be repainted.

Community Development Director Gladhill explained the City was not willing to give up their land for trade at this time, as this property may be needed for stormwater management purposes. He indicated the City would have a better understanding of its needs regarding Highway 10 in the coming years and could potentially be able to sell this property back.

Commissioner VanScoy asked how the site would be accessed.

Mr. Shelton explained access to and from the site was being discussed with staff.

Mr. Gadaskin stated he would like both entrances to remain in place. He commented without both entrances it would be difficult to use the site.

Commissioner VanScoy stated he believed the proposed use was acceptable and he welcomed the proposed site improvements.

Commissioner Gengler questioned if the new buildings would be used for existing businesses.

Mr. Shelton reported the two new buildings would be used for new businesses.

Mr. Gadaskin commented on how attractive these buildings would be once renovated noting they each had great visibility from and access to Highway 10.

Commissioner Nosan requested further information on the proposed frontage road.

Community Development Director Gladhill commented on the proposed location of the frontage road. He stated the frontage road could be built sometime in the next 10 to 15 years.

Commissioner Brauer stated he appreciated the comprehensive approach being proposed by the applicant for this site. He indicated he did not want to see the site completed in a piecemeal manner.

Chairperson Bauer commented the general consensus was that the Planning Commission supported the concept plan and encouraged the applicant to move forward with their plans.

6.02: Review Resubmitted Concept of Shade Tree Cottages; Case of Shade Tree Communities

Presentation

Community Development Director Gladhill presented the Staff Report stating Shade Tree Communities has contacted the City and expressed a desire to resubmit a proposed plat known as Shade Tree Cottages. This is a project that went through City review approximately ten (10) years ago and received final plat and site plan approval as well as a zoning amendment to rezone the parcel to Planned Unit Development (PUD). The project is a mix of small-lot single-family and detached townhomes (villas/detached single-family with HOA maintenance). Staff reviewed the proposed plan and requested feedback from the Commission.

Commission Business

Commissioner Brauer requested further information on Potassium Street.

Community Development Director Gladhill commented on the Potassium Street easements and the gravel cul-de-sac. He explained the developer would have to bring the infrastructure at his own cost. He anticipated the developer would approach the City for a cost-share plan. He stated there was no intention to spread these costs out with the existing neighborhood. He provided further comment on the public benefit from turning this roadway from gravel to asphalt.

Commissioner VanScoy asked if Potassium Street was a public roadway.

Community Development Director Gladhill reported this was the case. He discussed the other roadways within the development and noted one street would be private.

Commissioner VanScoy questioned if the City's cul-de-sac standards would apply to a private roadway.

Community Development Director Gladhill reported the City would still have some discretion and the City's fire apparatus would still have to be able to maneuver this area.

Commissioner VanScoy asked if there was anything else the Commission could do to address the wetland setbacks.

Community Development Director Gladhill stated because this property was zoned PUD, the wetland setbacks would not have to be followed.

Commissioner VanScoy indicated he did not care for this project the first time he saw it and did not support it today either. He stated he had great concerns with the wetland setbacks. He inquired what the proposed density was for this project.

Community Development Director Gladhill estimated the density would be 4 to 7 units per acre, which was more of a medium density residential concept.

Commissioner Brauer questioned if the Commission could make a list of concerns for this property. He stated he had concerns with the wetlands, proposed density, the private road, and the private cul-de-sac.

Commissioner Anderson commented he too was concerned with the wetlands. He asked what the public benefit was for the proposed development.

Community Development Director Gladhill stated he would have to complete more research on this matter and could report back to the Commission.

Commissioner VanScoy feared that a precedent would be set if this development were to be approved by the City.

Commissioner Nosan stated she was not familiar with this development and indicated she also had concerns with the wetlands. She questioned how the development would be accessed.

Community Development Director Gladhill reviewed the location of the two access points for this development.

Commissioner Nosan suggested there be better transitioning between the lots.

Commissioner Brauer requested comment from the former Mayor regarding the Council's reason to support this concept plan in the past.

Thomas Gamec, former Mayor of Ramsey, recalled the project and understood there were difficulties but did not remember that the Planning Commission did not offer their support. He stated buffering was discussed and he supported the Commission offering suggestions and improvements to the plan.

Commissioner Gengler commented she had concerns with how 157th would be impacted by the additional traffic from this development. She suggested a traffic study be completed by the developer.

Community Development Director Gladhill thanked the Commission for their input and stated he had enough information to bring back to the developer regarding the proposed project.

6.03: Review Rum River Hills Redevelopment Concept

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review a proposed redevelopment project of a portion of the Rum River Hills Golf Course. Please note that this redevelopment proposal would only impact two (2) existing golf course holes, not the entire golf course. The two (2) impacted golf course holes would be relocated and Rum River Hills would continue to operate as an eighteen (18) hole golf course. The scope of this case is to consider high level feedback before any official review. Similar to other concept

plan reviews completed recently, this is not intended to be an in depth review. The intent is to also agree on a schedule and process moving forward.

Community Development Director Gladhill reported the City hosted a broader public engagement session in 2013. The scope of that workshop was to explore strategies to improve the image of the retail node at 167th Avenue and Saint Francis Boulevard (Trunk Highway 47). At that workshop, this concept was shared by Rum River Hills. However, this workshop was never published with the development concept in mind or specific to Rum River Hills. Given that the proposal is a change to the Comprehensive Plan (extend the urban service area; increase density), Staff recommends that a public engagement session focused on the Rum River Hills proposal be advertised for January 4, 2018.

Community Development Director Gladhill explained Rum River Hills is also requesting certain financial assistance for this project. With this in mind, the project will also be reviewed by the Economic Development Authority (EDA) and City Council in advance/parallel to the Planning Commission's review of the Land Use Application.

Commission Business

Mike Allen, 16767 Iodine Street NW, explained he lived on the golf course and was one of the shareholders. He reported this concept began 10 years ago and has had some delays. He stated two years ago the concept was revisited in order to assist with revitalizing the retail node at 167th. He provided further comment on the proposed bay homes and stated these units would create a unique blend of homes on the golf course. He indicated the preliminary conversations with the City Council was that they were supportive if a trunk sewer line could be brought to the property. He stated he appreciated staff's help with their presentation of the concept plan.

Commissioner VanScoy asked if the golf course owned land proposed for expansion.

Mr. Allen stated the golf course does not currently own the land. He noted a portion of this land was owned by the City and the golf course was willing to purchase. He explained the remaining portion was private land.

Commissioner VanScoy indicated his main concern with the proposed high density development was ensuring there was a good transition between the new units and the existing development.

Commissioner Nosan stated she liked the concept and she appreciated the proposed tunnel. She believed the water in this area would serve as a natural buffer. Her only concern was with the additional traffic that would be generated in this neighborhood and how this would impact Highway 47.

Commissioner Brauer commented these additional rooftops could assist with the residential retail node. He stated he supported the proposed concept plan.

Commissioner Anderson indicated he would reserve judgement on the concept plan until he heard from the citizens in the area.

Mr. Allen reported a public comment meeting was scheduled for January 4, 2018.

Community Development Director Gladhill stated the City would learn a lot through the engineering and design period, while also hearing from the public.

Commissioner VanScoy questioned how the new development would be accessed.

Dick Toulette, 16903 Iodine Street, explained there was an existing stub road in place that would be used to access the property. He commented on the atmosphere that would be created through the renovations to the golf course and the improved access through the tunnel and trails.

Community Development Director Gladhill asked where the proposed tunnel would be located.

Mr. Toulette discussed the proposed location for the tunnel. It was noted the tunnel would be south of 167th.

Commissioner Brauer stated he liked the walkability and sense of community that would be created through the proposed development.

Community Development Director Gladhill thanked the Commission for their input and stated he looked forward to hearing from the public further on this matter on January 4th.

6.04: Approve Policy Framework for Design Standard Amendments and Clarifications for Cul-De-Sac Lots

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to gather Planning Commission feedback with respect to two (2) policy topics:

1. Minimum Lot Widths for new cul-de-sac lots in the R-1 Residential (Rural Developing) District
2. Front yard definitions and standards

Commission Business

Chairperson Bauer supported the City amending the code given the fact several variances have been approved for cul-de-sacs.

Commissioner VanScoy appreciated the fact that the City would be creating consistency regarding cul-de-sacs.

Further discussion ensued regarding proposed lot sizes and driveway widths surrounding cul-de-sacs.

Community Development Director Gladhill reported the proposed standards would be used for R-1 Rural Developing properties.

Commissioner VanScoy asked if the front yard of homes on a cul-de-sac would conform to the radius of the cul-de-sac.

Consulting Planner Maass reported this was the case.

Commissioner Nosan supported the front yard following the curve of the road.

The consensus of the Commission was for front yards along cul-de-sacs to follow the curvature of the cul-de-sac.

7. COMPREHENSIVE PLAN UPDATE ITEMS

7.01: Review Previous Public Engagement on the Comprehensive Plan Update
- **7.01.1: Review Feedback from February 27 Comprehensive Plan Update Kick Off Meeting**
- **7.01.2: Review Feedback from April 10 Comprehensive Plan Workshop (Transportation; Parks and Recreation)**
- **7.01.3: Review Feedback from June 12 Comprehensive Plan Update Public Workshop**
- **7.01.4: Review Feedback from October 26 Public Workshop**

7.02: Review Background and Graphic Data for the Comprehensive Plan Update

7.03: Review Draft Land Use Chapter of Comprehensive Plan

7.04: Review Remaining Schedule for Comprehensive Plan Update

Community Development Director Gladhill reviewed the previous public engagement activities regarding the Comprehensive Plan with the Commission. He commented on the background and graphic data for the Comprehensive Plan and reviewed the remaining approval schedule for this document. The goals for the City were reviewed along with the City's desire to better communicate with the public. The proposed land use map was reviewed in detail with the Commission. He described how the City's new website would be used to utilize the new Comprehensive Plan.

Commissioner Brauer stated he was pleased with the level of public comment the City has received to date on the Comprehensive Plan.

Chairperson Bauer questioned of the population projections were accurate.

Community Development Director Gladhill estimated the City would have around 9,400 new households in 2020. He commented further on how this would impact the population and how household size was projected to decline. He stated staff was going with an educated forecast for the population numbers but knowing family composition 20 years from now was quite difficult to predict.

Commissioner Brauer thanked staff for a job well done for the graphs and charts included in the Comprehensive Plan.

Chairperson Bauer recommended the old Diamond Sports bar be included in The COR. He believed this would be a valuable site to redevelop given its close proximity to Highway 10.

Commissioner Brauer suggested the City's commitment to high speed internet be discussed within the Comprehensive Plan and commented on the special backbone the City already had in place along the railroad.

Community Development Director Gladhill thanked the Comprehensive Plan Steering Committee for their assistance with the plan and reviewed the approval process for the coming months.

Commissioner Nosan stated she was very pleased by the turnout and feedback being received at the public forums held for the Comprehensive Plan.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:55 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
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. 4.**

Meeting Date: 01/09/2018

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Introduce Ordinance #18-05 Rezoning of Subject Properties to E-3 Employment District

Purpose/Background:

The purpose of this case is to review the proposed rezoning of properties within the City's new industrial park. The properties proposed to be rezoned to E-3 Employment District are the same properties which were subject to the Armstrong West Comprehensive Plan Amendment which was previously approved by the City Council. That amendment is currently being considered by the Metropolitan Council.

Notification:

A public hearing is required and was held at the December 7th, 2017 Planning Commission meeting. The appropriate notice was issued.

Observations/Alternatives:

Alternative 1: Adopt Ordinance #18-05 Rezoning of the Subject Properties to E-3 Employment District. This rezoning would conform to the land use revisions that the City Council approved with Armstrong West Comprehensive Plan Amendment. Staff supports this alternative.

Alternative 2: Do not adopt Ordinance #18-05 Rezoning the Subject Property to E-3 Employment District. Staff does not support this alternative.

Funding Source:

Costs associated with this request are the responsibility of the City.

Recommendation:

The Planning Commission recommends adoption of Ordinance #18-05 Rezoning Identified Properties to E-3 Employment District.

Action:

Motion to introduce Ordinance #18-05 Rezoning Identified Properties to E-3 Employment District.

Attachments

Ordinance #2018-005 Rezoning Subject Properties to E-3 Employment District

Zoning Amendment Map

12-7-17 Planning Commission Meeting Minutes (Unapproved)

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	01/03/2018 01:37 PM
Tim Gladhill	Tim Gladhill	01/03/2018 08:40 PM
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:25 PM

Form Started By: Eric Maass Started On: 12/13/2017 11:24 AM

Final Approval Date: 01/04/2018

ORDINANCE #2018-005

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT

The following legally described properties or portions thereof, are hereby rezoned from Public/Quasi-Public to E-3 Employment.

Lot 1 Block 1 Alpha Development, Anoka County, Minnesota

The following legally described property or portions thereof, are hereby rezoned from R-3 High-Density Residential to E-3 Employment.

Lot 1 Block 1 Pine Shadows, Anoka County, Minnesota

The following legally described property or portions thereof, are hereby rezoned from B-2 Business District to E-3 Employment.

That Part of Outlot B Alpha Development lying within the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 29, Township 32, Range 25, Anoka County, Minnesota.

TOGETHER WITH

That Part of Outlot B Alpha Development lying within the Northeast Quarter (NE ¼) of Northwest Quarter (NW ¼) of Section 29, Township 32, Range 25, Anoka County, Minnesota.

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of_____, 2018.

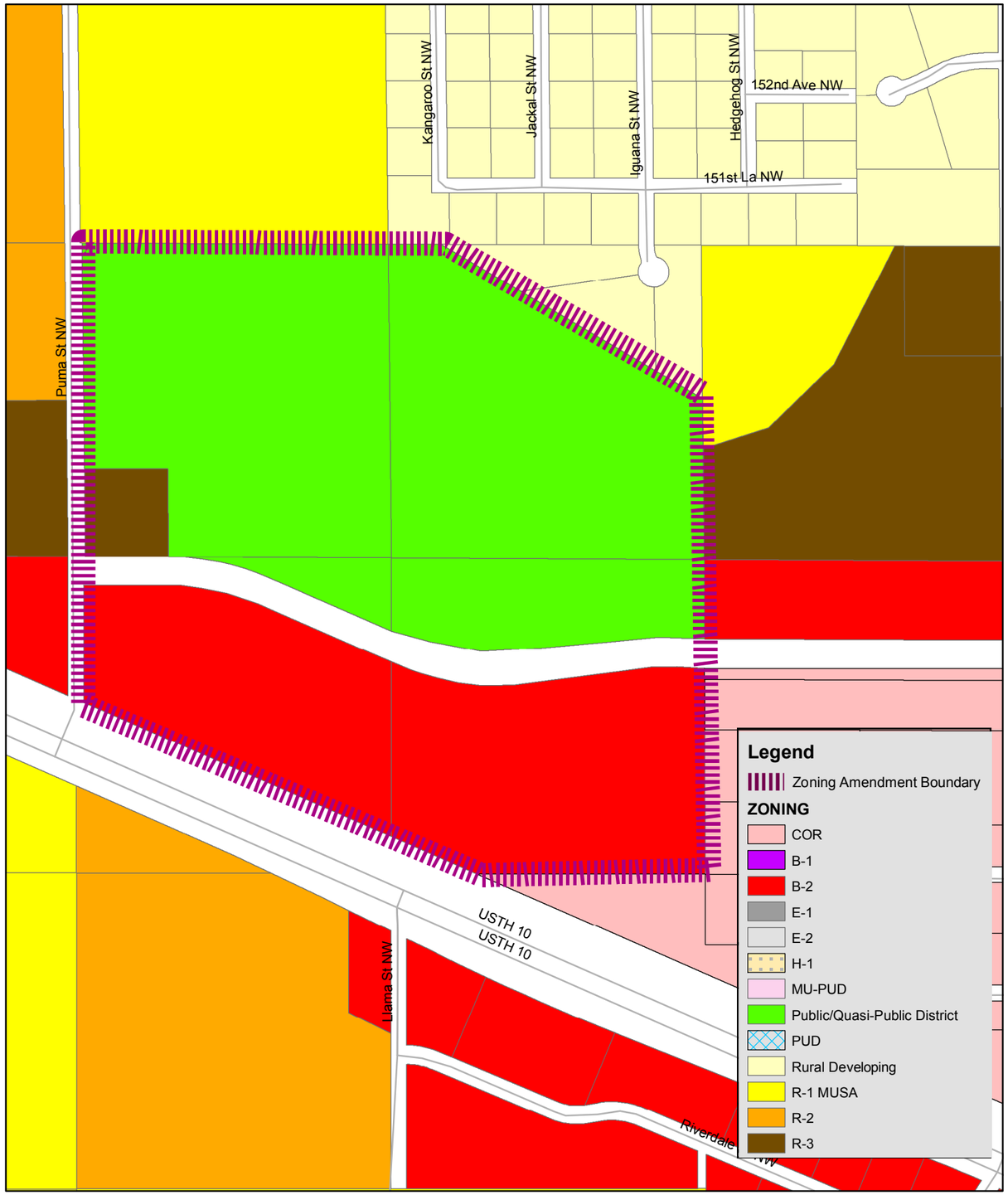
_____
Mayor

ATTEST:

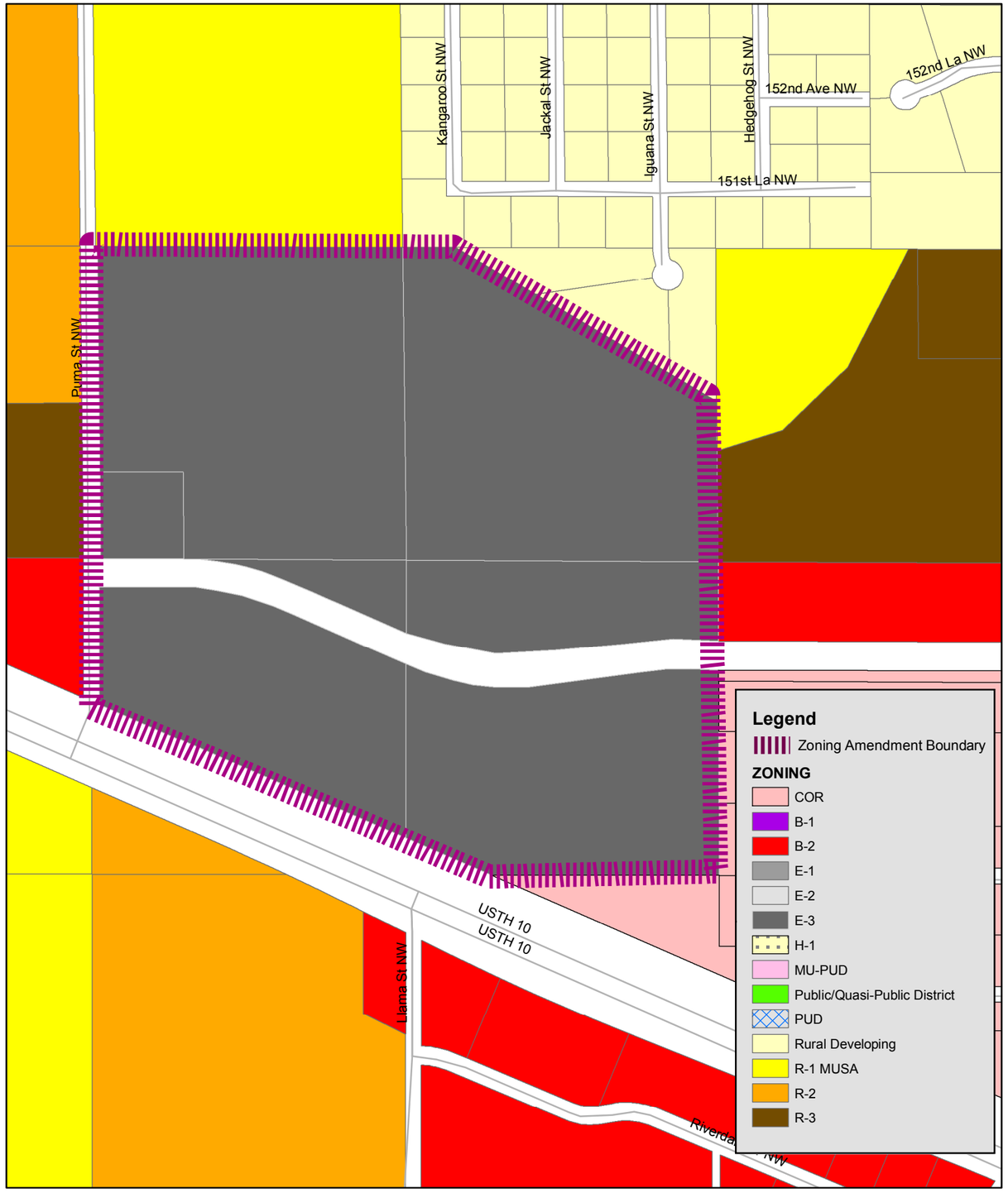
_____
City Administrator

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

Pre Amendment Zoning Map



Post Amendment Zoning Map



City of RAMSEY

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, December 7, 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 Gary VanScoy
Members Absent:	Commissioner Patrick Surma
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson Consulting Planner Eric Maass

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 VanScoy, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated October 12, 2017

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the following minutes as presented: Planning Commission Meeting Minutes dated October 12, 2017.

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

4.01.2: Planning Commission Meeting Minutes Dated November 2, 2017

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the following minutes as presented: Planning Commission Meeting Minutes dated November 2, 2017.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Ordinance Establishing E-3 Employment Zoning District

Public Hearing

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

Presentation

Consulting Planner Maass presented the staff report stating the purpose of this case is to consider the establishment of a new employment zoning district within the City of Ramsey. This zoning district correlates to the City's new business park located generally west of Armstrong Boulevard and north and south of Bunker Lake Boulevard. He noted the Comprehensive Plan Amendment has now been approved by the Metropolitan Council. Additionally, uses proposed in buildings currently being constructed are proposing uses in the existing underlying zoning district (indoor commercial recreation). This use is intended to carry over to the new zoning district in addition to the traditional business park uses (this same scenario is allowed in the City's existing business parks).

Citizen Input

Commissioner Brauer commented on the importance of business incubation. He asked how retail was being defined by staff and how a business would be addressed that allowed some retail sales in addition to warehouse.

Consulting Planner Maass explained the same definition for retail would be used as in the E-1 and E-2 zoning districts. He reviewed the definition in further detail and stated a change could be made if desired by the Planning Commission.

Community Development Director Gladhill reported business incubation would be encouraged in the E-3 zoning district, along with retail sales. He provided further comment on the future goals for this business park.

Commissioner Brauer asked if there would be a height restriction for cell towers for this zoning district.

Consulting Planner Maass reported the E-3 district would follow the same restrictions for height and distance as the E-2 zoning district.

Commissioner VanScoy commented on outdoor storage and questioned if this should be allowed as a conditional use.

Consulting Planner Maass explained staff was proposing to amend the code to change outdoor storage from an allowed use to a conditional use, or an accessory to a principle use.

Commissioner VanScoy recommended that all outdoor storage be screened.

Consulting Planner Maass stated this would be appropriate and would be reviewed through the conditional use permitting process. He explained he could add this to the draft zoning district language.

Commissioner Anderson supported the inclusion of this language.

Chairperson Bauer questioned how the City would limit the visibility of outdoor storage. He suggested language be included to require screening.

Community Development Director Gladhill reported the City was trying to create a different character for this zoning district through new language.

Commissioner Anderson stated this language would only apply to the E-3 zoning district.

Community Development Director Gladhill reported this was the case, but noted other areas of the City could be zoned E-3 for a business park in the future.

Commissioner Nosan supported the zoning district being required to have screening.

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

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

Chairperson Bauer closed the public hearing closed at 7:14 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Ordinance #17-21 Establishing the E-3 Employment District within the City of Ramsey as amended to include language regarding screening.

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

5.02: Public Hearing: Rezoning of Subject Properties to E-3 Employment District

Public Hearing

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

Presentation

Consulting Planner Maass presented the staff report stating the purpose of this case is to review the proposed rezoning of properties within the City's new industrial park. The properties proposed to be rezoned to E-3 Employment District are the same properties which were subject to the Armstrong West Comprehensive Plan Amendment which was previously approved by the City Council. That amendment is currently being considered by the Metropolitan Council.

Citizen Input

Commissioner VanScoy asked if the buildings currently being constructed within the E-3 zoning district were consistent with the proposed requirements.

Consulting Planner Maass reported this was the case.

Commissioner Anderson questioned what would happen to the house at the corner of Puma Street and Round Lake Boulevard.

Community Development Director Gladhill explained this home would become a lawful non-conforming use. He stated the home could remain in place but would likely be considered for purchase as the area around it develops.

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

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

Chairperson Bauer closed the public hearing closed at 7:18 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Ordinance #17-22 Rezoning Identified Properties to E-3 Employment District.

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

6. COMMISSION BUSINESS

6.01: Consider Concept Review for 6021 Highway 10 NW Conditional Use Permit; Case of Roman Gadaskin

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to provide the planning commission an opportunity to comment on a sketch plan for a proposed conditional use for the property located at 6021 Highway 10 (former ICO gas station site) before the Applicant submits an official application. Staff reviewed the site plan with the Commission and requested feedback.

Commission Business

Commissioner VanScoy asked what the existing zoning was for this parcel.

Consulting Planner Maass stated the zoning was zoned H-1, which was also the zoning for the surrounding properties.

Community Development Director Gladhill commented on how the proposal would improve the site from its existing condition and would reduce the code enforcement concerns for the property.

Commissioner Brauer questioned what information staff was seeking from the Planning Commission.

Community Development Director Gladhill explained staff was seeking feedback on the concept plan. He indicated this information would provide the property owner with information on how to proceed with the project.

Commissioner Anderson stated he approved of the pictures presented and believed the owner was proposing to greatly improve the site. He asked if the property owner also owned the building to the west.

Consulting Planner Maass reported this was the case. He indicated the property owner has no plans for the property to the west at this time.

Roman Gadaskin, 13112 Sunset Trail in Plymouth, discussed his long-term plans for the site.

Brian Shelton, 12194 Coral Sea Street NE in Blaine, explained they originally approached the City about a year and a half ago regarding the City owned acre parcel regarding a land trade. He indicated a decision was made to hold off on this land swap until more information was known regarding the exact location of the frontage road. He stated this led them to place a drive in on the

east side of the building. He provided further comment on the proposed renovations planned for the property.

Commissioner Anderson expressed concern with the fact that the building to the west was not being refurbished. He stated he would prefer to have this building enhanced in order to clean up this entire site.

Mr. Gadaskin reported this building would be repainted.

Community Development Director Gladhill explained the City was not willing to give up their land for trade at this time, as this property may be needed for stormwater management purposes. He indicated the City would have a better understanding of its needs regarding Highway 10 in the coming years and could potentially be able to sell this property back.

Commissioner VanScoy asked how the site would be accessed.

Mr. Shelton explained access to and from the site was being discussed with staff.

Mr. Gadaskin stated he would like both entrances to remain in place. He commented without both entrances it would be difficult to use the site.

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Commissioner Gengler questioned if the new buildings would be used for existing businesses.

Mr. Shelton reported the two new buildings would be used for new businesses.

Mr. Gadaskin commented on how attractive these buildings would be once renovated noting they each had great visibility from and access to Highway 10.

Commissioner Nosan requested further information on the proposed frontage road.

Community Development Director Gladhill commented on the proposed location of the frontage road. He stated the frontage road could be built sometime in the next 10 to 15 years.

Commissioner Brauer stated he appreciated the comprehensive approach being proposed by the applicant for this site. He indicated he did not want to see the site completed in a piecemeal manner.

Chairperson Bauer commented the general consensus was that the Planning Commission supported the concept plan and encouraged the applicant to move forward with their plans.

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Commissioner VanScoy questioned if the City's cul-de-sac standards would apply to a private roadway.

Community Development Director Gladhill reported the City would still have some discretion and the City's fire apparatus would still have to be able to maneuver this area.

Commissioner VanScoy asked if there was anything else the Commission could do to address the wetland setbacks.

Community Development Director Gladhill stated because this property was zoned PUD, the wetland setbacks would not have to be followed.

Commissioner VanScoy indicated he did not care for this project the first time he saw it and did not support it today either. He stated he had great concerns with the wetland setbacks. He inquired what the proposed density was for this project.

Community Development Director Gladhill estimated the density would be 4 to 7 units per acre, which was more of a medium density residential concept.

Commissioner Brauer questioned if the Commission could make a list of concerns for this property. He stated he had concerns with the wetlands, proposed density, the private road, and the private cul-de-sac.

Commissioner Anderson commented he too was concerned with the wetlands. He asked what the public benefit was for the proposed development.

Community Development Director Gladhill stated he would have to complete more research on this matter and could report back to the Commission.

Commissioner VanScoy feared that a precedent would be set if this development were to be approved by the City.

Commissioner Nosan stated she was not familiar with this development and indicated she also had concerns with the wetlands. She questioned how the development would be accessed.

Community Development Director Gladhill reviewed the location of the two access points for this development.

Commissioner Nosan suggested there be better transitioning between the lots.

Commissioner Brauer requested comment from the former Mayor regarding the Council's reason to support this concept plan in the past.

Thomas Gamec, former Mayor of Ramsey, recalled the project and understood there were difficulties but did not remember that the Planning Commission did not offer their support. He stated buffering was discussed and he supported the Commission offering suggestions and improvements to the plan.

Commissioner Gengler commented she had concerns with how 157th would be impacted by the additional traffic from this development. She suggested a traffic study be completed by the developer.

Community Development Director Gladhill thanked the Commission for their input and stated he had enough information to bring back to the developer regarding the proposed project.

6.03: Review Rum River Hills Redevelopment Concept

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review a proposed redevelopment project of a portion of the Rum River Hills Golf Course. Please note that this redevelopment proposal would only impact two (2) existing golf course holes, not the entire golf course. The two (2) impacted golf course holes would be relocated and Rum River Hills would continue to operate as an eighteen (18) hole golf course. The scope of this case is to consider high level feedback before any official review. Similar to other concept

plan reviews completed recently, this is not intended to be an in depth review. The intent is to also agree on a schedule and process moving forward.

Community Development Director Gladhill reported the City hosted a broader public engagement session in 2013. The scope of that workshop was to explore strategies to improve the image of the retail node at 167th Avenue and Saint Francis Boulevard (Trunk Highway 47). At that workshop, this concept was shared by Rum River Hills. However, this workshop was never published with the development concept in mind or specific to Rum River Hills. Given that the proposal is a change to the Comprehensive Plan (extend the urban service area; increase density), Staff recommends that a public engagement session focused on the Rum River Hills proposal be advertised for January 4, 2018.

Community Development Director Gladhill explained Rum River Hills is also requesting certain financial assistance for this project. With this in mind, the project will also be reviewed by the Economic Development Authority (EDA) and City Council in advance/parallel to the Planning Commission's review of the Land Use Application.

Commission Business

Mike Allen, 16767 Iodine Street NW, explained he lived on the golf course and was one of the shareholders. He reported this concept began 10 years ago and has had some delays. He stated two years ago the concept was revisited in order to assist with revitalizing the retail node at 167th. He provided further comment on the proposed bay homes and stated these units would create a unique blend of homes on the golf course. He indicated the preliminary conversations with the City Council was that they were supportive if a trunk sewer line could be brought to the property. He stated he appreciated staff's help with their presentation of the concept plan.

Commissioner VanScoy asked if the golf course owned land proposed for expansion.

Mr. Allen stated the golf course does not currently own the land. He noted a portion of this land was owned by the City and the golf course was willing to purchase. He explained the remaining portion was private land.

Commissioner VanScoy indicated his main concern with the proposed high density development was ensuring there was a good transition between the new units and the existing development.

Commissioner Nosan stated she liked the concept and she appreciated the proposed tunnel. She believed the water in this area would serve as a natural buffer. Her only concern was with the additional traffic that would be generated in this neighborhood and how this would impact Highway 47.

Commissioner Brauer commented these additional rooftops could assist with the residential retail node. He stated he supported the proposed concept plan.

Commissioner Anderson indicated he would reserve judgement on the concept plan until he heard from the citizens in the area.

Mr. Allen reported a public comment meeting was scheduled for January 4, 2018.

Community Development Director Gladhill stated the City would learn a lot through the engineering and design period, while also hearing from the public.

Commissioner VanScoy questioned how the new development would be accessed.

Dick Toulette, 16903 Iodine Street, explained there was an existing stub road in place that would be used to access the property. He commented on the atmosphere that would be created through the renovations to the golf course and the improved access through the tunnel and trails.

Community Development Director Gladhill asked where the proposed tunnel would be located.

Mr. Toulette discussed the proposed location for the tunnel. It was noted the tunnel would be south of 167th.

Commissioner Brauer stated he liked the walkability and sense of community that would be created through the proposed development.

Community Development Director Gladhill thanked the Commission for their input and stated he looked forward to hearing from the public further on this matter on January 4th.

6.04: Approve Policy Framework for Design Standard Amendments and Clarifications for Cul-De-Sac Lots

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to gather Planning Commission feedback with respect to two (2) policy topics:

1. Minimum Lot Widths for new cul-de-sac lots in the R-1 Residential (Rural Developing) District
2. Front yard definitions and standards

Commission Business

Chairperson Bauer supported the City amending the code given the fact several variances have been approved for cul-de-sacs.

Commissioner VanScoy appreciated the fact that the City would be creating consistency regarding cul-de-sacs.

Further discussion ensued regarding proposed lot sizes and driveway widths surrounding cul-de-sacs.

Community Development Director Gladhill reported the proposed standards would be used for R-1 Rural Developing properties.

Commissioner VanScoy asked if the front yard of homes on a cul-de-sac would conform to the radius of the cul-de-sac.

Consulting Planner Maass reported this was the case.

Commissioner Nosan supported the front yard following the curve of the road.

The consensus of the Commission was for front yards along cul-de-sacs to follow the curvature of the cul-de-sac.

7. COMPREHENSIVE PLAN UPDATE ITEMS

7.01: Review Previous Public Engagement on the Comprehensive Plan Update
- **7.01.1: Review Feedback from February 27 Comprehensive Plan Update Kick Off Meeting**
- **7.01.2: Review Feedback from April 10 Comprehensive Plan Workshop (Transportation; Parks and Recreation)**
- **7.01.3: Review Feedback from June 12 Comprehensive Plan Update Public Workshop**
- **7.01.4: Review Feedback from October 26 Public Workshop**

7.02: Review Background and Graphic Data for the Comprehensive Plan Update

7.03: Review Draft Land Use Chapter of Comprehensive Plan

7.04: Review Remaining Schedule for Comprehensive Plan Update

Community Development Director Gladhill reviewed the previous public engagement activities regarding the Comprehensive Plan with the Commission. He commented on the background and graphic data for the Comprehensive Plan and reviewed the remaining approval schedule for this document. The goals for the City were reviewed along with the City's desire to better communicate with the public. The proposed land use map was reviewed in detail with the Commission. He described how the City's new website would be used to utilize the new Comprehensive Plan.

Commissioner Brauer stated he was pleased with the level of public comment the City has received to date on the Comprehensive Plan.

Chairperson Bauer questioned of the population projections were accurate.

Community Development Director Gladhill estimated the City would have around 9,400 new households in 2020. He commented further on how this would impact the population and how household size was projected to decline. He stated staff was going with an educated forecast for the population numbers but knowing family composition 20 years from now was quite difficult to predict.

Commissioner Brauer thanked staff for a job well done for the graphs and charts included in the Comprehensive Plan.

Chairperson Bauer recommended the old Diamond Sports bar be included in The COR. He believed this would be a valuable site to redevelop given its close proximity to Highway 10.

Commissioner Brauer suggested the City's commitment to high speed internet be discussed within the Comprehensive Plan and commented on the special backbone the City already had in place along the railroad.

Community Development Director Gladhill thanked the Comprehensive Plan Steering Committee for their assistance with the plan and reviewed the approval process for the coming months.

Commissioner Nosan stated she was very pleased by the turnout and feedback being received at the public forums held for the Comprehensive Plan.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:55 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **7. 5.**

Meeting Date: 01/09/2018

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Adopt Resolution #18-016 Approving Sketch Plan for Affinity at Ramsey (Project #17-142); Case of Inland Group

Purpose/Background:

The City has a purchase agreement in place to sell about four (4) acres of land adjacent to Municipal Plaza for a proposed residential apartment building (intended for 55+). The City has received an application for Sketch Plan review of a new, 173-unit apartment building at the southwest corner of Ramsey Parkway and Center Street (the "Subject Property"). The project would serve the 55+ demographic.

Notification:

No additional notification is required as a result of a sketch plan review; however Staff did notify residents within 700 feet of the Subject Property of the sketch plan review. A full public hearing will be held at the time of Preliminary Plat.

Observations/Alternatives:

The Developer is asking for confirmation/approval of the footprint of the building before proceeding with final site design. This is the normal progression of development review. The City Council does not ordinarily review projects at Sketch Plan phase; however, the Developer requested better certainty in the layout before completing next plan set requirements.

Funding Source:

All costs associated with this request are the responsibility of the Applicant.

Recommendation:

The Planning Commission will review the proposed sketch plan at its January 4th meeting. Since meeting minutes will not yet be available from that meeting, Staff will provide an update to the City Council as to the feedback provided to the Applicant by the Planning Commission.

The Developer is requesting confirmation that the City agrees to the footprint of the building before they complete additional design. The Staff Review Letter is attached for review. A marked up plan set is not attached, but is available upon request (same comments as the Staff Review Letter).

Action:

Motion to adopt Resolution #18-016 approving the footprint for Affinity at Ramsey.

Attachments

Site Location Map

Full Plan Set - Affinity at Ramsey

Staff Review Letter

Resolution #18-016

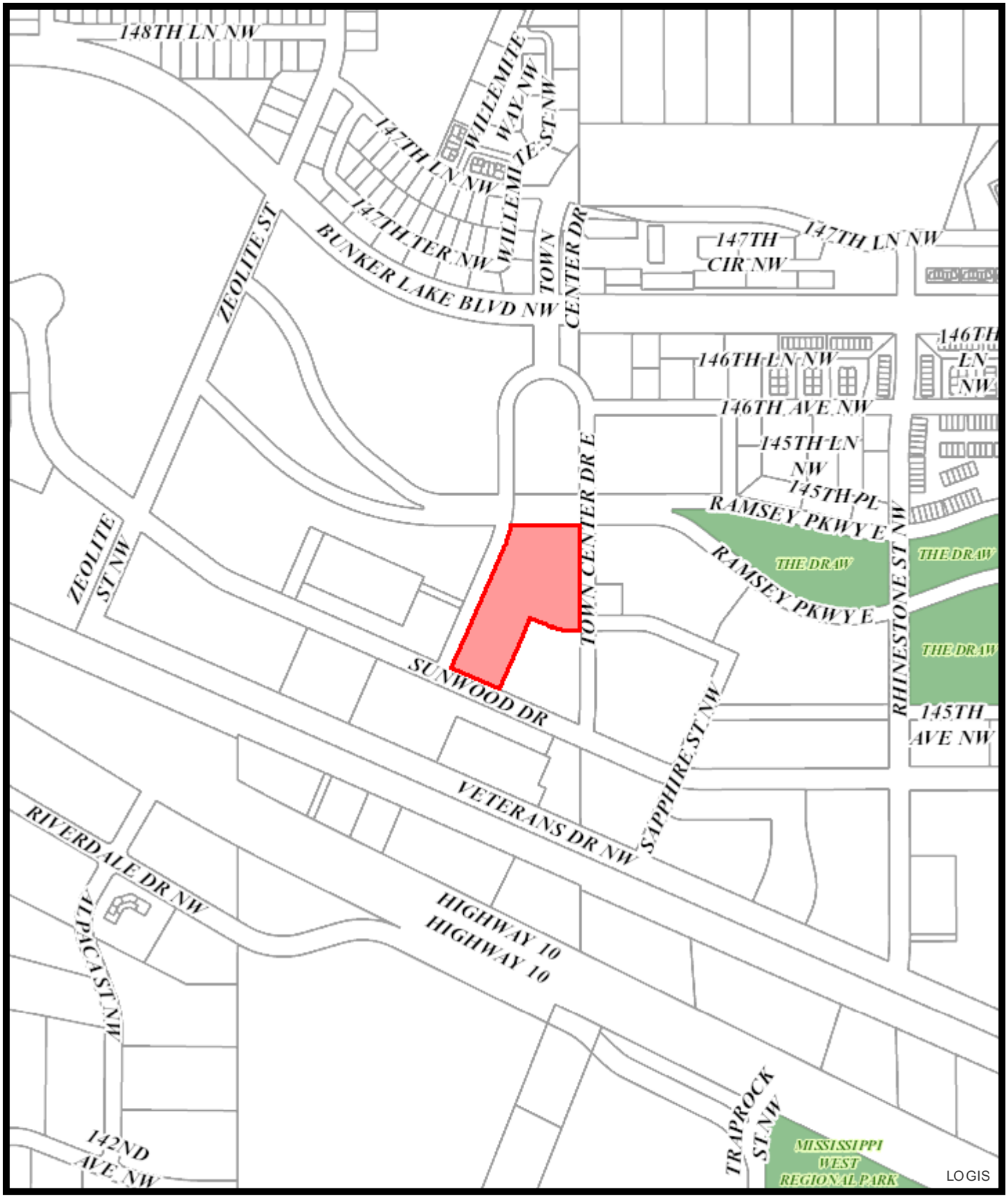
Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	01/03/2018 08:38 PM
Kurt Ulrich	Tim Gladhill	01/04/2018 11:07 AM
Tim Gladhill (Originator)	JoAnn Shaw	01/04/2018 02:42 PM
Kurt Ulrich	Kurt Ulrich	01/04/2018 04:00 PM

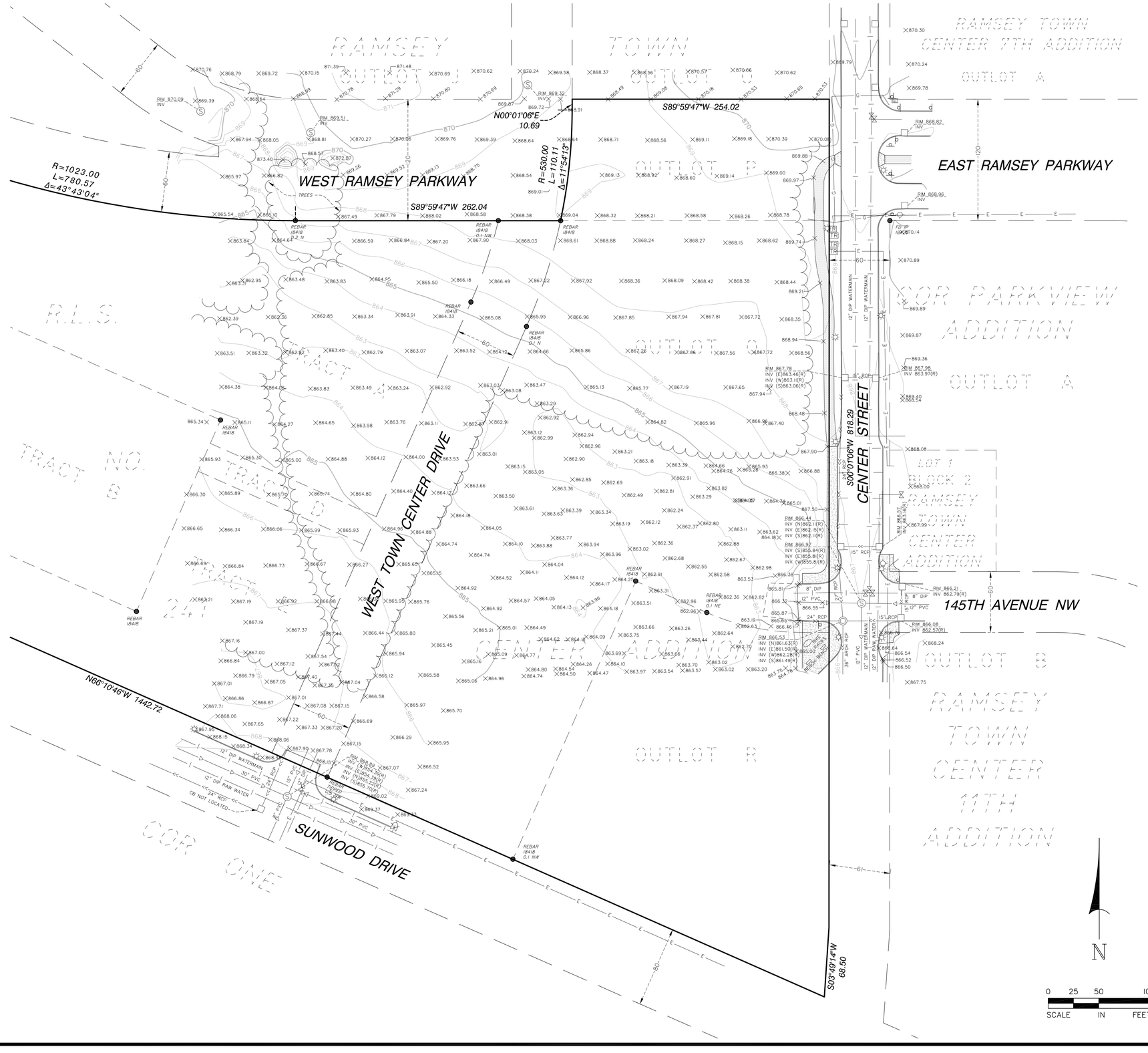
Form Started By: Tim Gladhill Started On: 01/03/2018 03:53 PM

Final Approval Date: 01/04/2018

Site Location Map



Print Date: December 14, 2017



LEGAL DESCRIPTION

Outlots P and Q, Part of Outlot R, and West Town Center Drive, RAMSEY TOWN CENTER ADDITION;

AND

Part of Tracts A, D, and E, REGISTERED LAND SURVEY NO. 241, Anoka County, Minnesota.

NOTES

1. This survey was prepared from legal descriptions supplied and our in house records and may not depict all easements, appurtenances or encumbrances affecting the property.

2. The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.

3. The basis of bearings is assumed.

4. All distances are in feet.

5. The approximate area of surveyed property is 10.3 acres.

6. Benchmark 1: MnDOT monument 0202 B located at the northeast corner of Trunk Highway 10 and County Road 56/Ramsey Boulevard, approximately 2/3 miles southeast of surveyed property, has an elevation of 865.02 feet NAVD 88.

7. Benchmark 2: Top Nut of Hydrant located at the northeast corner of Sunwood Drive and Zeolite Street NW has an elevation of 875.26 feet NAVD 88.

8. Utilities are depicted according to ASCE Quality Level C - Surveying visible above ground utility features and correlating this information with as-built records.

LEGEND

- IRON MONUMENT FOUND
- WATER VALVE
- FIBER OPTIC VAULT
- TR TRANSFORMER
- LIGHT POLE
- S SANITARY MANHOLE
- MISC. SIGN
- STREET SIGN
- STORM MANHOLE
- CATCH BASIN
- HYDRANT
- (R) PER RECORD PLAN
- 866.29 SPOT ELEVATION
- SANITARY SEWER
- G GAS
- E UNDERGROUND ELECTRIC
- I WATERMAIN
- STORM SEWER
- EDGE OF BRUSH/TREES
- CONCRETE
- BITUMINOUS TRAIL
- 867 CONTOUR

0 25 50 100
SCALE IN FEET

12/6/17 Added Utility Quality Level note and Outlot P
12/1/17 Revised East Town Center Drive to Center Street

ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

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.

DENNIS B. OLMSTEAD
Print Name

FOR REVIEW
Signature

Date License Number

AFFINITY AT RAMSEY TOWN CENTER

ADDRESS NOT ASSIGNED

RAMSEY, MINNESOTA

DRAWN BY	DPE
CHECKED BY	DBO
DATE ISSUED	10/20/17
SCALE	1"=50'
JOB NO.	170155
FIELD CREW	EL

Drawing name: X:\2017\170155\survey\alta\170155alta.dwg Dec 06, 2017 - 9:15am

PRELIMINARY PLAT OF
AFFINITY AT RAMSEY TOWN CENTER

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

KNOW ALL PERSONS BY THESE PRESENTS: That Inland Group, a Washington corporation, owner of the following described property:

Outlots P, Q, and R, RAMSEY TOWN CENTER ADDITION, Anoka County, Minnesota;

AND

Tracts A, D, and E, REGISTERED LAND SURVEY NO. 241, Anoka County, Minnesota;

AND

All that part of the right of way dedicated as West Town Center Drive on the recorded plat of RAMSEY TOWN CENTER ADDITION, Anoka County, Minnesota, which lies south of the westerly extension of the north line of Outlot Q, said plat, and which lies northerly of the northwesterly extension of the most southwesterly line of said Outlot Q, vacated per Document Number _____.

Has caused the same to be surveyed and platted as AFFINITY AT RAMSEY TOWN CENTER and does hereby dedicate to the public for public use the public ways as shown on this plat.

In witness whereof said Inland Group, a Washington corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

Signed:

By: _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20___ by _____ on behalf of the corporation.

_____

_____

Notary Public, _____ County, _____

My Commission Expires _____

I Dennis B. Olmstead 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___.

_____
Dennis B. Olmstead, Licensed Land Surveyor
Minnesota License No. 18425

STATE OF MINNESOTA

COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20___ by Dennis B. Olmstead.

_____

_____

Notary Public, _____ County, Minnesota

My Commission Expires _____

City of Ramsey, Minnesota

This plat of AFFINITY AT RAMSEY TOWN CENTER was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20___. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 days period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: _____ By: _____
Sarah Strommen, Mayor — Kurt Ulrich, City Administrator

County Surveyor

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

By: _____
Larry D. Hoium
Anoka County Surveyor

County Auditor/Treasurer

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

_____
Property Tax Administrator

By: _____, Deputy

County Recorder/Registrar of Titles
County of Anoka, State of Minnesota

I hereby certify that this plat of AFFINITY AT RAMSEY TOWN CENTER 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 in Book _____
Page _____, as Document Number _____.

_____
County Recorder/Registrar of Titles

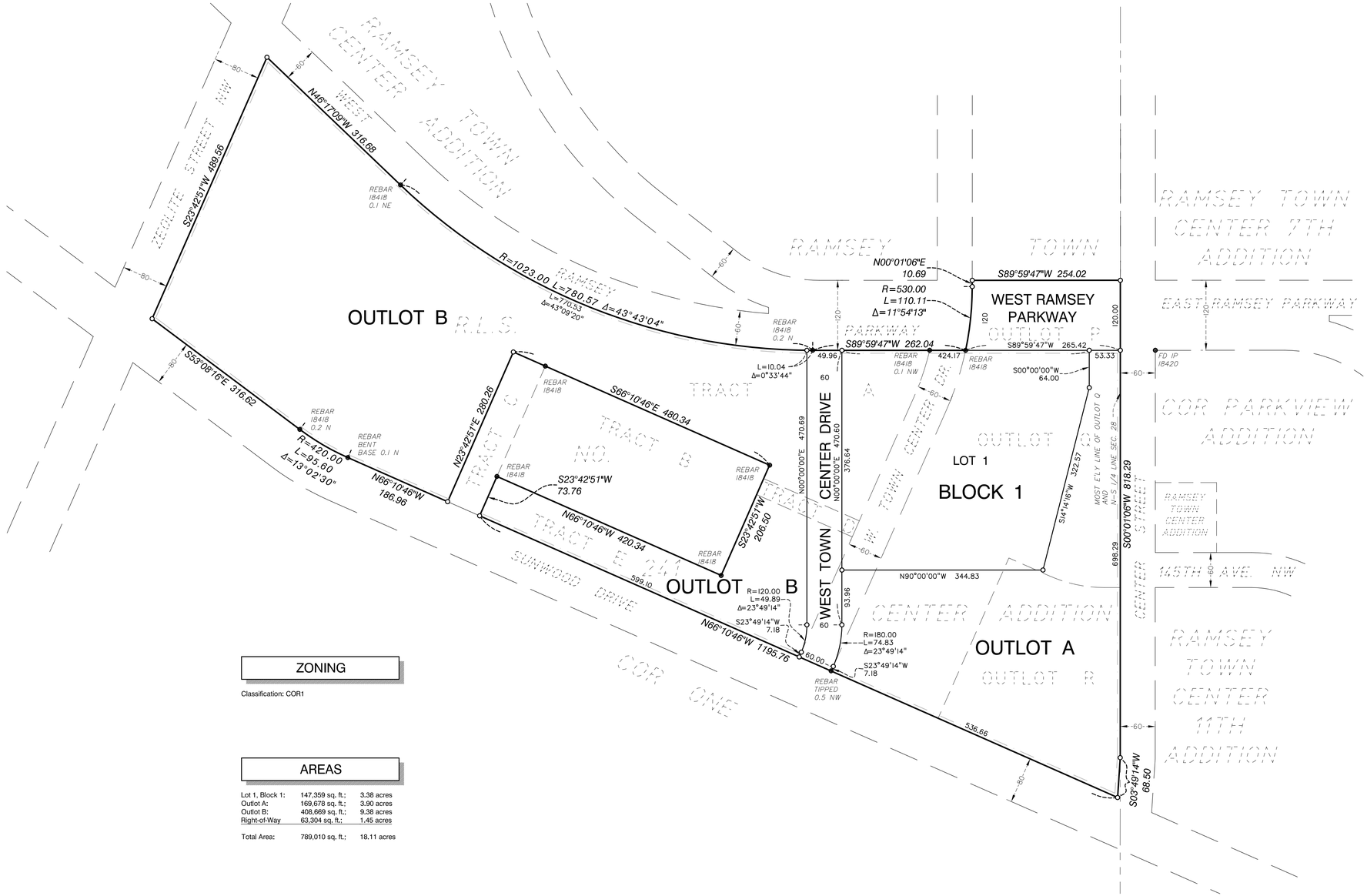
By: _____, Deputy

ALLIANT
ENGINEERING

PRELIMINARY PLAT OF

AFFINITY AT RAMSEY TOWN CENTER

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



OWNER/SUBDIVIDER

Inland Group
120 W. Cataldo Avenue, Suite 100,
Spokane, WA 99201

ENGINEER

Civil Site Group
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416

SURVEYOR

Alliant Engineering, Inc.
233 Park Avenue South, Suite 300
Minneapolis, MN 55415

ARCHITECT

Kaas Wilson Architects
1301 American Boulevard East
Bloomington, MN 55425

THE MOST EASTERLY LINE OF OUTLOT Q, RAMSEY TOWN CENTER ADDITION, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF S00°01'06"W.

- ● Denotes monument found 1/2 inch iron pipe
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 18425 unless otherwise shown
- —— —— Denotes 5 foot setback from right-of-way

ZONING

Classification: COR1

AREAS

Lot 1, Block 1:	147,359 sq. ft.;	3.38 acres
Outlot A:	169,678 sq. ft.;	3.90 acres
Outlot B:	408,669 sq. ft.;	9.38 acres
Right-of-Way	63,304 sq. ft.;	1.45 acres
Total Area:	789,010 sq. ft.;	18.11 acres

0 50 100 200
SCALE IN FEET
1 INCH = 100 FEET

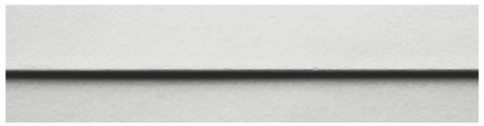
ALLIANT ENGINEERING



EVENING BLUE Main Exterior



COBBLE STONE Accent



ARCTIC WHITE Trim

CFB SIDING COLORS



BRICK



ASPHALT SHINGLES



ASHLAR PATTERN SPEC-BRIK



SOFFITS, GUTTERS
AND DOWNSPOUTS



STONE SILL





ALUMINUM BALCONIES/CANOPIES

Affinity at Ramsey

Ramsey, MN 55303



Exterior Wall Finish Schedule			
Cladding Material	Area	Percent Coverage	Description
Brick	13,029 ft²	14%	Primary
Spec-Brik	37,037 ft²	39%	Primary
CFB Lap Siding	16,304 ft²	17%	Secondary
CFB Panel Siding	27,757 ft²	29%	Secondary

Type VA Construction
Height: 4 Floors 48'-0" to midpoint of sloped roof

Total Gross Area	
Level	Area
Level 4	59,352 ft²
Level 3	59,352 ft²
Level 2	67,233 ft²
Level 1	69,482 ft²
Grand total	255,420 ft²

Parking Schedule		
Comments	Count	Type
Exterior	71	
Interior	173	
Grand total	244	

Residential Unit Mix						
HR	Comments	Count	Gross Area	Net Area	ADA Type	Mix Percentage
Unit 1-0	1 Bed 1 Bath	53	696 ft²			31%
Unit 1-1	1 Bed 1 Bath	9	709 ft²			5%
Unit 1-2	1 Bed 1 Bath	12	608 ft²			7%
1 Bed 1 Bath: 74		74				43%
Unit 2-1	1 Bed 1 Bath +Den	12	884 ft²			7%
1 Bed 1 Bath +Den: 12		12				7%
Unit 2-0	2 Bed 1.5 Bath	21	915 ft²			12%
Unit 2-2	2 Bed 1.5 Bath	5	884 ft²			3%
2 Bed 1.5 Bath: 26		26				15%
Unit 3-0	2 Bed 2 Bath	21	1,024 ft²			12%
Unit 3-1	2 Bed 2 Bath	24	1,140 ft²			14%
Unit 3-2	2 Bed 2 Bath	3	1,081 ft²			2%
Unit 3-3	2 Bed 2 Bath	2	1,137 ft²			1%
2 Bed 2 Bath: 50		50				29%
Unit 0-0	Studio	11	506 ft²			6%
Studio: 11		11				6%
Grand total: 173		173				100%

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Civil Site Group
4931 W 35th St. Suite 200
St. Louis Park, MN 55416
P: 763.213.3944

Structural: BKBM
5930 Brooklyn Blvd.
Minnneapolis, MN, 55429
P: 763.843.0420

General Contractor:
Eagle Building Company
6636 Cedar Ave. S. Suite 140
Minneapolis, MN 55110
612.378.1115

Project:
Affinity at Ramsey
Ramsey, MN 55303

Owner:
Affinity at Ramsey, LLC
120 W. Cataldo Ave., Suite 100
Spokane, WA 99201

Project Number 17083

Date

NOT FOR CONSTRUCTION

Date

Rev. No. Revision

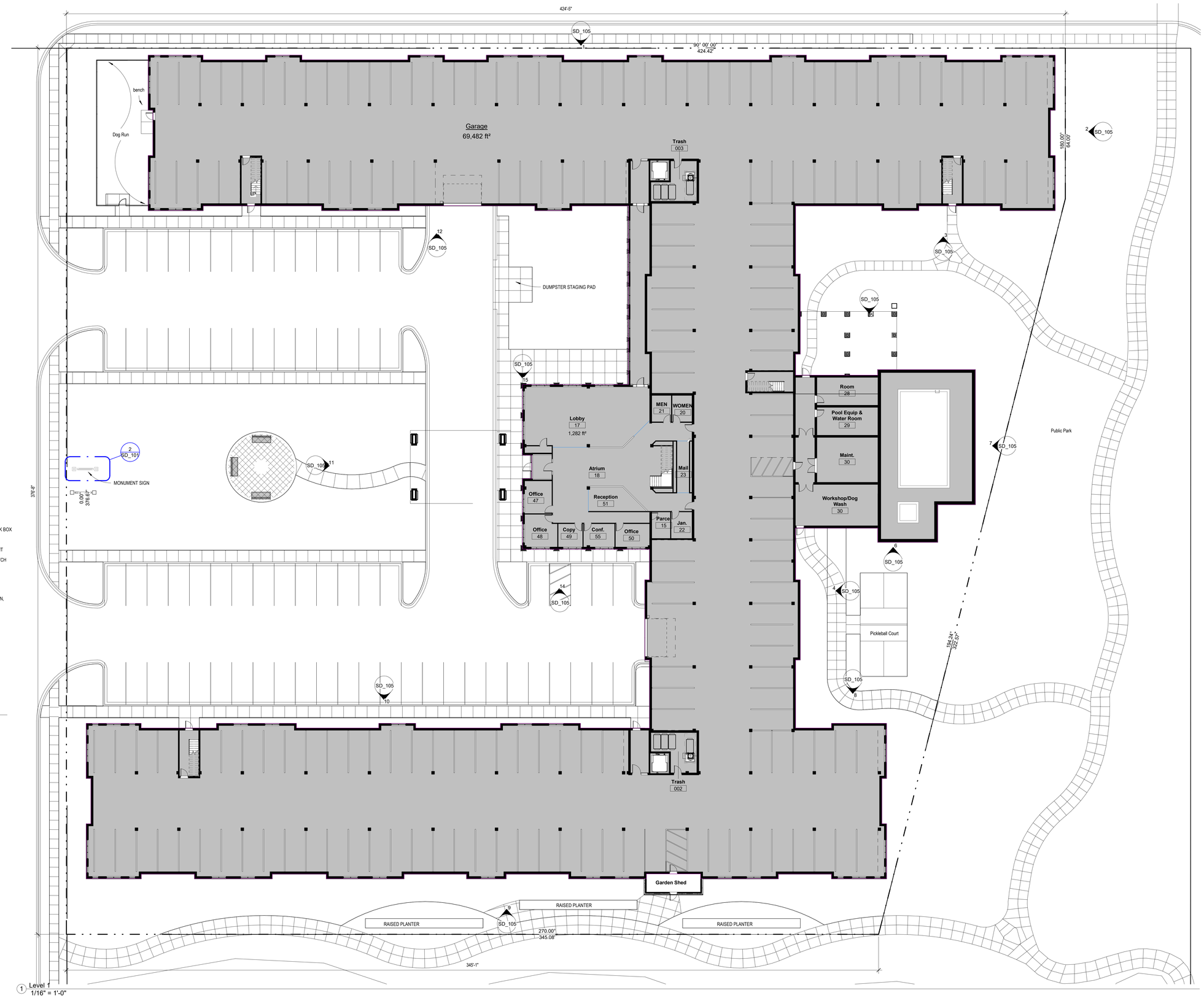
Cover Sheet

SD_100

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Parking Schedule		
Comments	Count	Type
Exterior	71	
Interior	173	
Grand total	244	



2 Monument Sign Copy 1
1/4" = 1'-0"

1 Level 1
1/16" = 1'-0"

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Project Number 17083

Date

NOT FOR CONSTRUCTION

Date

Revision

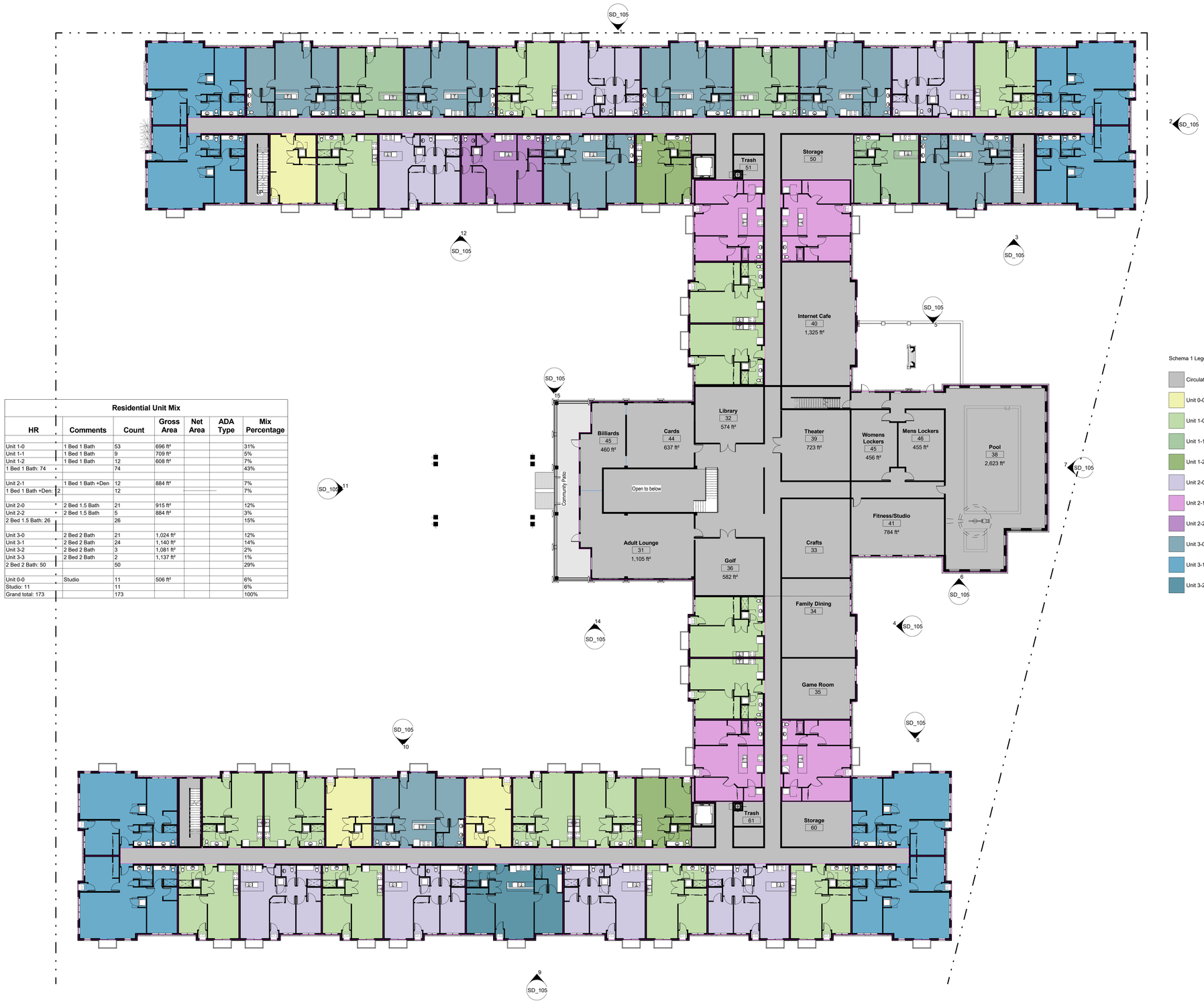
Rev. No.

Level 1 Plan

As indicated

SD_101

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Residential Unit Mix						
HR	Comments	Count	Gross Area	Net Area	ADA Type	Mix Percentage
Unit 1-0	1 Bed 1 Bath	53	696 ft²			31%
Unit 1-1	1 Bed 1 Bath	9	709 ft²			5%
Unit 1-2	1 Bed 1 Bath	12	608 ft²			7%
1 Bed 1 Bath: 74		74				43%
Unit 2-1	1 Bed 1 Bath +Den	12	884 ft²			7%
1 Bed 1 Bath +Den: 12		12				7%
Unit 2-0	2 Bed 1.5 Bath	21	915 ft²			12%
Unit 2-2	2 Bed 1.5 Bath	5	884 ft²			3%
2 Bed 1.5 Bath: 26		26				15%
Unit 3-0	2 Bed 2 Bath	21	1,024 ft²			12%
Unit 3-1	2 Bed 2 Bath	24	1,140 ft²			14%
Unit 3-2	2 Bed 2 Bath	3	1,081 ft²			2%
Unit 3-3	2 Bed 2 Bath	2	1,137 ft²			1%
2 Bed 2 Bath: 50		50				29%
Unit 0-0	Studio	11	506 ft²			6%
Studio: 11		11				6%
Grand total: 173		173				100%

Schema 1 Legend

- Circulation/Commons
- Unit 0-0
- Unit 1-0
- Unit 1-1
- Unit 1-2
- Unit 2-0
- Unit 2-1
- Unit 2-2
- Unit 3-0
- Unit 3-1
- Unit 3-2

1 Level 2
1/16" = 1'-0"

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Project:
Affinity at Ramsey
Ramsey, MN 55303

Owner:
Affinity at Ramsey, LLC
120 W. Cataldo Ave., Suite 100
Spokane, WA 99201

Project Number 17083

Date

NOT FOR CONSTRUCTION

Date

Revision

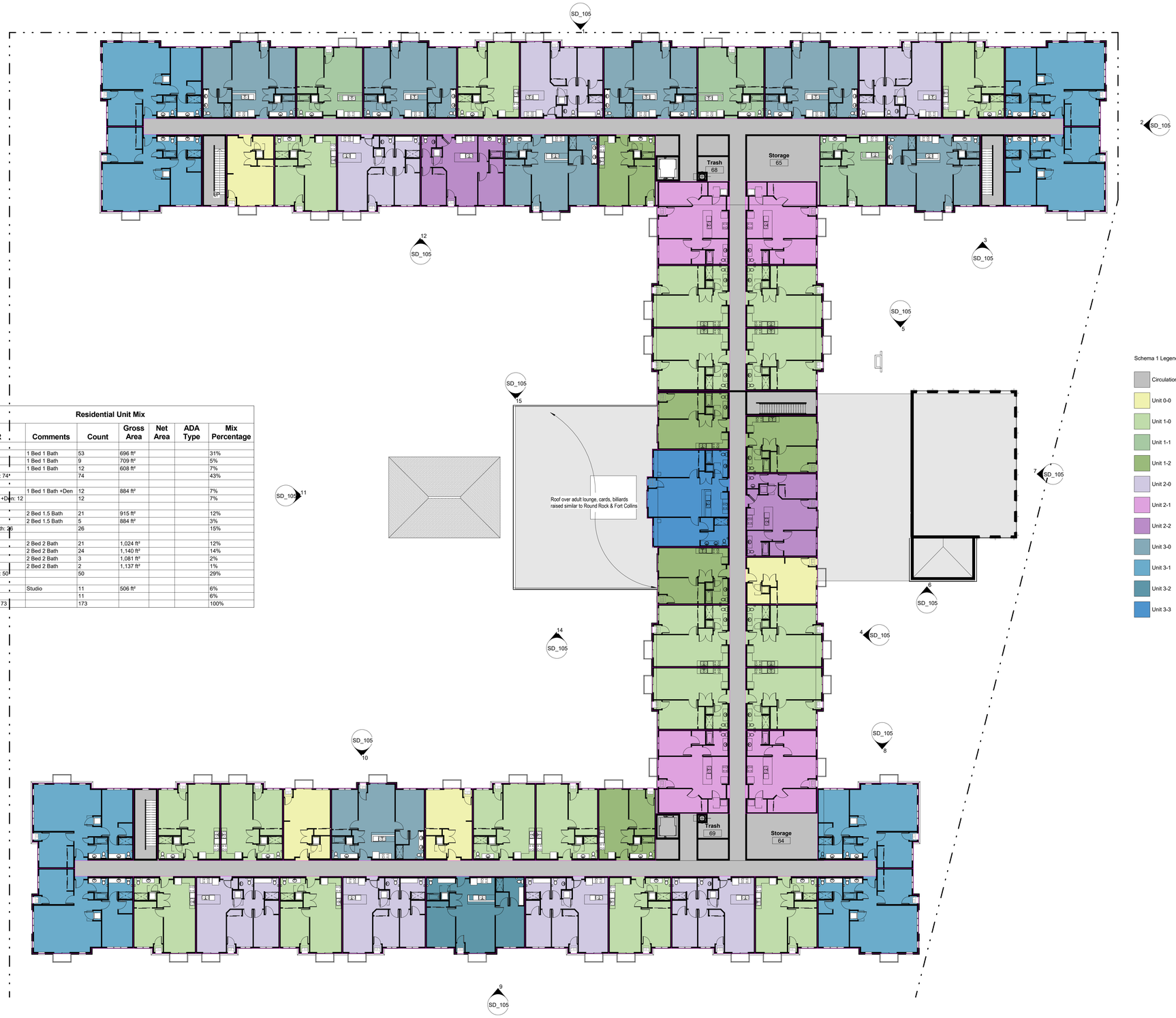
Rev. No.

Level 2 Plan

1/16" = 1'-0"

SD_102

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Residential Unit Mix						
HR	Comments	Count	Gross Area	Net Area	ADA Type	Mix Percentage
Unit 1-0	1 Bed 1 Bath	53	696 ft²			31%
Unit 1-1	1 Bed 1 Bath	9	709 ft²			5%
Unit 1-2	1 Bed 1 Bath	12	608 ft²			7%
1 Bed 1 Bath: 74		74				43%
Unit 2-1	1 Bed 1 Bath +Den	12	884 ft²			7%
1 Bed 1 Bath +Den: 12		12				7%
Unit 2-0	2 Bed 1.5 Bath	21	915 ft²			12%
Unit 2-2	2 Bed 1.5 Bath	5	884 ft²			3%
2 Bed 1.5 Bath: 26		26				15%
Unit 3-0	2 Bed 2 Bath	21	1,024 ft²			12%
Unit 3-1	2 Bed 2 Bath	24	1,140 ft²			14%
Unit 3-2	2 Bed 2 Bath	3	1,081 ft²			2%
Unit 3-3	2 Bed 2 Bath	2	1,137 ft²			1%
2 Bed 2 Bath: 50		50				29%
Unit 0-0	Studio	11	506 ft²			6%
Studio: 11		11				6%
Grand total: 173		173				100%

Schema 1 Legend

- Circulation/Commons
- Unit 0-0
- Unit 1-0
- Unit 1-1
- Unit 1-2
- Unit 2-0
- Unit 2-1
- Unit 2-2
- Unit 3-0
- Unit 3-1
- Unit 3-2
- Unit 3-3

1 Level 3
1/16" = 1'-0"

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Civil / Landscape:
Civil Site Group
4931 W 35th St. Suite 200
St. Louis Park, MN 55416
P: 763.213.3944

Structural: BKBM
5930 Brooklyn Blvd.
Minnneapolis, MN, 55429
P: 763.843.0420

General Contractor:
Eagle Building Company
6636 Cedar Ave. S. Suite 140
Minneapolis, MN 55110
612.378.1115

Project:
Affinity at Ramsey
Ramsey, MN 55303

Owner:
Affinity at Ramsey, LLC
120 W. Cataldo Ave., Suite 100
Spokane, WA 99201

Project Number 17083

Date

NOT FOR CONSTRUCTION

Date

Revision

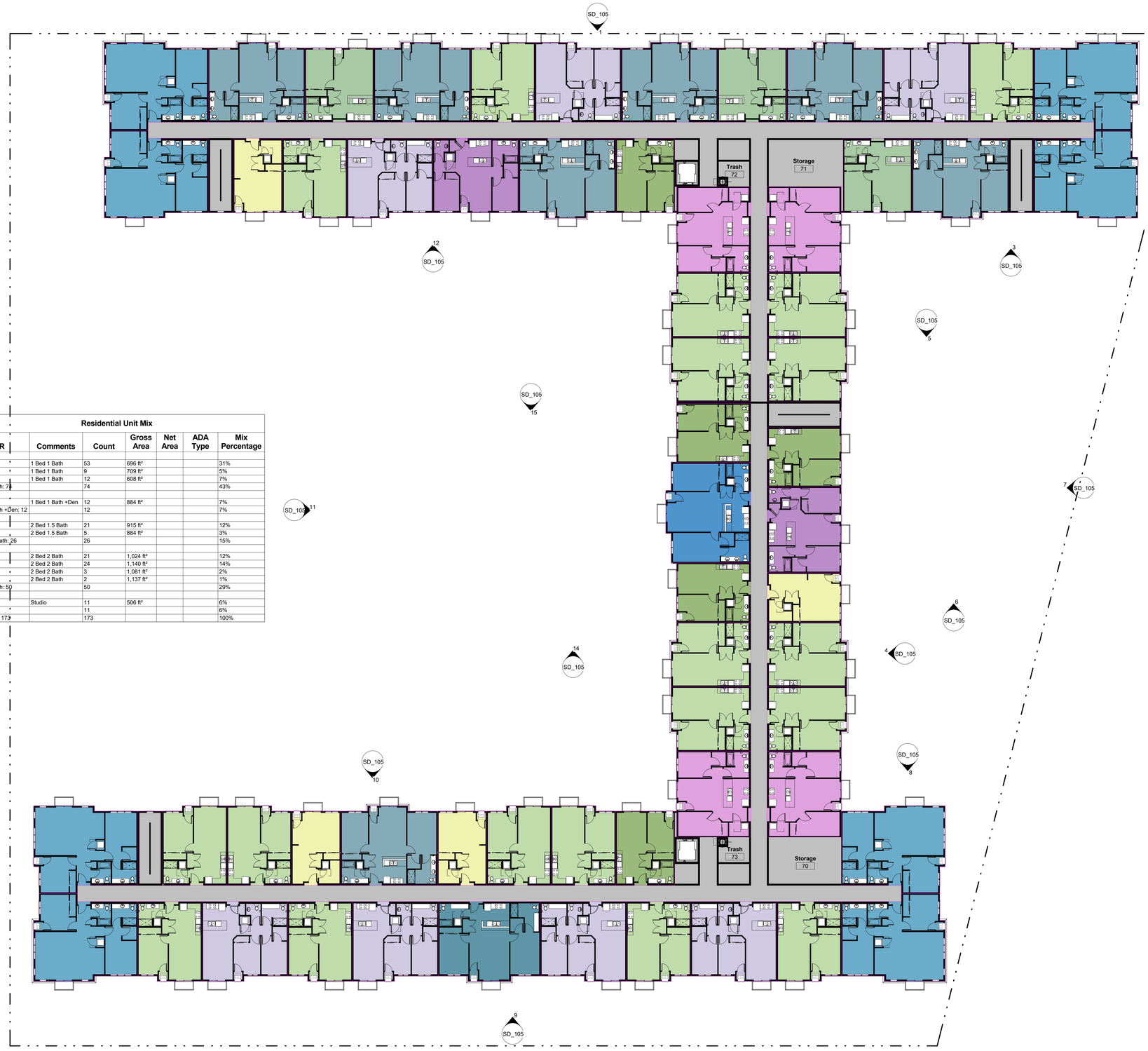
Rev. No.

Level 3 Plan

1/16" = 1'-0"

SD_103

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Residential Unit Mix

HR	Comments	Count	Gross Area	Net Area	ADA Type	Mix Percentage
Unit 1-0	1 Bed 1 Bath	53	696 ft²			31%
Unit 1-1	1 Bed 1 Bath	9	709 ft²			5%
Unit 1-2	1 Bed 1 Bath	12	608 ft²			7%
1 Bed 1 Bath: 74		74				43%
Unit 2-1	1 Bed 1 Bath +Den	12	884 ft²			7%
1 Bed 1 Bath +Den: 12		12				7%
Unit 2-0	2 Bed 1.5 Bath	21	915 ft²			12%
Unit 2-2	2 Bed 1.5 Bath	5	884 ft²			3%
2 Bed 1.5 Bath: 26		26				15%
Unit 3-0	2 Bed 2 Bath	21	1,024 ft²			12%
Unit 3-1	2 Bed 2 Bath	24	1,140 ft²			14%
Unit 3-2	2 Bed 2 Bath	3	1,081 ft²			2%
Unit 3-3	2 Bed 2 Bath	2	1,137 ft²			1%
2 Bed 2 Bath: 50		50				29%
Unit 0-0	Studio	11	506 ft²			6%
Studio: 11		11				6%
Grand total: 173		173				100%

Schema 1 Legend

- Circulation/Commons
- Unit 0-0
- Unit 1-0
- Unit 1-1
- Unit 1-2
- Unit 2-0
- Unit 2-1
- Unit 2-2
- Unit 3-0
- Unit 3-1
- Unit 3-2
- Unit 3-3

1 Level 4
1/16" = 1'-0"

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4931 W 35th St. Suite 200
St. Louis Park, MN 55416
P: 763.213.3944

Structural: BKBM
5930 Brooklyn Blvd.
Minneapolis, MN, 55429
P: 763.843.0420

General Contractor:
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Minneapolis, MN 55110
612.378.1115

Project:
Affinity at Ramsey
Ramsey, MN 55303

Owner:
Affinity at Ramsey, LLC
120 W. Cataldo Ave., Suite 100
Spokane, WA 99201

Project Number 17083

Date

NOT FOR CONSTRUCTION

Date
Revision
Rev. No.

Level 4 Plan

1/16" = 1'-0"

SD_104



1 North Elevation - 1
1/16" = 1'-0"



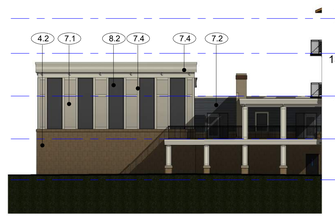
2 Typical End Elevation
1/16" = 1'-0"



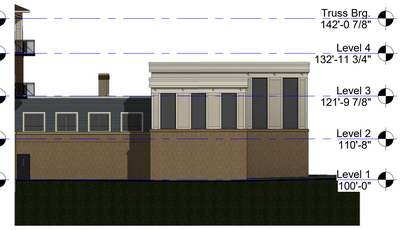
3 South Elevation - 2
1/16" = 1'-0"



4 East Elevation - 1
1/16" = 1'-0"



5 Pool - Elevation 1
1/16" = 1'-0"



6 Pool - Elevation 3
1/16" = 1'-0"



7 Pool - Elevation 2
1/16" = 1'-0"



8 North Elevation - 3
1/16" = 1'-0"



9 South Elevation - 3
1/16" = 1'-0"



10 North Elevation - 2
1/16" = 1'-0"



11 West Elevation - 1
1/16" = 1'-0"

Exterior Material Tag Key

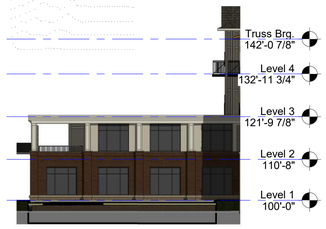
- 4.1 BRICK VENEER - TBD
- 4.2 SPEC BRICK - ASHLAR PATTERN - TBD
- 5.1 PREFINISHED ALUM BALCONY & RAIL - DARK BRONZE
- 7.1 CFB PANEL SIDING - COLOR TBD
- 7.2 CFB LAB SIDING - COLOR TBD
- 7.3 CFB SHAKE SIDING - TIMBER BARK
- 7.4 CFB TRIM - COLOR TBD
- 7.5 ASPHALT ROOF SYSTEM - TBD
- 8.1 PREFINISHED MAGIC PAK GRILL - EXTRUDED ALUMINUM - COLOR TO MATCH ADJACENT FINISH - PER SUBMITTED SAMPLES
- 8.2 VINYL WINDOWS - TBD
- 8.3 ALUMINUM STOREFRONT SYSTEM - DARK BRONZE

Exterior Wall Finish Schedule

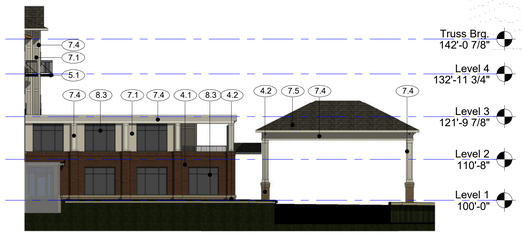
Cladding Material	Area	Percent Coverage	Description
Brick	13,029 ft²	14%	Primary
Spec-Brik	37,037 ft²	39%	Primary
CFB Lap Siding	16,304 ft²	17%	Secondary
CFB Panel Siding	27,757 ft²	29%	Secondary



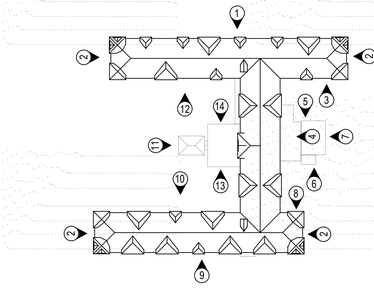
12 South Elevation - 1
1/16" = 1'-0"



14 Front Entry - South Elevation
1/16" = 1'-0"



15 Front Entry - North Elevation
1/16" = 1'-0"



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612.378.1115

Project: Affinity at Ramsey
Ramsey, MN 55303

Owner: Affinity at Ramsey, LLC
120 W. Cataldo Ave., Suite 100
Spokane, WA 99201

Project Number 17083

Date

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

Exterior Elevations

As indicated

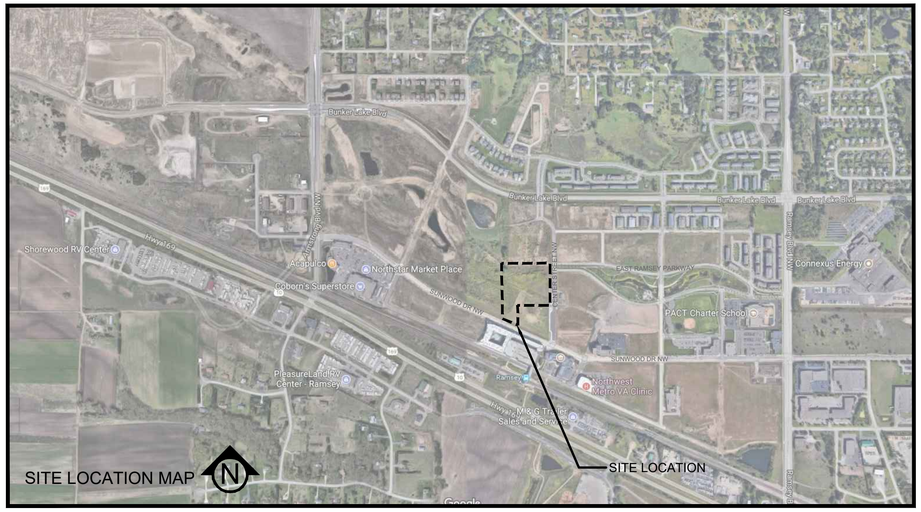
SD_105

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12/6/2017 2:27:17 PM
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AFFINITY AT RAMSEY

RAMSEY, MINNESOTA

ISSUED FOR: SITE PLAN SUBMITTAL



ARCHITECT:

KAAS WILSON ARCHITECTS
1301 AMERICAN BLVD E
BLOOMINGTON, MN 55425
(612)-879-6000

DEVELOPER / PROPERTY OWNER:

AFFINITY AT RAMSEY, LLC
120 W CATALDO AVE, SUITE 100
SPOKANE, WA 99201
(509)-891-5162

ENGINEER / LANDSCAPE ARCHITECT:

ALLIANT ENGINEERING
233 PARK AVE
MINNEAPOLIS, MN 55415
(612)-758-3080

SURVEYOR:

CIVIL SITE GROUP
4931 W 35TH STREET
SUITE 200
ST LOUIS PARK, MN 55416
612-615-0060

GEOTECHNICAL ENGINEER:

CHOSEN VALLEY TESTING INC.
1410 7TH ST NW
ROCHESTER, MN 55901
(507)-281-0968

MASTER LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
×1137.12	EXISTING SPOT GRADE ELEVATION
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION TOP OF CURB (GUTTER TOP)
891.00 TC	SPOT GRADE ELEVATION TOP OF WALL
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF WALL
	DRAINAGE ARROW
EOF=1135.52	EMERGENCY OVERFLOW
	SILT FENCE / BIOROLL - GRADING LIMIT
	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
SB-1	SOIL BORING LOCATION
10	CURB AND GUTTER (T.O = TIP OUT)

	PROPOSED MANHOLE STORM
	PROPOSED CATCH BASIN OR CATCH BASIN MANHOLE STORM
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED MANHOLE SANITARY
	PROPOSED SIGN
	PROPOSED LIGHT
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER MAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING GAS MAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND CABLE

EXISTING MANHOLE	EXISTING STOPBOX	EXISTING LIGHT
EXISTING CATCH BASIN	EXISTING GATE VALVE	EXISTING GAS METER
EXISTING HYDRANT	EXISTING ELECTRIC BOX	EXISTING GAS VALVE

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C0.1	SITE SURVEY
C0.2	PRELIMINARY PLAT
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	DETAILS
C5.1	DETAILS
C5.2	DETAILS
C5.3	DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
LT1.0	LIGHTING PLAN
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS
SW1.5	SWPPP - ATTACHMENTS

CivilSite GROUP
Civil Engineering · Surveying · Landscape Architecture
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

kaas wilson architects

Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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

Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

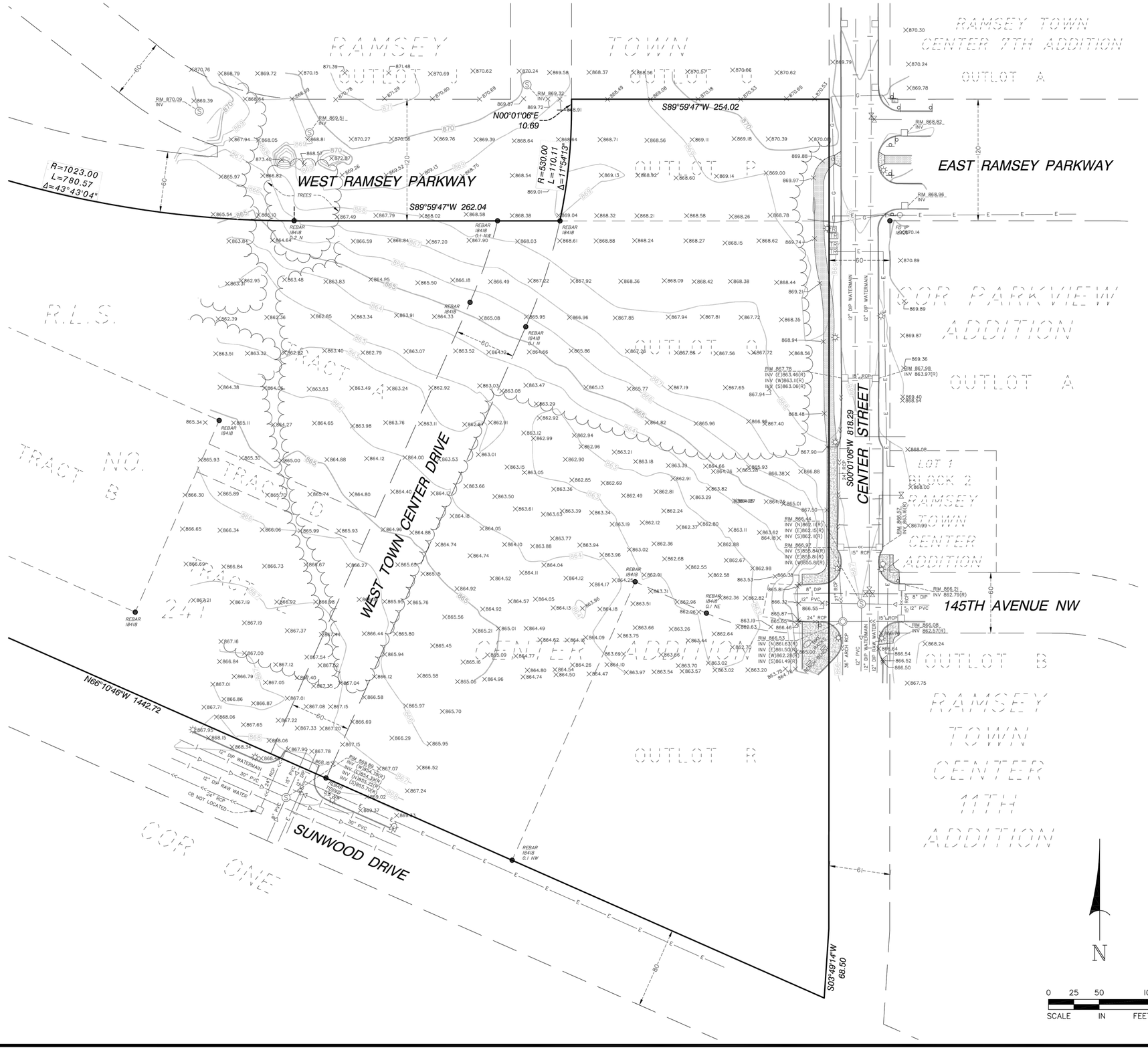
DATE	DESCRIPTION

PROJECT NO.: 17226

TITLE SHEET

C0.0

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LEGAL DESCRIPTION

Outlots P and Q, Part of Outlot R, and West Town Center Drive, RAMSEY TOWN CENTER ADDITION;

AND

Part of Tracts A, D, and E, REGISTERED LAND SURVEY NO. 241, Anoka County, Minnesota.

NOTES

1. This survey was prepared from legal descriptions supplied and our in house records and may not depict all easements, appurtenances or encumbrances affecting the property.

2. The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.

3. The basis of bearings is assumed.

4. All distances are in feet.

5. The approximate area of surveyed property is 10.3 acres.

6. Benchmark 1: MnDOT monument 0202 B located at the northeast corner of Trunk Highway 10 and County Road 56/Ramsey Boulevard, approximately 2/3 miles southeast of surveyed property, has an elevation of 865.02 feet NAVD 88.

7. Benchmark 2: Top Nut of Hydrant located at the northeast corner of Sunwood Drive and Zeolite Street NW has an elevation of 875.26 feet NAVD 88.

8. Utilities are depicted according to ASCE Quality Level C - Surveying visible above ground utility features and correlating this information with as-built records.

LEGEND

- IRON MONUMENT FOUND
- WATER VALVE
- FIBER OPTIC VAULT
- TR TRANSFORMER
- LIGHT POLE
- SANITARY MANHOLE
- MISC. SIGN
- STREET SIGN
- STORM MANHOLE
- CATCH BASIN
- HYDRANT
- (R) PER RECORD PLAN
- 866.29 SPOT ELEVATION
- SANITARY SEWER
- G GAS
- E UNDERGROUND ELECTRIC
- I WATERMAIN
- STORM SEWER
- EDGE OF BRUSH/TREES
- CONCRETE
- BITUMINOUS TRAIL
- 867 CONTOUR

REVISION SUMMARY

DATE	DESCRIPTION

SITE SURVEY

C0.1

12/6/17 Added Utility Quality Level note and Outlot P
12/1/17 Revised East Town Center Drive to Center Street

ALLIANT ENGINEERING

233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

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.

DENNIS B. OLMSTEAD
Print Name

FOR REVIEW
Signature

Date License Number

AFFINITY AT RAMSEY TOWN CENTER

ADDRESS NOT ASSIGNED

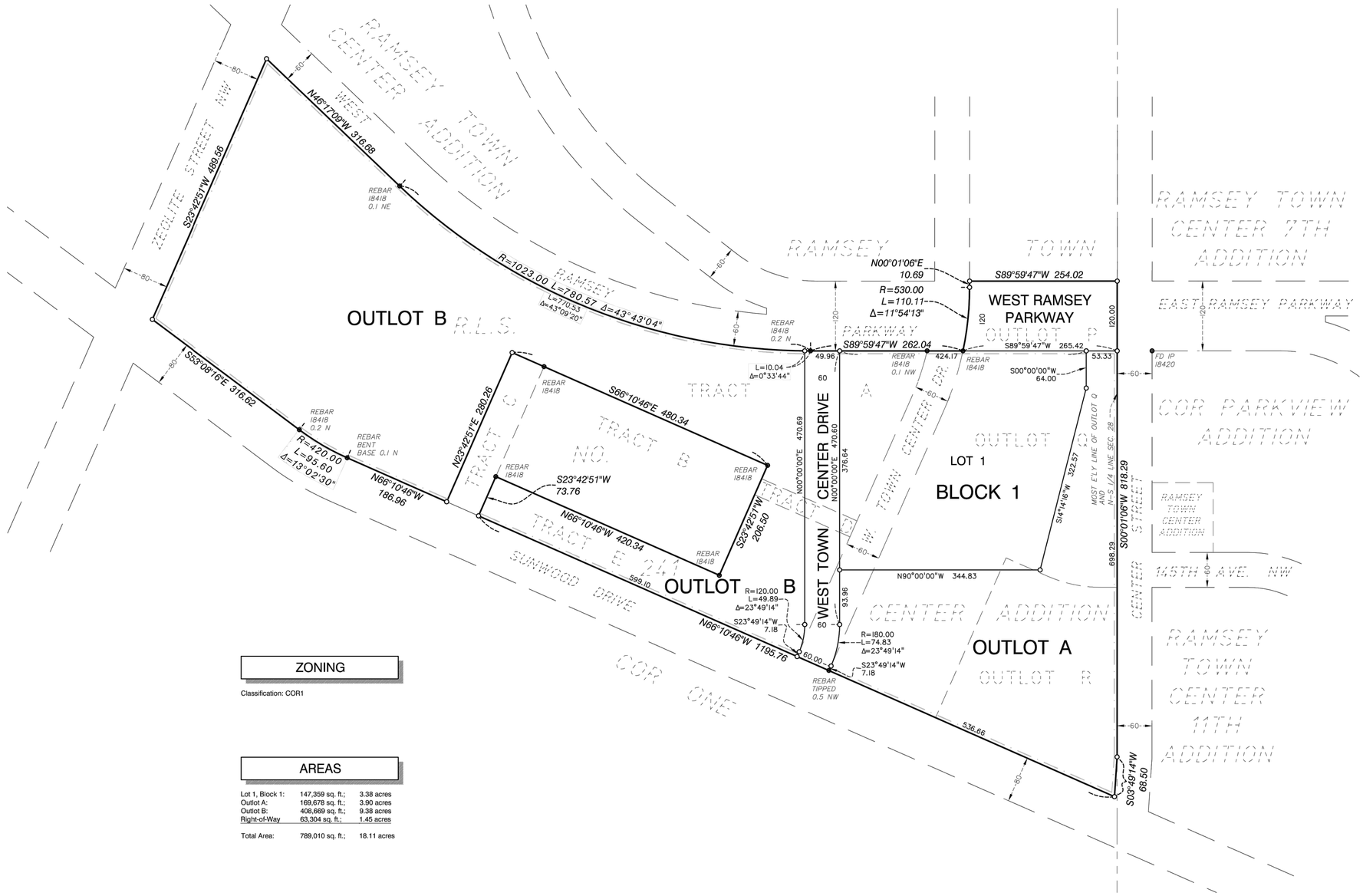
RAMSEY, MINNESOTA

DRAWN BY	DPE
CHECKED BY	DBO
DATE ISSUED	10/20/17
SCALE	1"=50'
JOB NO.	170155
FIELD CREW	EL

Drawing name: X:\2017\170155\survey\alta\170155alta.dwg Dec 06, 2017 - 9:15am

PRELIMINARY PLAT OF
AFFINITY AT RAMSEY TOWN CENTER

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



OWNER/SUBDIVIDER

Inland Group
120 W. Cataldo Avenue, Suite 100,
Spokane, WA 99201

ENGINEER

Civil Site Group
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416

SURVEYOR

Alliant Engineering, Inc.
233 Park Avenue South, Suite 300
Minneapolis, MN 55415

ARCHITECT

Kaas Wilson Architects
1301 American Boulevard East
Bloomington, MN 55425

THE MOST EASTERLY LINE OF OUTLOT Q, RAMSEY TOWN CENTER ADDITION, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF S00°01'06"W.

- ● Denotes monument found 1/2 inch iron pipe
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 18425 unless otherwise shown
- —— —— Denotes 5 foot setback from right-of-way

ZONING

Classification: COR1

AREAS

Lot 1, Block 1:	147,359 sq. ft.;	3.38 acres
Outlot A:	169,678 sq. ft.;	3.90 acres
Outlot B:	408,669 sq. ft.;	9.38 acres
Right-of-Way	63,304 sq. ft.;	1.45 acres
Total Area:	789,010 sq. ft.;	18.11 acres

REVISION SUMMARY

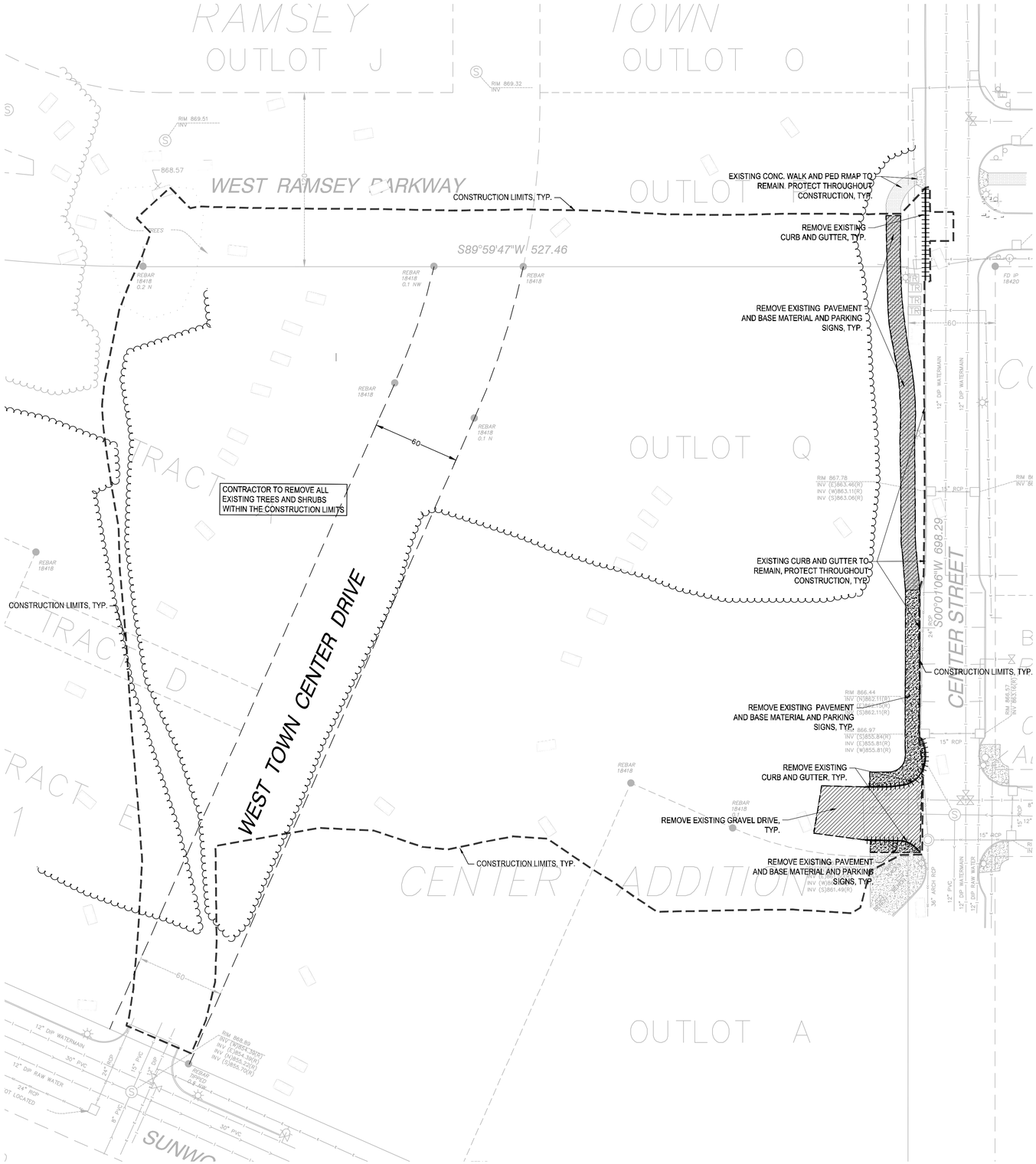
DATE	DESCRIPTION

0 50 100 200
SCALE IN FEET
1 INCH = 100 FEET

PRELIMINARY PLAT

C0.2

ALLIANT ENGINEERING



REMOVAL NOTES:

1. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
2. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
3. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
4. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
5. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
6. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
7. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
8. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
9. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
10. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
11. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
12. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
13. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
14. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
15. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
16. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.

CITY OF RAMSEY REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5

REMOVALS LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

1" = 40'-0"
20'-0" 0 40'-0"

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Civil Engineering · Surveying · Landscape Architecture
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

kaas wilson architects

Inland Group

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AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

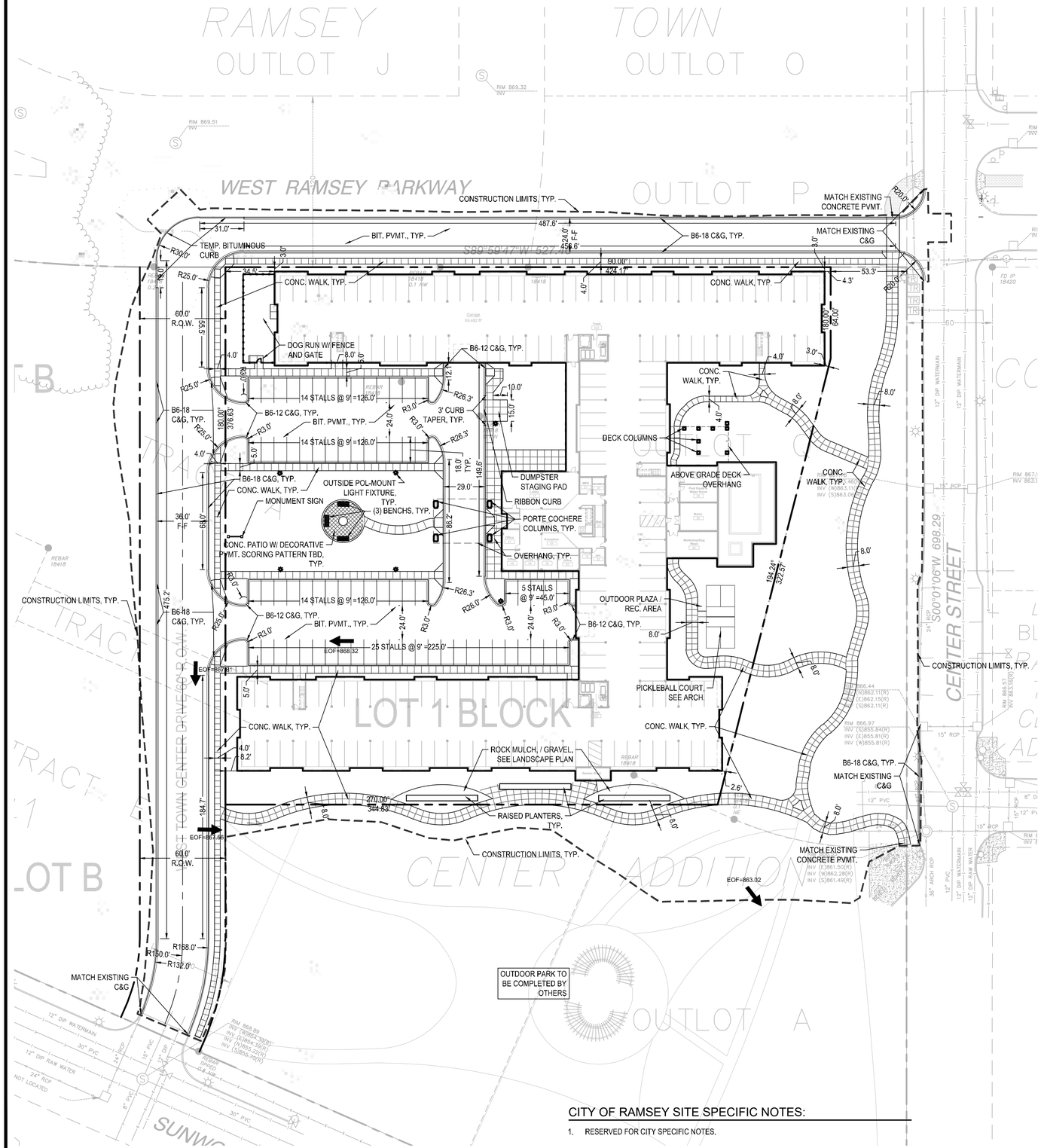
DATE	DESCRIPTION

PROJECT NO.: 17226

REMOVALS PLAN

C1.0

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SITE LAYOUT NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
3. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
4. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
5. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
6. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
8. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
9. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
10. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
11. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
13. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
14. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
15. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
16. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
17. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE AREA TABLE:

	EXISTING		PROPOSED LOT	
BUILDING COVERAGE	0 SF	0.0%	69,482 SF	47.2%
ALL PAVEMENTS	0 SF	0.0%	37,412 SF	25.4%
ALL NON-PAVEMENTS	147,359 SF	100.0%	40,465 SF	27.5%
TOTAL SITE AREA	147,359 SF	100.0%	147,359 SF	100.0%
	3.38 AC		3.38 AC	
IMPERVIOUS SURFACE				
EXISTING CONDITION	0 SF	0.0%		
PROPOSED CONDITION LOT	106,894 SF	72.5%	106,894 SF	72.5%
DIFFERENCE (EX. VS PROP.)	106,894 SF	72.5%		
IMPERVIOUS TOTAL	106,894 SF	72.5%		

PARKING TABLE:

PARKING SCHEDULE

COMMENTS	COUNT	TYPE
Exterior	72	
Interior	173	
Total	244	

COR 1 ZONING TABLE:

COR1 Development Standards

	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Minimum lot depth	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Allowable residential density in dwelling units per acre[1]	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.75	.75	.75	.75	.75	.75
Build to Line						
Front yard[4]	30 feet as measured from building front to right-of-way[2][3] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.
Planter Style	N/A	Planter Bed	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	10 feet	6 feet	10 feet	10 feet	10 feet

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATIL.
- HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

1" = 40'-0"
20'-0" 0 40'-0"

CITY OF RAMSEY SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

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St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

kaas wilson architects

Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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Matthew R. Pavek
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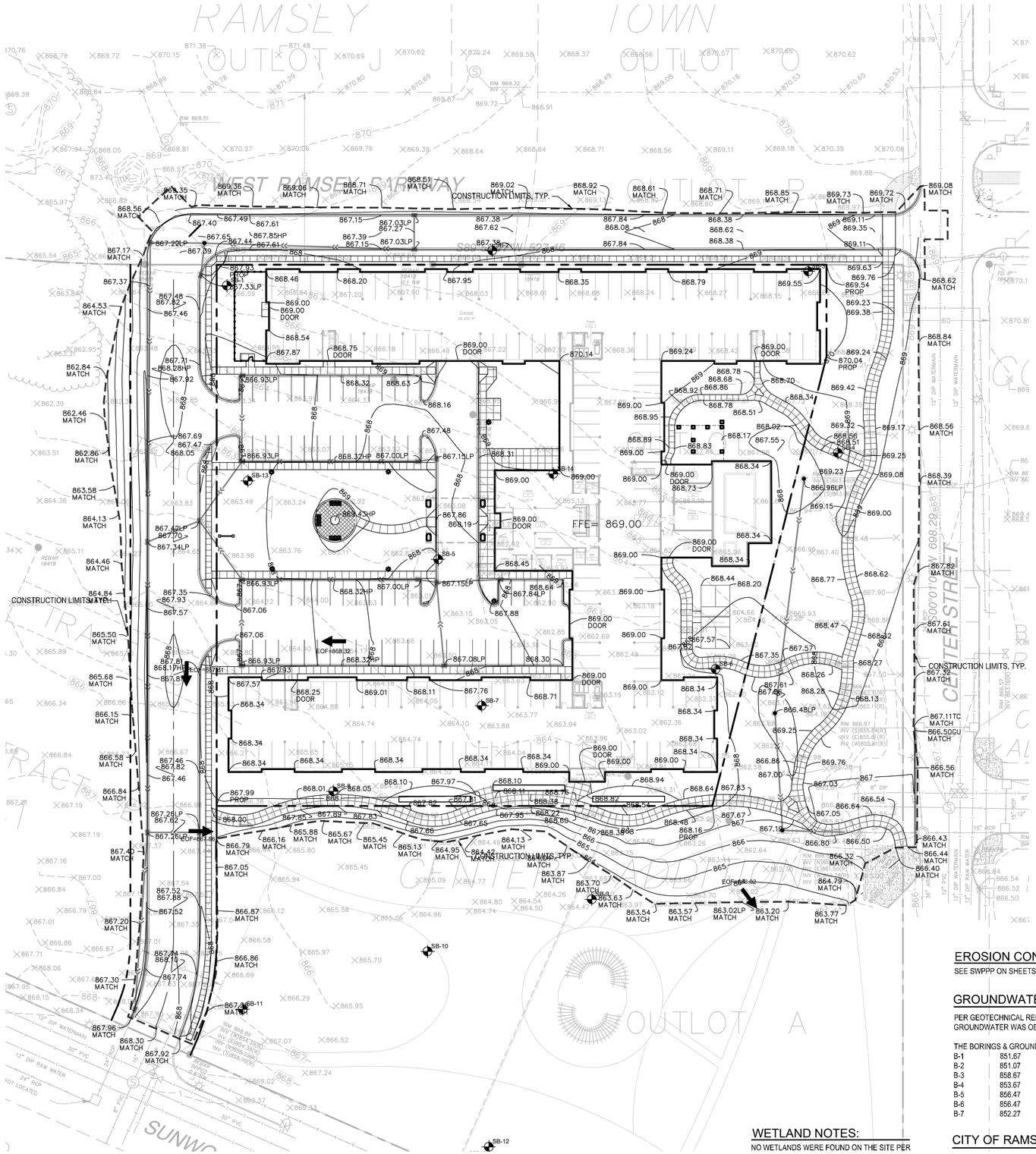
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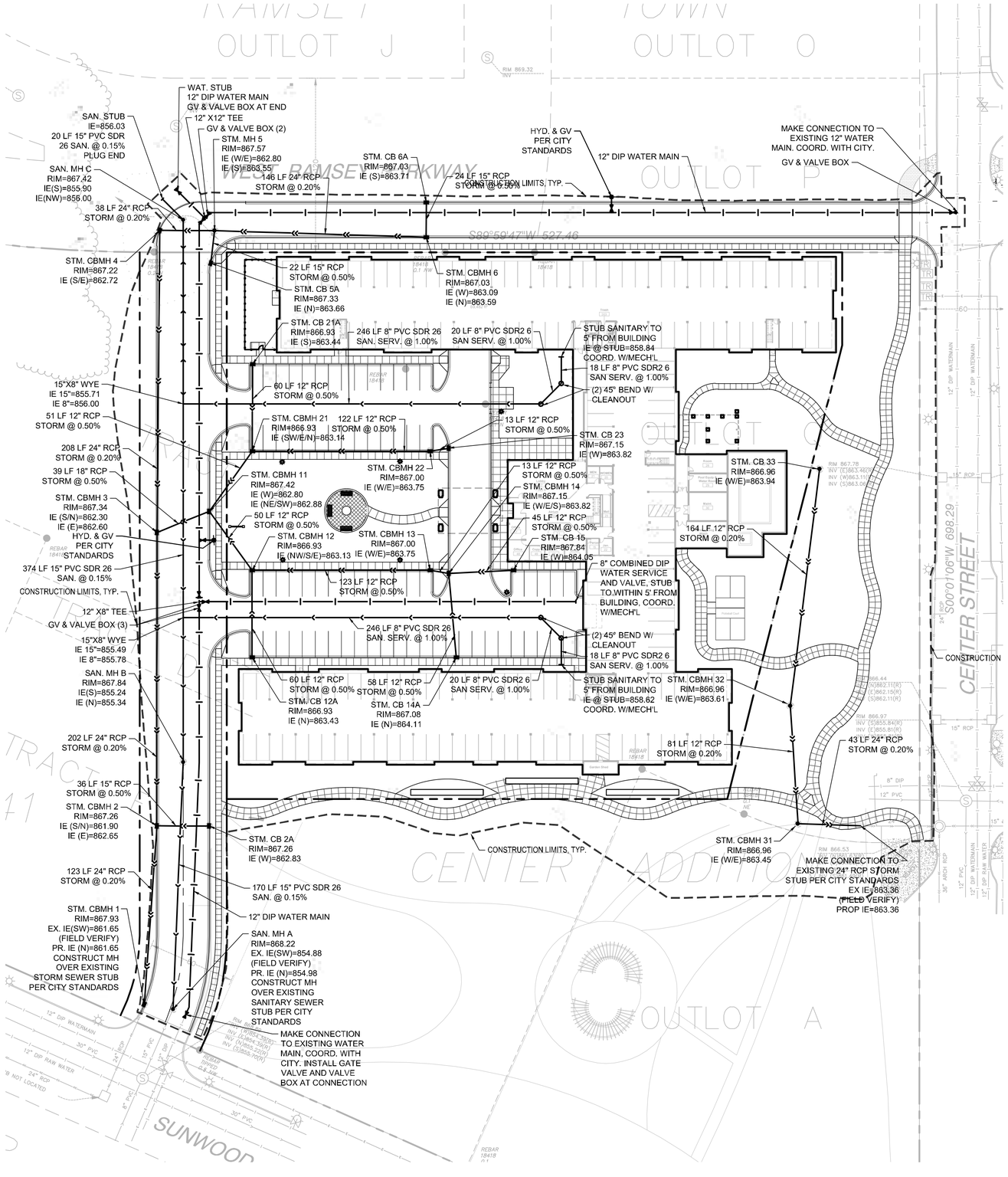
PROJECT NO.: 17226

SITE PLAN

C2.0

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RAMSEY TOWN
OUTLOT J
OUTLOT O
WEST RAMSEY FAIRWAY
CONSTRUCTION LIMITS, TYP.
FFE= 869.00
OUTLOT B
OUTLOT A
CONSTRUCTION LIMITS, TYP.
CONSTRUCTION LIMITS, TYP.
CONSTRUCTION LIMITS, TYP.
CENTER STREET
SUNWOOD
SB-1
SB-2
SB-3
SB-4
SB-5
SB-6
SB-7
SB-8
SB-10
SB-11
SB-12
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** DOWNSPOUTS AND GUTTERS TO BE ADDED IN FINAL CONSTRUCTION PLANS **

GENERAL UTILITY NOTES:

1. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED.
8. ALL STORM SEWER PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED.
9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
10. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
11. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
17. CONNECTIONS TO EXISTING STRUCUTRES SHALL BE CORE-DRILLED.
18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
20. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
21. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
22. CONTRACTOR SHALL CORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
25. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
26. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.

CITY OF RAMSEY UTILITY NOTES:

1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP

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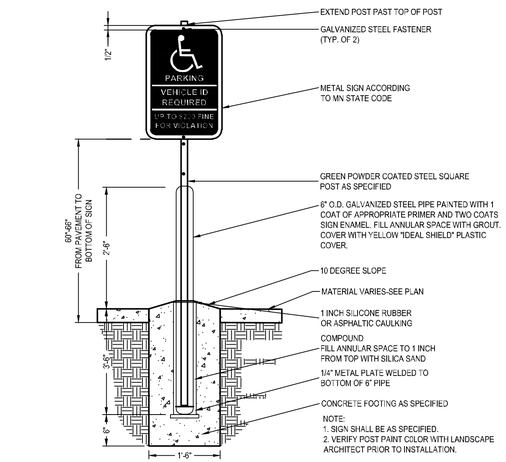
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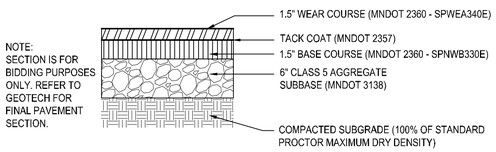
UTILITY PLAN

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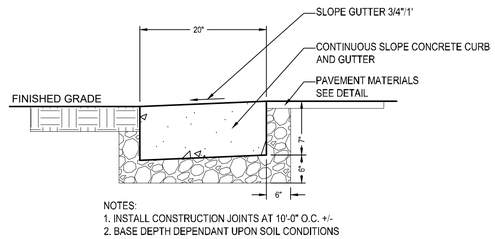
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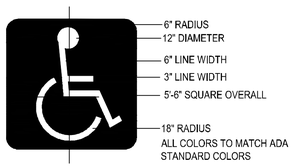
1 ACCESSIBLE SIGN AND POST
NTS



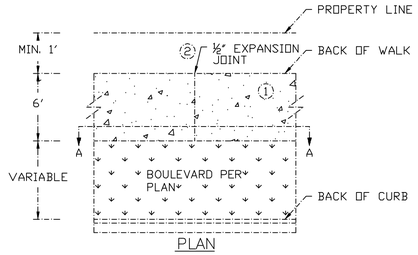
2 LIGHT DUTY BITUMINOUS PAVEMENT
NTS



3 RIBBON CURB
NTS



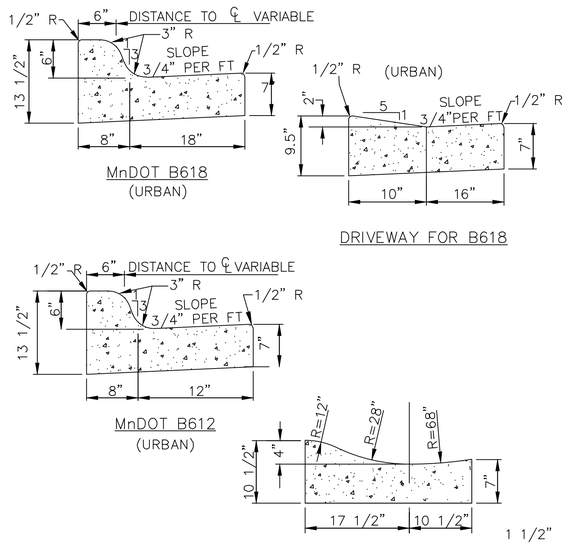
4 ACCESSIBLE PARKING PAVEMENT MARKING
NTS



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

NOT TO SCALE

5 CONCRETE WALK
NTS

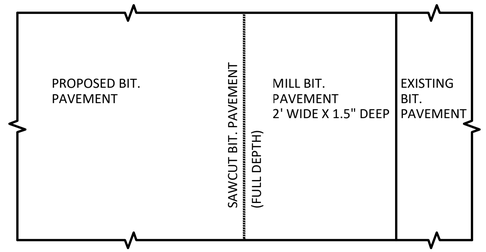


NOTES:
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

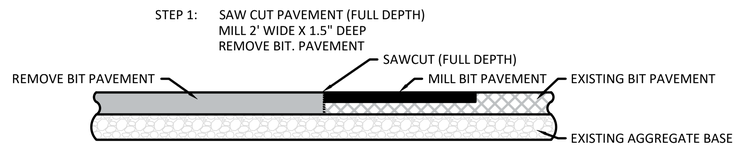
6 NTS

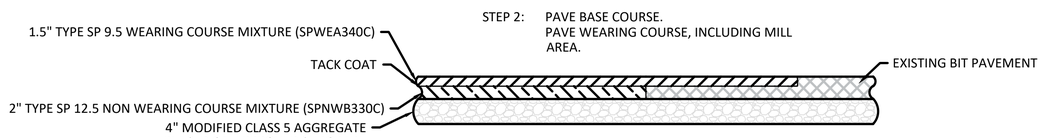
NOTES:

1. **BITUMINOUS SHALL BE SAWCUT AND REMOVED**
2. **CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.**
3. **SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.**



PLAN VIEW

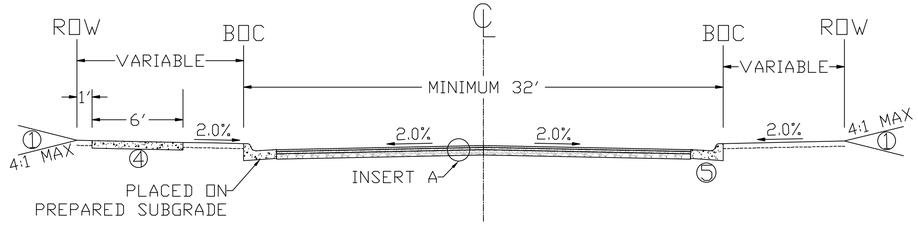




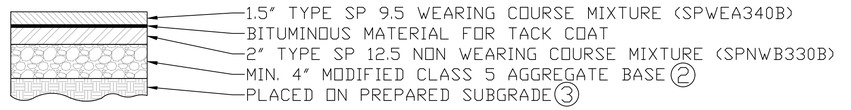
SECTION VIEW

NOTE: NOT TO SCALE.

7 STREET TIE-IN
NTS



INSERT A:



REFERENCE NOTES:

① GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERD-6

② CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26

③ CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.

④ ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.

⑤ CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

NOTE: NOT TO SCALE

8 NTS

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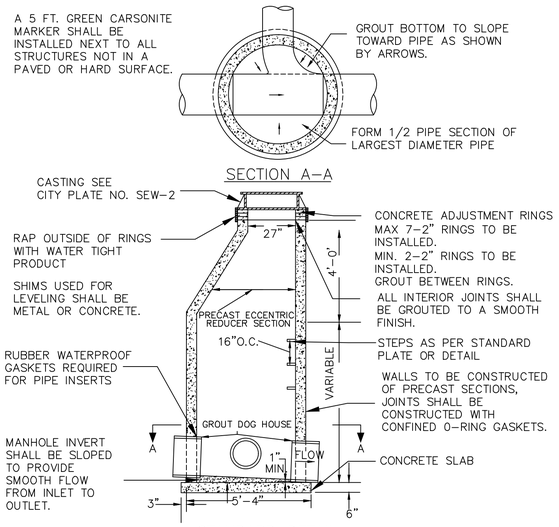
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PROJECT NO.: 17226

CIVIL DETAILS

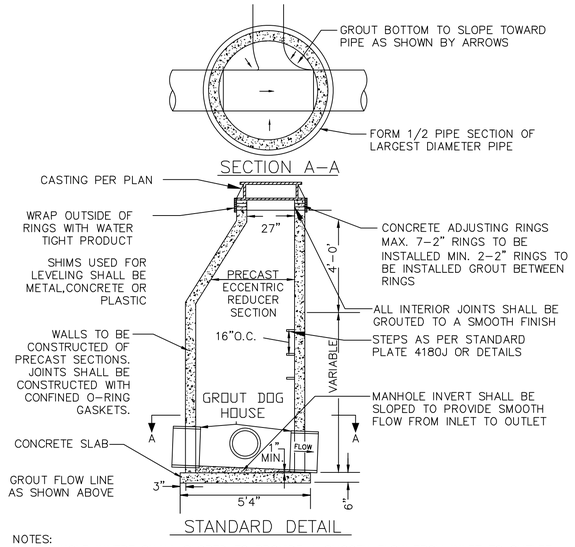
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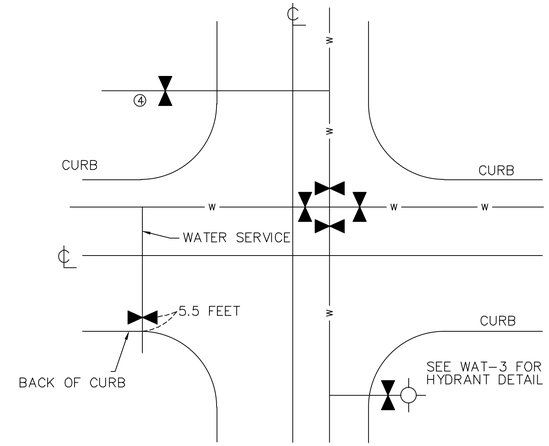
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6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

1 SANITARY SEWER MANHOLE
NTS



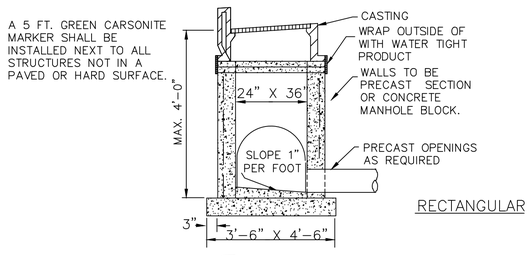
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY 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

2 STORM SEWER MANHOLE
NTS



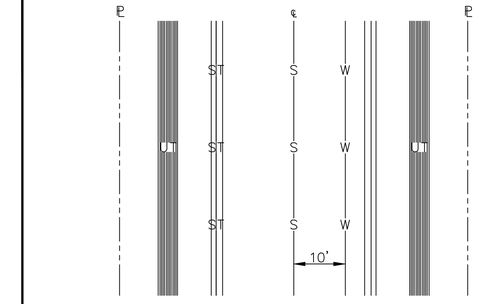
NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER.

3 WATERMAIN VALVE CONNECTION
NTS



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

4 CATCH BASIN
NTS

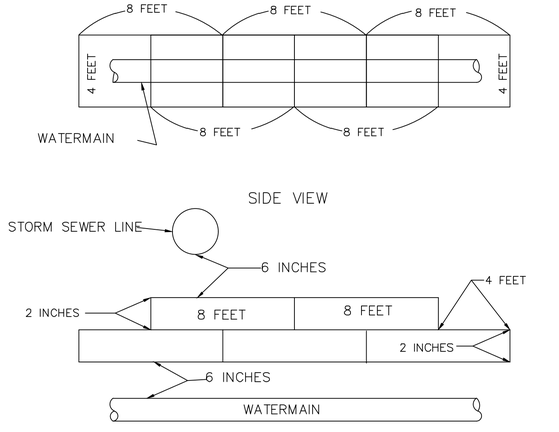


LEGEND
- S — SANITARY SEWER
- ST — STORM SEWER
- W — WATERMAIN
- UT — UTILITY TRENCH
- ℄ — PROPERTY LINE
- ℄ — CENTERLINE OF STREET

NOTES:
1. WATERMAIN SHALL BE LOCATED NORTH & EAST OF CENTERLINE
2. UTILITY TRENCH SHALL BE A COMMON BURY FOR ELECTRIC, GAS, COMMUNICATIONS & CABLE TV.
3. THE COMMON BURY TRENCH SHALL BE LOCATED IN THE CENTER OF THE BOULEVARD BETWEEN BACK OF CURB & PROPERTY LINE.
4. STORM SEWER SHALL BE LOCATED BENEATH THE CURB ON THE STREET SIDE OPPOSITE TO THE WATERMAIN.
5. SEE DETAILS FOR MINUMUM DEPTH LOCATIONS.

UTILITY LOCATIONS
N.T.S.

5 STORM SEWER MANHOLE
NTS



NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL

6 UTILITY INSULATION
NTS

APPROVED		STANDARD DETAILS UTILITY LOCATIONS
DATE 7–96		CITY PLATE No. UTL–1

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AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

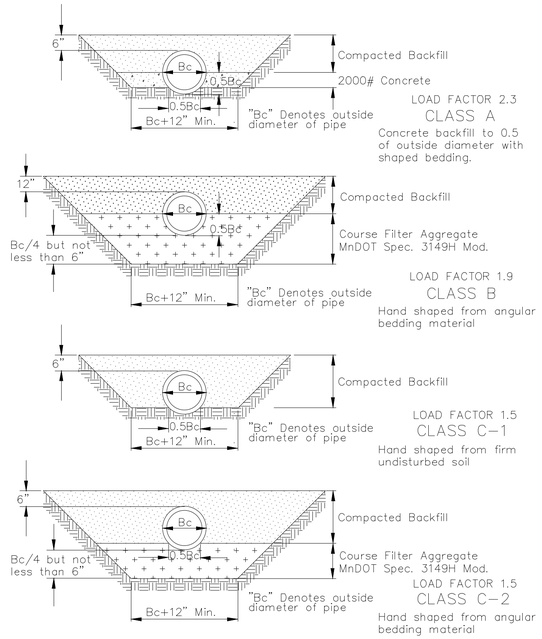
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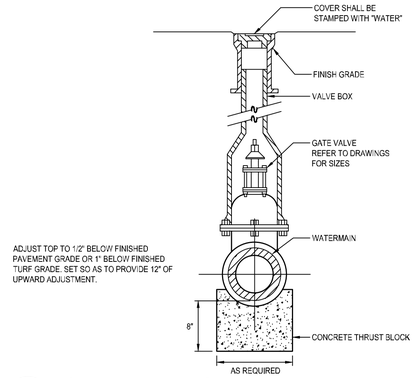
CIVIL DETAILS

C5.1

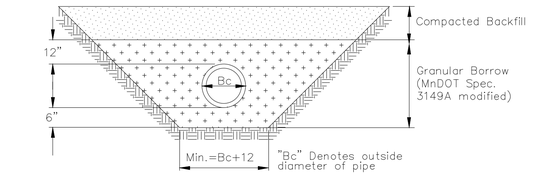
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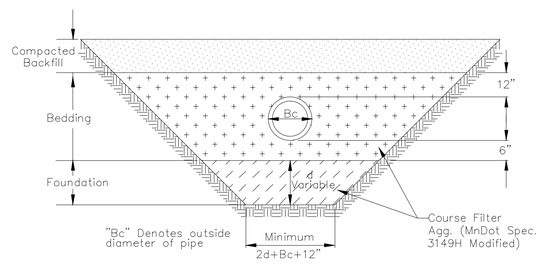
1 PIPE BEDDING - RCP & DIP
NTS



2 GATE VALVE BOX
NTS

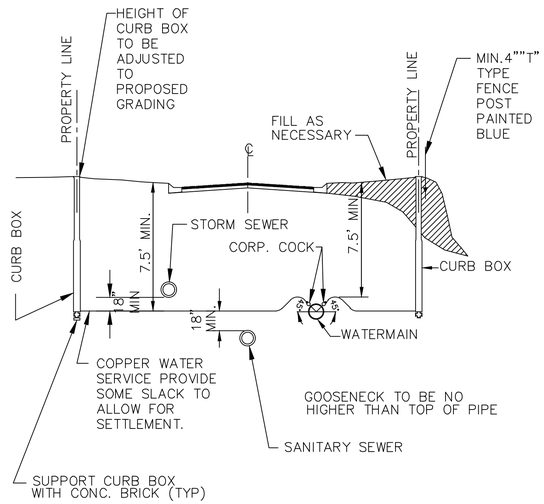


PIPE FOUNDATION & BEDDING IN GOOD SOILS



PIPE FOUNDATION & BEDDING IN POOR SOILS

3 PIPE BEDDING - PVC
NTS



WATER SERVICE
NTS

4 WATERMAIN VALVE CONNECTION
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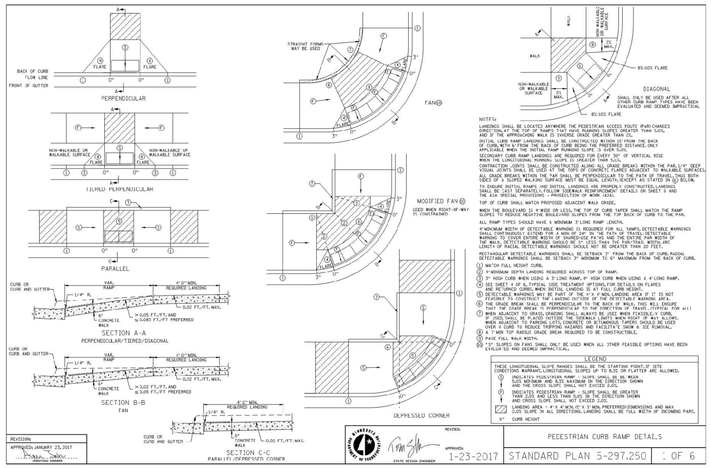
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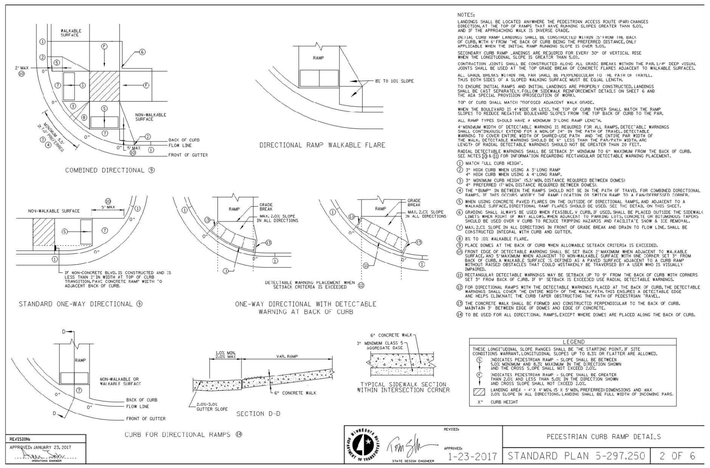
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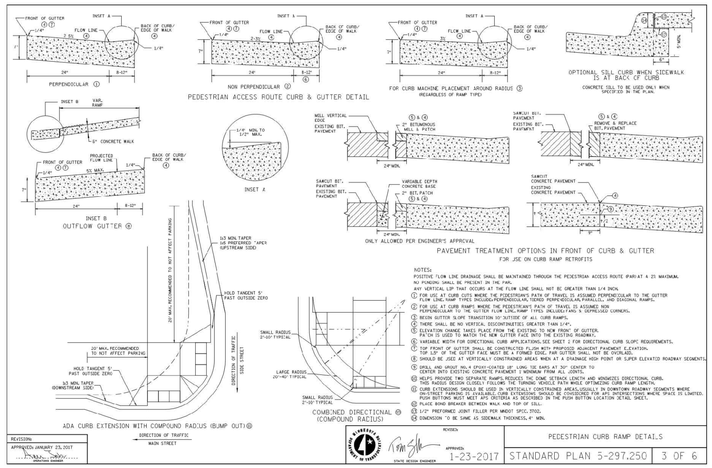
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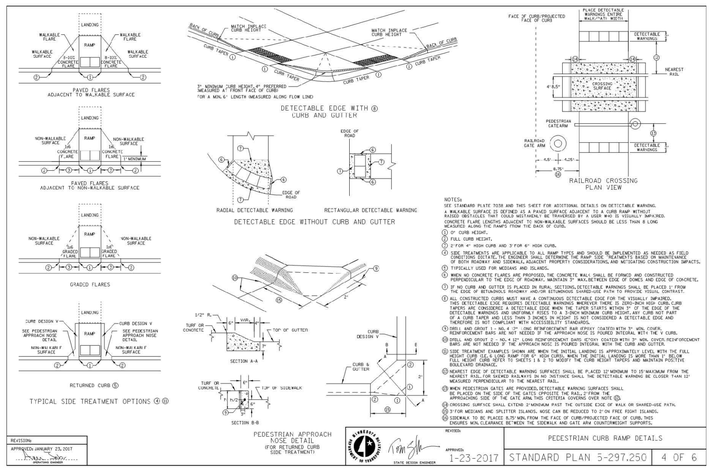
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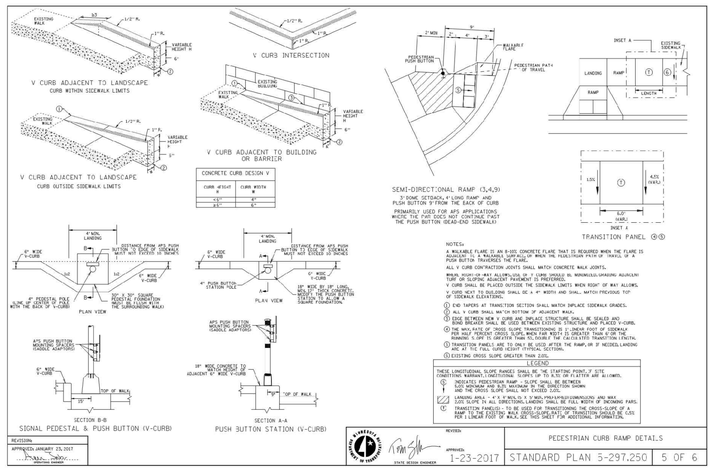
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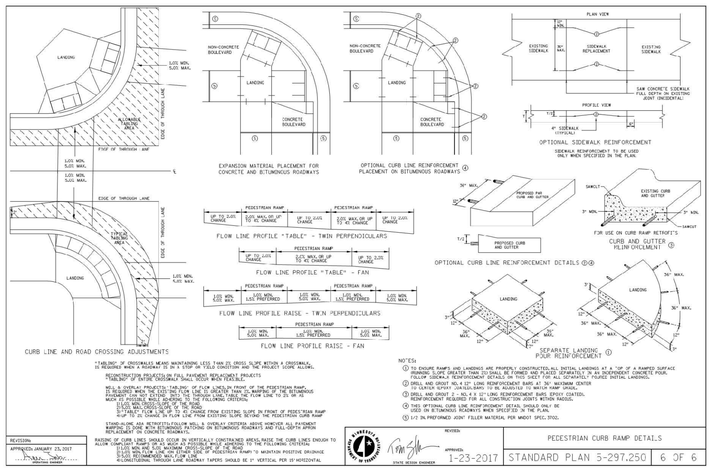












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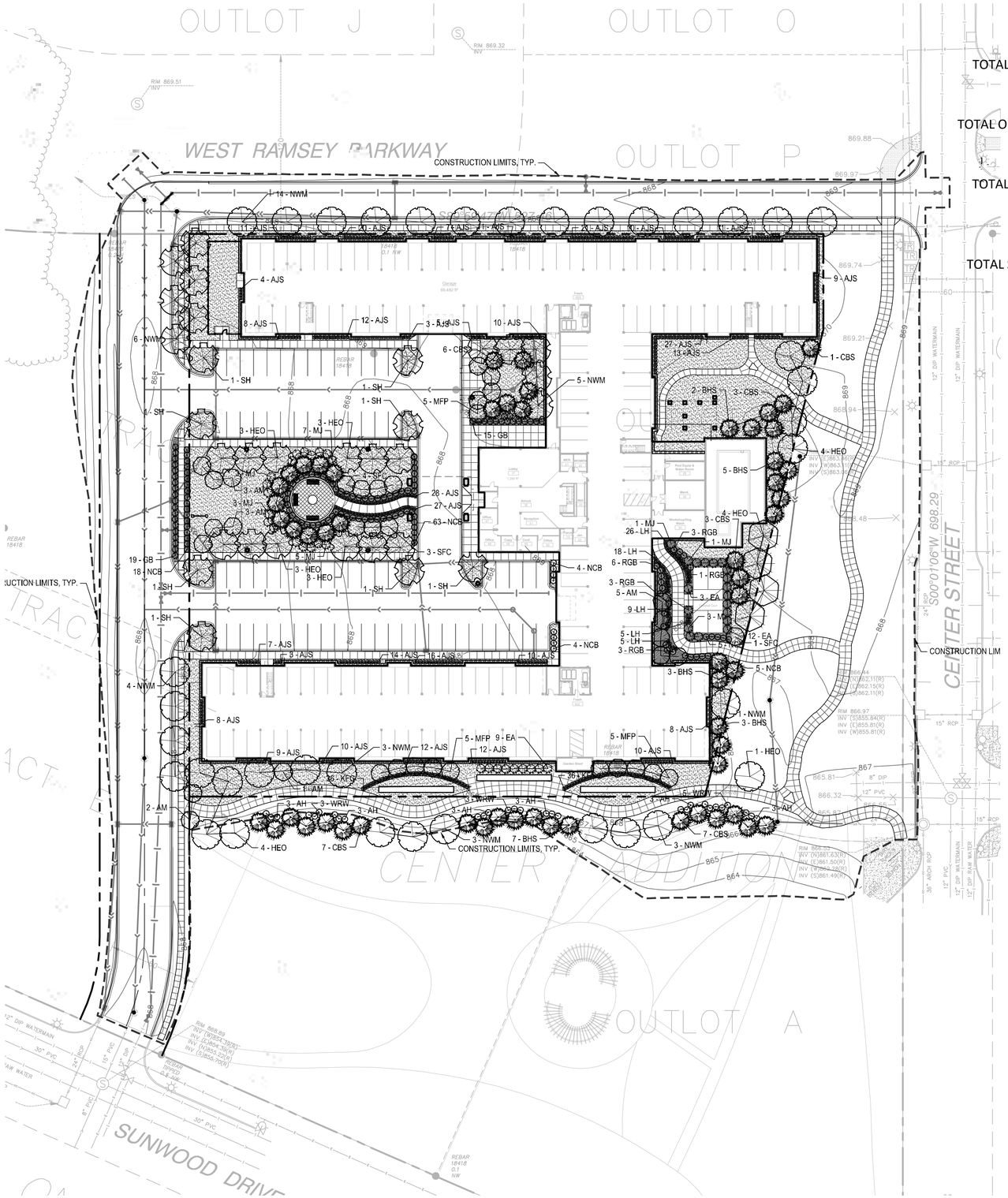
DATE	DESCRIPTION

PROJECT NO.: 17226

CIVIL DETAILS

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PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
		DECIDUOUS TREES				
NWM	39	NEW WORLD RED MAPLE	Acer rubrum 'Northwood'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
SH	8	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skycole'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
HEO	25	HERITAGE ENGLISH OAK	Quercus 'Heritage'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
		ORNAMENTAL TREES				
MFP	15	MOUNTAIN FROST PEAR	Pyrus ussuriensis 'Mountain Frost'	2" CAL.	B&B	STRAIGHT LEADER. FULL FORM
SFC	8	STARLITE FLOWERING CRAB	Malus 'Jetfire'	2" CAL.	B&B	STRAIGHT LEADER. FULL FORM
AM	14	AMUR MAPLE	Acer ginnala	2" CAL.	B&B	STRAIGHT LEADER. FULL FORM
		EVERGREEN TREES				
BHS	31	BLACK HILLS SPRUCE	Picea glauca 'Densata'	6' HT.	B&B	STRAIGHT LEADER. FULL FORM
CBS	27	COLORADO SPRUCE	Picea pungens	6' HT.	B&B	STRAIGHT LEADER. FULL FORM
		SHRUBS - CONIFEROUS & EVERGREEN				
EA	24	EMERALD ARBORVITAE	Thuja occidentalis 'Smaragd'	24" HT.	CONT.	
MJ	23	MEDORA JUNIPER	Juniperus scopulorum	24" HT.	CONT.	
		SHRUBS - DECIDUOUS				
NCB	99	NORTHERN CHARM BOXWOOD	Buxus 'Wilson'	24" HT.	CONT.	
AH	18	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Anabelle'	24" HT.	CONT.	
WRW	11	WINE AND ROSES WEIGELA	Weigela florida 'Wine and Roses'	24" HT.	CONT.	
GB	34	GOLDEN BARBERRY	Berberis thunbergii 'Aurea'	24" HT.	CONT.	
RGB	16	ROSE GLOW BARBERRY	Berberis thunbergii 'Rose Glow'	24" HT.	CONT.	
		PERENNIALS & GRASSES				
AJS	356	AUTUMN JOY SEDUM	Calamagrostis x acutiflora "Karl Foerster"	#1	CONT.	
LH	63	LOYALIST HOSTA	Hosta 'Loyalist'	#1	CONT.	
KFG	72	KARL FOERSTER FEATHER REED GRASS	Calmagrostis x acutiflora 'Karl Foester'	#1	CONT.	

TOTAL DECIDUOUS TREES: 72

TOTAL ORNAMENTAL TREES: 37

TOTAL EVERGREEN TREES: 58

TOTAL SHRUBS: 225

LANDSCAPE NOTES:

1. WHERE SHOWN, SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
2. ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
3. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
4. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
6. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
10. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
11. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

LANDSCAPE CALCULATIONS

PROPOSED LANDSCAPE:

1 TREE/ 1,000 SF OF "BUILDING FOOTPRINT"
64,432.0 SF / 1000 = 65 DECIDIOUS/EVERGREEN TREES REQUIRED
SEE PLANT SCHEDULE

1 TREE/ 35' OF PUBLIC ROAD FRONTAGE
832 SF / 35 = 24 TREES REQUIRED
SEE PLANT SCHEDULE

1 SHRUB/1000 SF OF "BUILDING FOOTPRINT"
64,432.0 SF / 300 = 215 SHRUBS REQUIRED
SEE PLANT SCHEDULE

LEGEND

- SEED TYPE 1 - MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- SEED TYPE 2 - MNDOT 35-221 DRY PRAIRIE GENERAL, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- 1" DIA. DECORATIVE ROCK MAINTENANCE STRIP OVER FILTER FABRIC, SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN
- 1" DIA. DECORATIVE ROCK MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- SHREDDED CYPRESS MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- SOD

PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

DECORATIVE BOULDERS, 18"-30" DIA.

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

N

1" = 20'-0"
10'-0" 0 20'-0"

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Patrick J. Sarver
DATE 12/06/17 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

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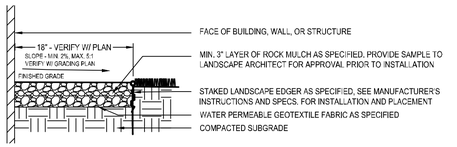
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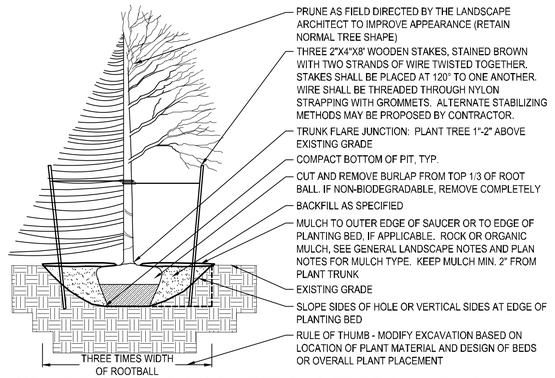
LANDSCAPE PLAN

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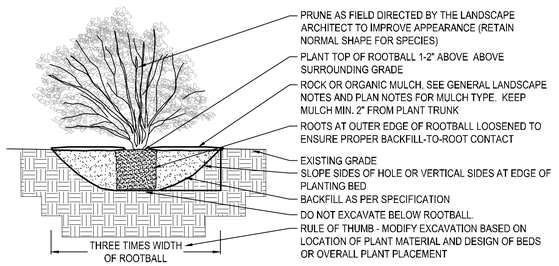
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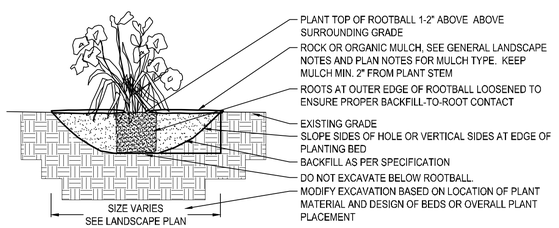
1 AGGREGATE MAINTANENCE STRIP
NTS



2 DECIDUOUS & CONIFEROUS TREE PLANTING
NTS



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
NTS

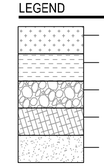


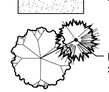
4 PERENNIAL BED PLANTING
NTS

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

LEGEND







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N

1" = 20'-0"
10'-0" 0 20'-0"

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Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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

Patrick J. Sarver
DATE 12/06/17 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17226

LANDSCAPE PLAN NOTES & DETAILS

L1.1

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SITE NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEM.
2. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, UTILITY REQUIREMENTS, LAWS AND ORDINANCES OF FEDERAL, STATE, OSHA AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL COMPLY WITH ALL CODES AND STANDARDS APPLICABLE TO THIS PROJECT THAT ARE LISTED BUT NOT LIMITED TO: NEC, NFPA, NEMA, ANSI, IES, IEEE, NFPA LIFE SAFETY 101, ASHRAE 90.1, IECC ENERGY CODE AND IBC BUILDING CODE.
4. PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.
5. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.
6. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC SHALL BE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING TO BE REUSED.
7. ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
8. COORDINATE THE UTILITY COMPANY SERVICE FEEDS AND INSTALLATION.
9. ALL POLE FIXTURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB.
10. ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND. USE #8, TYPE THWN.
11. ALL CIRCUIT TO BE PLACED IN 1" CONDUITS UNLESS OTHERWISE NOTED. CIRCUIT TO USE COPPER WIRE, TYPE THWN.
12. THE CONTROLLING LIGHTING CONTACTORS SHALL BE MOUNTED INSIDE THE BUILDING WITH TIME-CLOCK CONTROL & REMOTE PHOTOCELLS LOCATED ON THE EXTERIOR SIDE OF THE BUILDING WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER OBSTRUCTIONS WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL CONTRACTORS.
13. MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24". A SLIGHT DECREASE IN DEPTH IS ALLOWED WITHIN 10' OF THE POLES.
14. VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

ELECTRIC GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
2. ENERGY CODE WILL BE IN ACCORDANCE WITH ASHRAE 90.1 2010.
3. COORDINATE WORK WITH ALL OTHER TRADES.
4. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. ALL WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS.
6. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
7. ALL MEASUREMENTS TO TOP OF BOX. RECEPTACLES SHALL BE 20" A.F.F. SWITCHES SHALL BE 48" A.F.F.
8. GFI PROTECT ALL RECEPTACLES WITHIN 6' OF EVERY SINK.

LIGHTING FIXTURE SCHEDULE

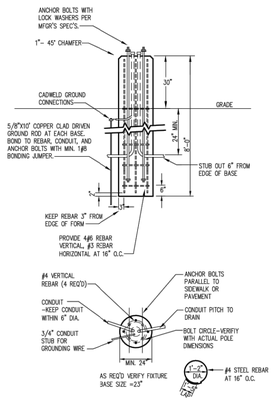
TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	18	SMALL WALL PACK	–
BB	LED	26	MEDIUM WALL PACK	–
CC	LED	18	EXTERIOR RECESSED DOWNLIGHT	–
DD	LED	78	POLE MOUNT FIXTURE, TYPE III OPTICS	–
EE	LED	78	POLE MOUNT FIXTURE, TYPE IV OPTICS	–
FF	LED	70	DECORATIVE POST MOUNT FIXTURE, TYPE V OPTICS	–

NOTES:

LIGHTING LEGEND

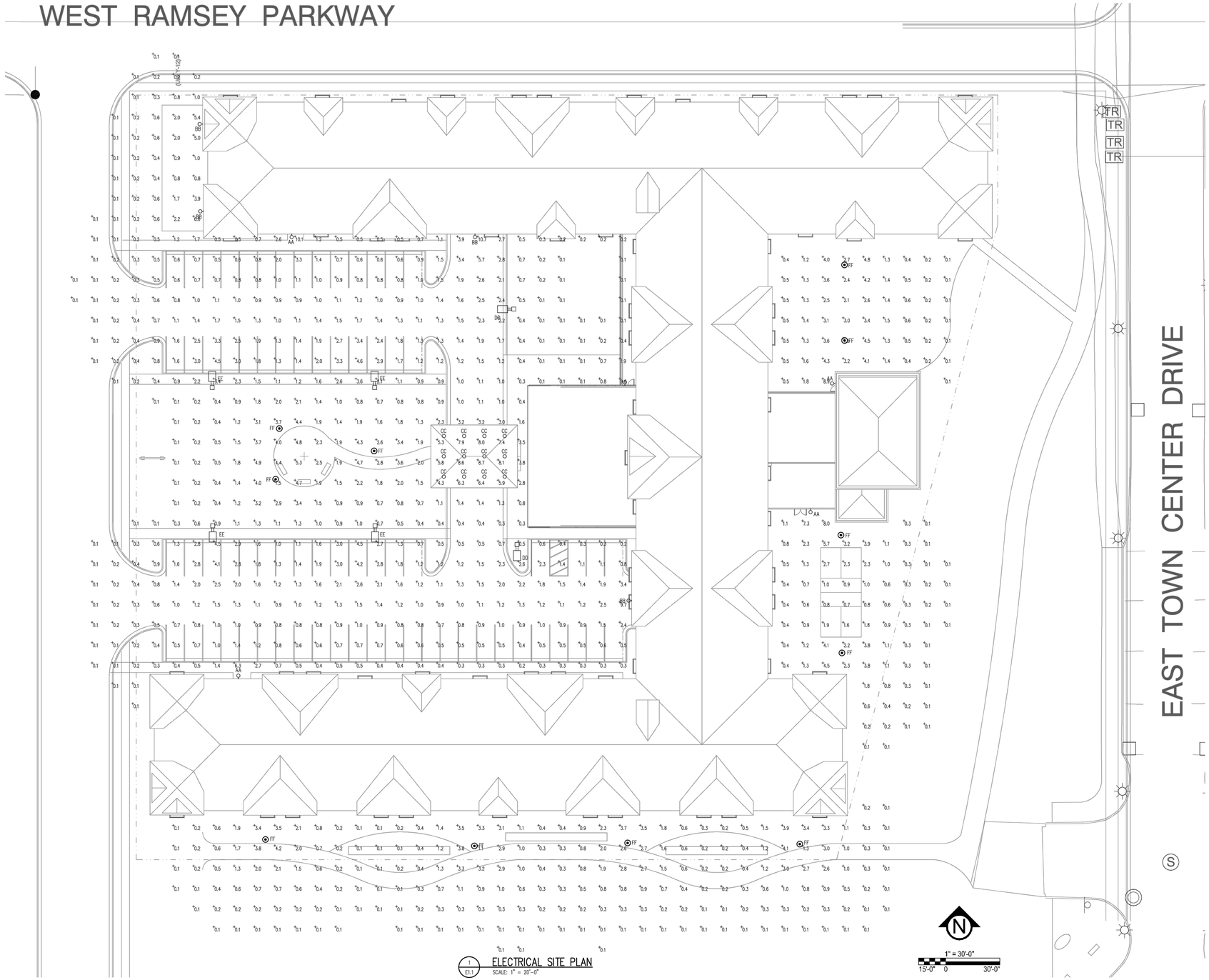
- RECESSED 2x4 FLUORESCENT FIXTURE
- RECESSED 2x2 FLUORESCENT FIXTURE
- INDICATES NIGHTLIGHT FIXTURE
- INDICATES EMERGENCY FIXTURE
- INDICATES EMERGENCY/NIGHTLIGHT FIXTURE
- SURFACE MOUNT 1x4 FLUORESCENT FIXTURE
- HIGH BAY 2x4 FLUORESCENT FIXTURE
- SURFACE WALL MOUNTED FLUORESCENT FIXTURE
- SURFACE CEILING MOUNT FLUORESCENT FIXTURE
- RECESSED DOWNLIGHT
- SURFACE WALL MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED PENDANT FIXTURE
- OUTSIDE POLE-MOUNT LIGHT FIXTURE
- EXTERIOR GROUND MOUNTED LIGHT FIXTURE
- EMERGENCY LIGHTING FIXTURE
- LED EXIT SIGN-SHADED AREA INDICATES ILLUMINATED FACE
- LED EXIT/EMERGENCY SIGN-SHADED AREA INDICATES ILLUMINATED FACE
- EXTERIOR EMERGENCY EGRESS LIGHT

- $ SINGLE POLE SWITCH
- $2 2-POLE SWITCH
- $3 3-WAY SWITCH
- $4 4-WAY SWITCH
- $P PILOT LIGHT
- OCS1 WALL MOUNTED SINGLE LEVEL OCCUPANCY SENSOR
- OCS2 WALL MOUNTED DUAL LEVEL OCCUPANCY SENSOR
- OCS CEILING MOUNTED OCCUPANCY SENSOR
- NL INDICATES FIXTURE TO REMAIN ON FOR SECURITY PURPOSES
- A,B INDICATES LIGHT FIXTURE SWITCH-LEGS
- P-X INDICATES PANEL AND CIRCUIT NUMBER
- (1) INDICATES LIGHT FIXTURE TYPE
- EX INDICATES EXISTING FIXTURE
- RL INDICATES RELOCATED FIXTURE
- TC INDICATES FIXTURE CONTROLLED BY TIMECLOCK
- EM INDICATES EMERGENCY FIXTURE



NOTE:
1.) USE MFGR'S DIMENSIONS FOR EXACT ANCHOR BOLT AND COVER PLACEMENT.
2.) INSTALL INLINE FUSES IN EACH UNGROUNDED CONDUCTOR WITHIN POLE BASE HAND HOLE.
3.) TROWEL FINISH EXPOSED PORTION OF BASE TO REMOVE/COVER FORM MARKS.

2 / E1.1 POLE BASE DETAIL
NOT TO SCALE



1 / E1.1 ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"

DRAWN BY: DJK
CHECKED BY: TJA
DATE: 11/30/17
DWG FILE:
REF FILE:
JOB NUMBER:

REVISION DESCRIPTION: | NAME: | DATE:

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Phone: 320-656-0847
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Fax 715-235-9492

BRANCH OFFICE
3820 Blaine Street
Suite 1
Hudson, WI 54016
Tel 715-381-2277

A·C/a
Auth Consulting/associates

PROJECT:
PROPOSED PROJECT FOR:
AFFINITY
RAMSEY, MN

ELECTRICAL SITE PLAN

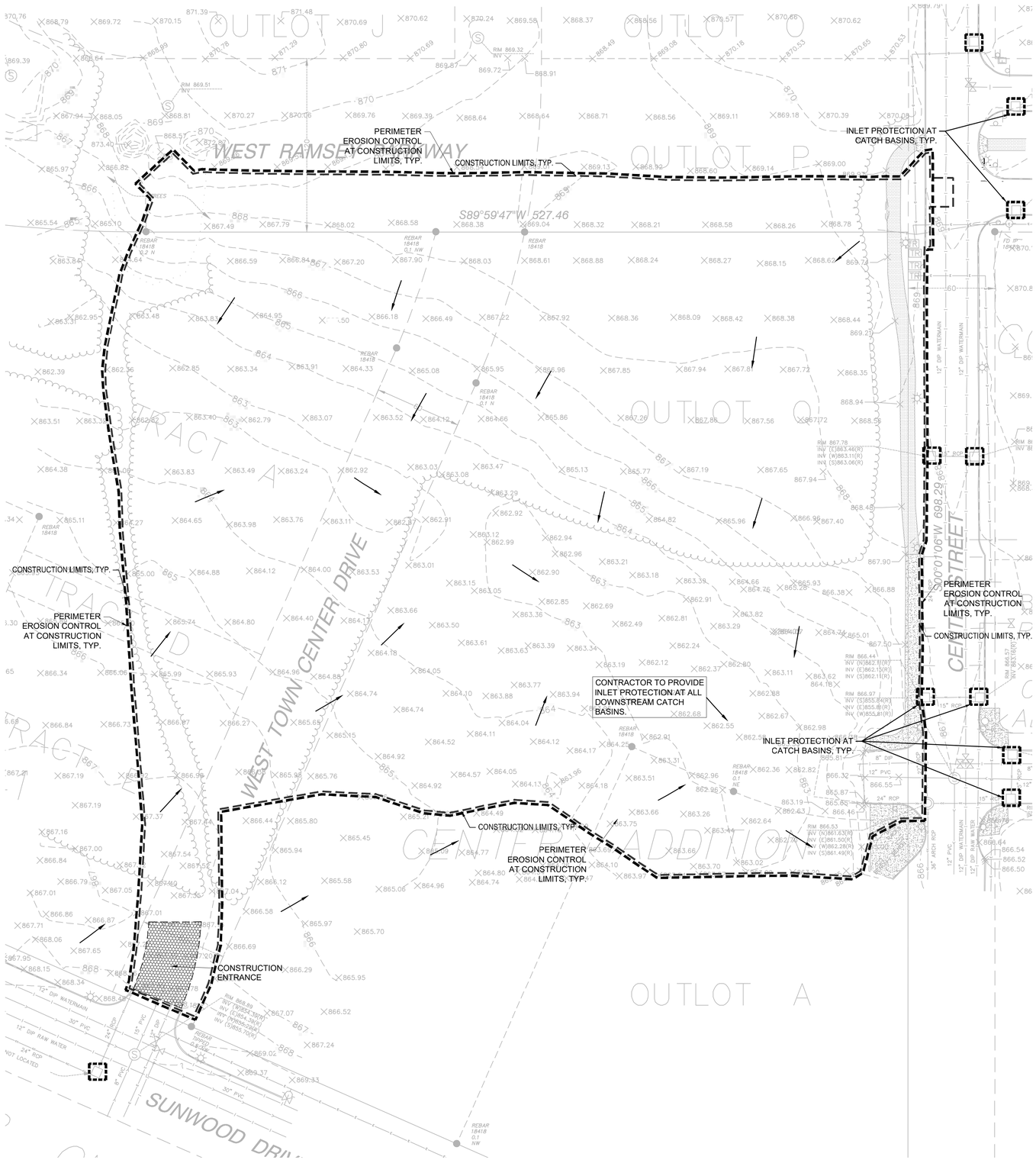
SHEET NO.
E1.1

REVISION SUMMARY

DATE	DESCRIPTION

LIGHTING PLAN

LT1.0



SWPPP NOTES:

1. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.

2. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.

3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.

4. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF RAMSEY EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

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1" = 40'-0"
20'-0" 0 40'-0"

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PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
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Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

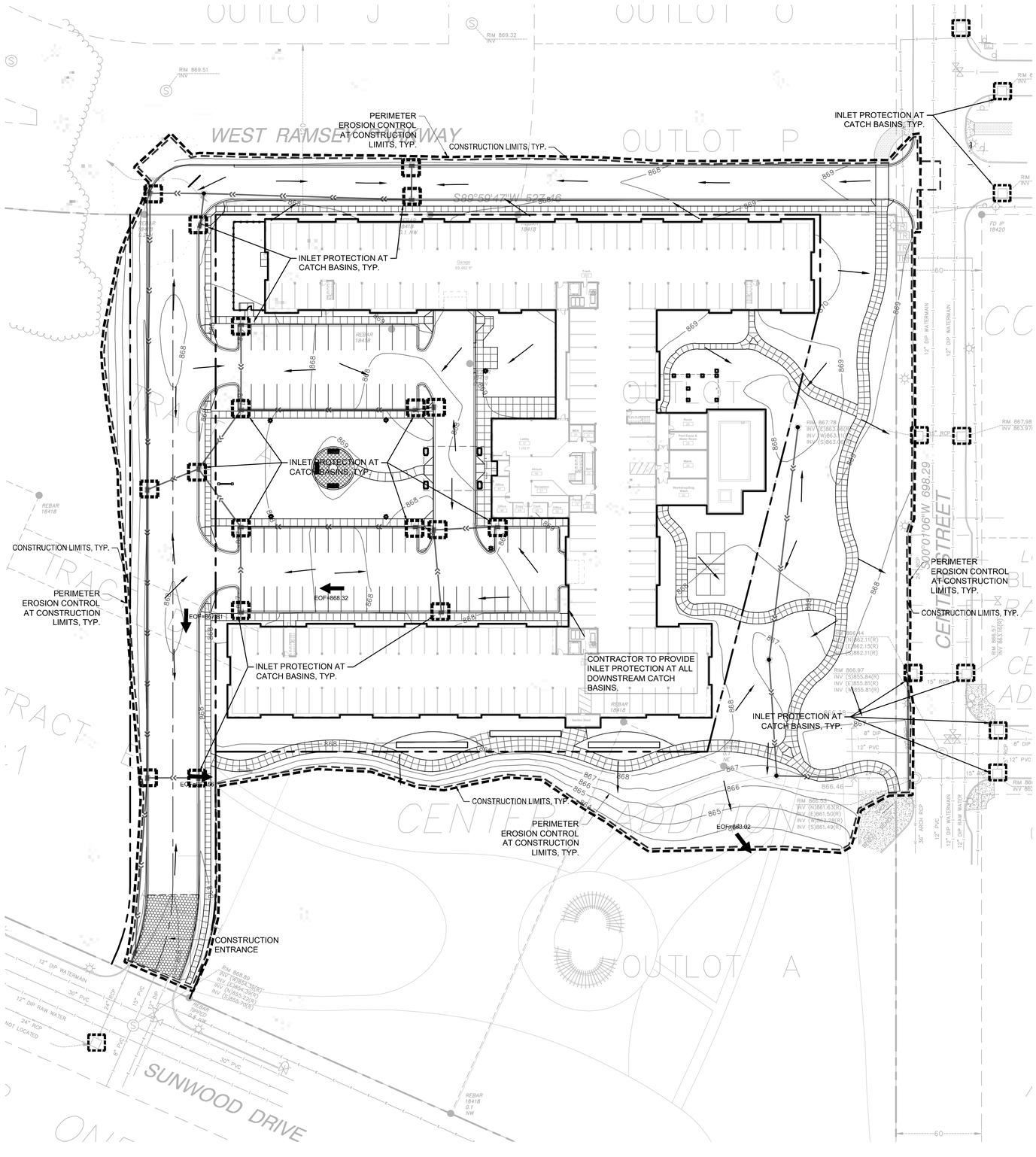
DATE	DESCRIPTION

PROJECT NO.: 17226

SWPPP - EXISTING CONDITIONS

SW1.0

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CITY OF RAMSEY EROSION CONTROL NOTES:

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LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 — 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

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1" = 20'-0"
10'-0" 0 20'-0"

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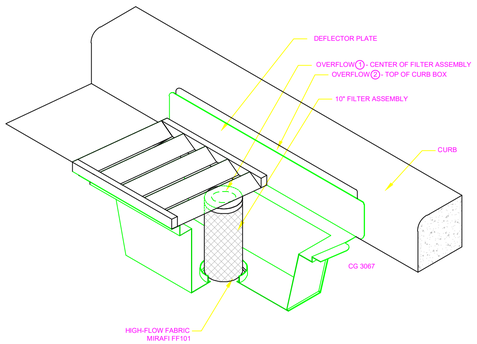
DATE	DESCRIPTION

PROJECT NO.: 17226

SWPPP - PROPOSED CONDITIONS

SW1.1

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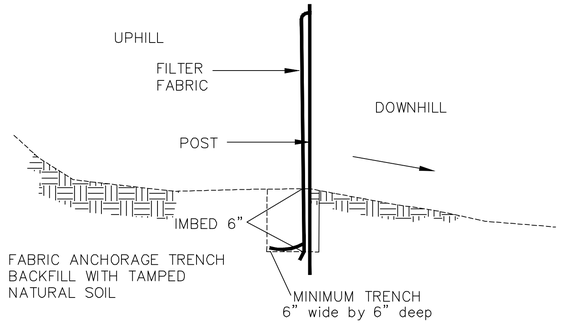


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

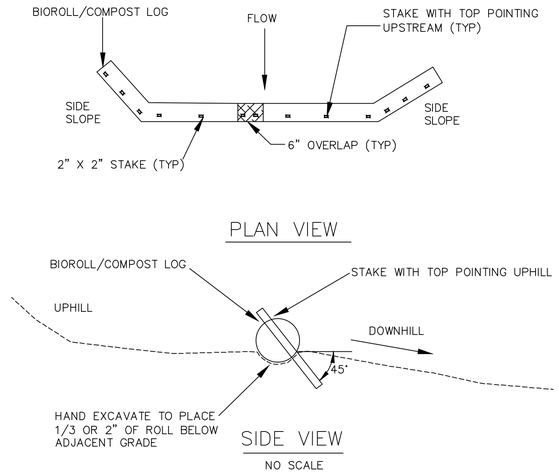
1 CURB INLET PROTECTION
NTS



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

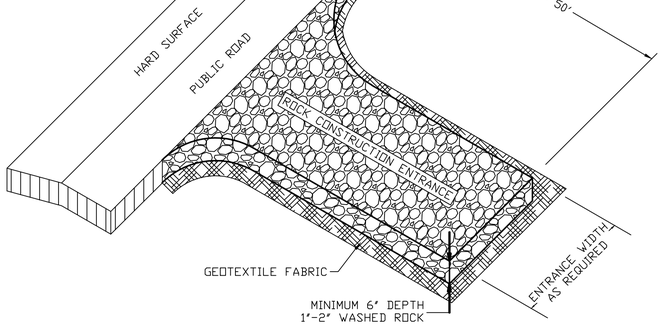
SILT FENCE DETAIL
NO SCALE

2 SILT FENCE
NTS



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

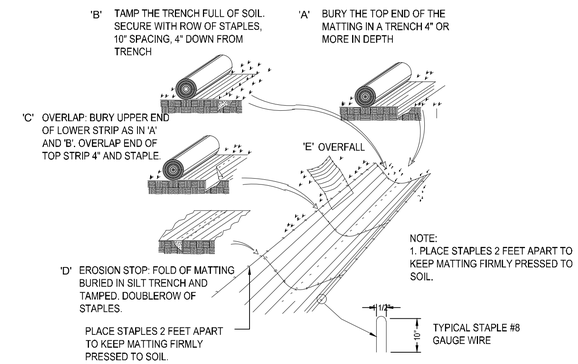
3 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
NTS



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

4 STABILIZED CONSTRUCTION ACCESS
NTS



5 EROSION BLANKET
NTS

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Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

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12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17226

SWPPP - DETAILS

SW1.2

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GENERAL SWPPP REQUIREMENTS AND NOTES:

THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2013 # MNR100001 PAGES 1-35) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

PART III STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP (PART III.A)

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS.
4. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
5. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (PART III.B)
6. CLEAR AND GRUB REMAINDER OF SITE
7. STRIP AND STOCKPILE TOPSOIL
8. ROUGH GRADING OF SITE
9. STABILIZE DENUDED AREAS AND STOCKPILES
10. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
11. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S
12. INSTALL STREET SECTION
13. INSTALL CURB AND GUTTER
14. BITUMINOUS ON STREETS
15. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
16. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
17. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.) (PART III.C)
18. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION (PART III.E):

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE 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.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN PART II.C. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE PART IV.E. INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
   - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER PART III.F.1 OF THE PERMIT.
   - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
   - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS

CONSTRUCTION ACTIVITY FIELD REQUIREMENTS:

1. ALL FIELD REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NPDES PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
2. THE CONTRACTOR MUST IMPLEMENT THE SWPPP AND PROVIDE BMPS IDENTIFIED IN THE SWPPP IN AN APPROPRIATE AND FUNCTION MANNER.
3. THE CONTRACTOR SHALL RESPOND TO CHANGING SITE CONDITIONS AND IMPLEMENTS/SUPPLEMENT EROSION PREVENTION AND SEDIMENT CONTROL MEASURES UTILIZED TO PROVIDE ADEQUATE PROTECTION OF DISTURBED SOILS AND ADEQUATE PREVENTION OF SEDIMENT TRANSPORT OFF-SITE. AT A MINIMUM, THE FOLLOWING STORMWATER POLLUTION PREVENTION CONSTRUCTION ACTIVITY FIELD REQUIREMENTS SHALL BE FURNISHED BY THE CONTRACTOR.

EROSION PREVENTION (PART IV.B):

THE CONTRACTOR IS RESPONSIBLE FOR PLANING FOR AND IMPLEMENTING APPROPRIATE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION. SO THAT THE INSPECTION AND MAINTENANCE REQUIREMENTS OF PART IV.E. ARE COMPLIED WITH. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS.

ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT NO LATER THAN THE END OF THE NEXT WORK DAY WHEN EARTH-DISTURBING ACTIVITIES WILL CEASE FOR AT LEAST 14 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 BUT MUST COMPLY WITH PART IV.C.5.

SOILS WITHIN 200 FEET OF A PUBLIC WATER (AS DESIGNATED BY THE MINNESOTA DNR) MUST BE STABILIZED WITHIN 24 HOURS DURING FISH SPAWNING TIMES.

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, MUST 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 MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.

STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST 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 MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

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

SEED NOTES (PART III.A.4.A):

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:
IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED
- TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH
- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

SLOPES
- 3:1 (HORIZ/VERT.) OR FLATTER MUCH SHALL BE COVERED WITH MULCH
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

SEDIMENT CONTROL (PART IV.C):

SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
- a. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS THAT ARE DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
- b. IF THE DOWN GRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN PART III.A.4, A. THROUGH C.
- c. IN ORDER TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER.

SEDIMENT CONTROL PRACTICES MUST 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 PART IV.G.

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 MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED AND THE PERMITTEE(S) HAVE RECEIVED WRITTEN CORRESPONDENCE FROM THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT ENGINEER) VERIFYING THE NEED FOR REMOVAL. THE WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THE SWPPP OR AVAILABLE WITHIN 72 HOURS UPON REQUEST. WHEN WRITTEN CORRESPONDENCE CAN NOT BE OBTAINED IN A TIMELY MANNER, THE SPECIFIC INLET PROTECTION CAN BE REMOVED TO ALLEVIATE THE IMMEDIATE SAFETY CONCERN. HOWEVER, EFFORTS TO OBTAIN WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THE SWPPP AND AVAILABLE WITHIN 72 HOURS UPON REQUEST. PERMISSION TO REMOVE INLET PROTECTION BASED ON A SPECIFIC SAFETY CONCERN MUST STILL BE OBTAINED FROM THE JURISDICTIONAL AUTHORITY WITHIN 30 DAYS OF REMOVAL.

TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.

VEHICLE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) MUST BE MINIMIZED BY BMPS SUCH AS STONE PADS, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED IF SUCH BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET (SEE PART IV.E.4.D.).

THE PERMITEE MUST MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL. MINIMIZING SOIL COMPACTION IS NOT REQUIRED WHERE THE FUNCTION OF THE SPECIFIC AREA OF THE SITE DICTATES THAT IT BE COMPACTED. METHODS FOR MINIMIZING COMPACTION INCLUDE THE USE OF TRACKED EQUIPMENT, AND STAYING OFF OF AREAS TO BE LEFT UN-COMPACTED. METHODS TO PRESERVE TOPSOIL INCLUDE STRIPPING AND STOCKPILING TOPSOIL PRIOR TO GRADING OR EXCAVATION OPERATIONS.

THE PERMITTEE MUST INSTALL TEMPORARY SEDIMENTATION BASINS AS REQUIRED IN PART III.B. OF THIS PERMIT.

DEWATERING AND BASIN DRAINING (PART IV.D):

DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) RELATED TO THE CONSTRUCTION ACTIVITY THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO A TEVPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER, DOWNSTREAM LANDOWNERS OR WETLANDS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEATHING OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS.

FILTER BACKWASH WATERS MUST BE HAULED AWAY FOR DISPOSAL, RETURNED TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. DISCHARGE OF THE BACKWASH WATER TO SANITARY SEWER IS ALLOWED WITH PERMISSION OF THE SANITARY SEWER AUTHORITY.

INSPECTIONS AND MAINTENANCE (PART IV.E):

THE CONTRACTOR IS RESPONSIBLE AT ALL TIMES FOR THE MAINTENANCE AND PROPER OPERATION OF EROSION AND SEDIMENT CONTROL FACILITIES. THE CONTRACTOR SHALL AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER AND WITHIN 7 DAYS AFTER THAT. CONTINUE INSPECTION ACTIVITIES UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER THE CONTRACTOR SHALL PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED. INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS.

BASED ON INSPECTION RESULTS THE CONTRACTOR MAY MODIFY THE SWPPP IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE VIA STORM WATER RUNOFF. THIS MODIFICATION MUST BE MADE WITHIN 7 CALENDAR DAYS OF THE INSPECTION UNLESS OTHERWISE REQUIRED BY THE TERMS OF THE PERMIT, LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS.

INSPECTION REPORTS MUST BE RECORDED WITHIN 24 HOURS IN WRITING AND KEPT ON FILE BY THE CONTRACTOR AS AN INTEGRAL PART OF THE SWPPP ON SITE AND THEN FOR AT LEAST 3 YEARS FROM THE DATE OF COMPLETION OF THIS PROJECT.

ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED TOPSOIL. THIS REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN 7 DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS.

SEE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR SITE SPECIFIC INSPECTIONS AND MAINTENANCE REQUIREMENTS.

POLLUTION PREVENTION MANAGEMENT (PART IV.F):

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE;

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 MINNESOTA POLLUTION CONTROL AGENCY (MPCA) DISPOSAL REQUIREMENTS.

HAZARDOUS MATERIALS: 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 MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTEWATER PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

CONCRETE WASHOUT: 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 WASHOUT LIQUIDS TO ENTER THE GROUND 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. CONCRETE WASHOUT MAY ALSO OCCUR OFF SITE ACCORDING TO THE APPROPRIATE REGULATIONS.

FUELING OPERATION PLAN: ALL FUELING SHALL TAKE PLACE AT THE DESIGNATED FUELING LOCATION AND ACCORDING TO BEST PRACTICES FOR SITE FUELING OPERATIONS AS TO MINIMIZE THE POTENTIAL FOR SPILLS.

SPILL PREVENTION PLAN: ALL SPILLS SHALL BE IMMEDIATELY CLEANED UP AFTER DISCOVERY. THE SITE SUPERINTENDENT, WHO IS RESPONSIBLE FOR DAY-TO-DAY ONSITE CONSTRUCTION OPERATIONS WILL BE THE SPILL PREVENTION COORDINATOR AND WILL BE RESPONSIBLE FOR IMPLEMENTING CLEAN UP PROCEDURES, POSTING CLEAN UP RECOMMENDATIONS, AND ENSURING PROPER CLEAN UP TRAINING OF APPROPRIATE PERSONNEL.

SANITARY AND SEPTIC WASTE: SANITARY/SEPTIC FACILITIES SHALL BE PROVIDED AND MAINTAINED IN A NEAT AND SANITARY CONDITION, FOR THE USE OF THE CONTRACTOR'S EMPLOYEES. A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATIONS WILL COLLECT SANITARY WASTE FROM PORTABLE UNITS.

FINAL STABILIZATION (PART IV.G):

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE ACCORDING THE DEFINITIONS IN THE NPDES GENERAL PERMIT PART IV SECTION G. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (N.O.T.) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE OR WITHIN 7 DAYS AFTER SELLING THE SITE OR PORTION OF THE SITE (THAT HAS NOT UNDERGONE FINAL STABILIZATION) TO ANOTHER PARTY. A COPY OF THIS NOTICE OF TERMINATION / PERMIT MODIFICATION FORM MUST GO TO THE NEW OWNER. THE ORIGINAL CURRENT OWNER MUST PROVIDE A SWPPP TO THE NEW OWNER THAT SPECIFICALLY ADDRESSES THE REMAINING CONSTRUCTION ACTIVITY. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) AND SWPPP PLAN SHEETS FOR FINAL STABILIZATION MEASURES

TRAINING (PART III.A.2)

DESIGN ENGINEER: MATTHEW R. PAVEK P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 5/15/2011 - 5/16/2011
TOTAL TRAINING HOURS: 12
RE-CERTIFICATION: 3/16/2017 (8 HOURS), EXP. 5/31/2020

OWNER INFORMATION

OWNER:
INLAND GROUP
120 W CATALDO AVE, SUITE 100
SPOKANE, WA 99201
(509)-891-5162

CONTACT:

AREAS AND QUANTITIES (PART III.A.4.B&C):

	EXISTING		PROPOSED LOT	
BUILDING COVERAGE	0 SF	0.0%	69,482 SF	47.2%
ALL PAVEMENTS	0 SF	0.0%	37,412 SF	25.4%
ALL NON-PAVEMENTS	147,359 SF	100.0%	40,465 SF	27.5%
TOTAL SITE AREA	147,359 SF	100.0%	147,359 SF	100.0%
	3.38 AC		3.38 AC	
IMPERVIOUS SURFACE				
EXISTING CONDITION	0 SF	0.0%		
PROPOSED CONDITION LOT	106,894 SF	72.5%	106,894 SF	72.5%
DIFFERENCE (EX. VS PROP.)	106,894 SF	72.5%		
IMPERVIOUS TOTAL	106,894 SF	72.5%		
EROSION CONTROL QUANTITIES				
DISTURBED AREA	256,272 SF			
SILT FENCE/BIO-ROLL	2,400 LF			
EROSION CONTROL BLANKET	0 SF			
INLET PROTECTION DEVICES	32 EA			

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR:

TBD

SWPPP INSPECTOR TRAINING:
ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT.
TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS.
XXXXXXXXXXXXXXXXX

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:
ATTACHMENT A. CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT
ATTACHMENT B. CONSTRUCTION STORMWATER INSPECTION CHECKLIST
ATTACHMENT C. MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS
ATTACHMENT D: STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.
ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS GREATER THAN 1.0 ACRES SO AN NPDES PERMIT IS REQUIRED AND NEEDS TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

PROJECT NARRATIVE:

PROJECT IS THE DEVELOPMENT OF A VACANT PARCEL TO A MULTIFAMILY RESIDENTIAL DEVELOPMENT WITH ASSOCIATED DRIVES AND PARKING AREAS. SITE, GRADING, UTILITY, AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

N/A

1. DURING CONSTRUCTION:
   - A. STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETED LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
   - B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN PART III.C. MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

2. POST CONSTRUCTION:THE WATER QUALITY VOLUME THAT MUST BE RETAINED ON SITE BY THE PROJECT'S PERMANENT STORMWATER MANAGEMENT SYSTEM DESCRIBED IN PART III.D. SHALL BE ONE (1) INCH OF RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT. SEE PART III.D.1. FOR MORE INFORMATION ON INFILTRATION DESIGN, PROHIBITIONS AND APPROPRIATE SITE CONDITIONS.

PERMANENT STABILIZATION NOTES SITE SPECIFIC:

PERMANENT SEED MIX
- FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SODDED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
  - •• AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 33-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
  - •• DRY AREAS MNDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.
- MAINTENANCE SHALL BE IN ACCORDANCE TO THE MNDOT SEEDING MANUAL.

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kaas wilson architects

Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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

Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

RE

Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

Attachment A: SWPPP Site Specific Document

Stormwater Pollution Prevention Plan (SWPPP)
To comply with the General Stormwater Permit for Construction Activity

Doc Type: Stormwater Pollution Prevention Plan

Construction Activity Information

Project name: Affinity Ramsey

Project location (Briefly describe where construction activity occurs. Include address if available.)

Address or describe area: N.W. Corner of Center Street NW and Sunwaood Drive NW

City or Township: Ramsey State: MN Zip code: 55303

Latitude/longitude of approximate centroid of project: 45.234512, -93.461098

Method of collection of latitude/longitude:

☐ GPS ☒ Online tool ☐USGS Topographic map

All cities where construction will occur: Ramsey

All counties where construction will occur: Anoka

All townships where construction will occur: -

Project size (number of acres to be disturbed): 5.8

Project type:

☒ Residential ☐ Commercial/Industrial ☐ Road construction

☐ Residential and road construction ☐ Other (describe):

Cumulative impervious surface:

Existing area of impervious surface: 0.0 (to the nearest tenth acre)

Post construction area of impervious surface: 2.5 (to the nearest tenth acre)

Total new area of impervious surface: 2.5 (to the nearest tenth acre)

Receiving waters

Water body ID*	Name of water body	Type (ditch, pond, wetland, lake, stream, river)	Special water? (See Stormwater Permit Appendix A)	Impaired Water?** (See Stormwater Permit Appendix A)
-	-	-	☐ Yes ☐ No	☐ Yes ☐ No
			☐ Yes ☐ No	☐ Yes ☐ No
			☐ Yes ☐ No	☐ Yes ☐ No
			☐ Yes ☐ No	☐ Yes ☐ No

** Water Body identification (ID) might not be available for all water bodies. Use the Special and Impaired Waters Search Tool at: www.pca.state.mn.us/water/stormwater/stormwater-c.html.*

*** Impaired water for the following pollutant(s) or stressor(s): phosphorus, turbidity, dissolved oxygen, or biotic impairment.*

Dates of construction (Briefly describe where construction activity occurs. Include address if available.)

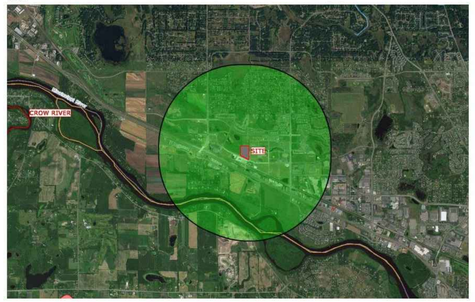
Construction start date: 03/2018 Estimated completion date: 03/2019

General Construction Project Information

Describe the construction activity (what will be built, general timeline, etc): THE PROJECT WILL BE THE RENOVATION OF A VACANT PARCEL TO A MULTIFAMILY APARTMENT BUILDING.

Describe soil types found at the project: THE EXISTING SOILS AT THE SITE ARE PRIMARILY SANDS

Site Location map - Attach maps (U.S. Geologic Survey 7.5 minute quadrangle, National Wetland Inventory maps or equivalent) showing the location and type of all receiving waters, including wetlands, drainage ditches, stormwater ponds or basins, etc. that will receive runoff from the project. Use arrows showing the direction of flow and distance to the water body



General Site Information (III.A)

1. Describe the location and type of all temporary and permanent erosion prevention and sediment control Best Management Practices (BMPs). Include the timing for installation and procedures used to establish additional temporary BMPs as necessary. (III.A.4.a)

   THE PROJECT WILL BE PROTECTED BY TWO (2) MAIN BMP'S, SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVICES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE. AS THE PROJECT PROGRESSES ADDITIONAL BMP'S SUCH AS EROSION CONTROL BLANKET MAY BE UTILIZED.

2. Attach to this SWPPP a table with the anticipated quantities for the life of the project for all erosion prevention and sediment control BMPs (III. A. 4.b)

   SEE PAGE SW1.3

3. Attach to this SWPPP a site map that includes the following features (III.A.3.b – f):
   - Existing and final grades, including dividing lines and direction of flow for all pre and post-construction stormwater runoff drainage areas located within the project limits.
   - Locations of impervious surfaces and soil types.
   - Locations of areas not to be disturbed.
   - Location of areas of phased construction
   - All surface waters and existing wetlands within one mile from the project boundaries that will receive stormwater runoff from the site (identifiable on maps such as USGS 7.5 minute quadrangle maps or equivalent). Where surface waters receiving runoff associated with construction activity will not fit on the plan sheet, they must be identified with an arrow, indicating both direction and distance to the surface water.

   Methods to be used for final stabilization of all exposed soil areas.

4. Were stormwater mitigation measures required as the result of an environmental, archaeological, or other required local, state, or federal review of the project? ☐ Yes ☒ No

   If yes, describe how these measures were addressed in the SWPPP. (III.A.6.)

   N/A

5. Is the project located in a karst area such that additional measures would be necessary to protect drinking water supply management areas as described in Minn. R. chapters 7050 and 7060? ☐ Yes ☒ No

   If yes, describe the additional measures to be used. (III.A.7.)

   N/A

6. Does the site discharge to a calcareous fen listed in Minn. R. 7050.0180, subp. 6.b.? ☐ Yes ☒ No

   If yes, a letter of approval from the Minnesota Department of Natural Resources must be obtained prior to application for this permit. (Part I B.6 and Part III.A.8)

7. Does the site discharge to a water that is listed as impaired for the following pollutant(s) or stressor(s): phosphorus, turbidity, dissolved oxygen or biotic impairment? Use the Special and Impaired Waters Search Tool at: www.pca.state.mn.us/water/stormwater/stormwater-c.html. ☐ Yes ☒ No

   If no, skip to Training.

   Does the impaired water have an approved Total Maximum Daily Loads (TMDL) with an Approved Waste Load Allocation for construction activity? ☐ Yes ☒ No

   If yes:

   a. List the receiving water, the areas of the site discharging to it, and the pollutant(s) identified in the TMDL.

   b. List the BMPs and any other specific construction stormwater related implementation activities identified in the TMDL.

   If the site has a discharge point within one mile of the impaired water and the water flows to the impaired water but no specific BMPs for construction are identified in the TMDL, the additional BMPs in Appendix A (C.1, C.2, C.3 & (C.4-trout stream)) must be added to the SWPPP and implemented. (III.A.7). The additional BMPs only apply to those portions of the project that drain to one of the identified discharge points.

N/A

9. Identify adjacent public waters where the Minnesota Department of Natural Resources (DNR) has declared "work in water restrictions" during fish spawning timeframes

   N/A

Selection of a Permanent Stormwater Management System (III.D.)

1. Will the project create a new cumulative impervious surface greater than or equal to one acre? ☒ Yes ☐ No

   If yes, a water quality volume of one inch of runoff from the cumulative new impervious surfaces must be retained on site (see Part III.D of the permit) through infiltration unless prohibited due to one of the reasons in Part III.D.1.j. If infiltration is prohibited identify other method of other volume reduction (e.g., filtration system, wet sedimentation basin, regional ponding or equivalent method

2. Describe which method will be used to treat runoff from the new impervious surfaces created by the project (III.D):
   - Wet sedimentation basin
   - Infiltration/Filtration
   - Regional ponds
   - Combination of practices

   Include all calculations and design information for the method selected. See Part III.D of the permit for specific requirements associated with each method.

   REGIONAL PONDS

   Calculations are within the Site Storm Water management Report and part of this SWPPP as Attachment D.

3. If it is not feasible to meet the treatment requirement for the water quality volume, describe why. This can include proximity to bedrock or road projects where the lack of right of way precludes the installation of any permanent stormwater management practices. Describe what other treatment, such as grasses swales, smaller ponds, or grit chambers, will be implemented to treat runoff prior to discharge to surface waters. (III.C)

   IT IS FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME.

4. For projects that discharge to trout streams, including tributaries to trout streams, identify method of incorporating temperature controls into the permanent stormwater management system.

   N/A

Erosion Prevention Practices (IV.B)

Describe the types of temporary erosion prevention BMPs expected to be implemented on this site during construction:

1. Describe construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices to minimize erosion. Delineate areas not to be disturbed (e.g., with flags, stakes, signs, silt fence, etc.) before work begins.

   SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE.

2. Describe Methods of temporarily stabilizing soils and soil stockpiles (e.g., mulches, hydraulic tackifiers, erosion blankets, etc.):

   TEMPORARY EROSION PROTECTION WILL BE SEED AND MULCH AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOD OR LANDSCAPE FEATURES.

3. Describe Methods of dissipating velocity along stormwater conveyance channels and at channel outlets (e.g., check dams, sediment traps, rip rap, etc.):

   SOD WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL OUTLETS.

4. Describe Methods to be used for stabilization of ditch and swale wetted perimeters (Note that mulch, hydraulic soil tackifiers, hydromulches, etc. are not acceptable soil stabilization methods for any part of a drainage ditch or swale)

   FINAL STABILIZATION OF SWALES WILL BE SOD.

5. Describe Methods to be used for energy dissipation at pipe outlets (e.g., rip rap, splash pads, gabions, etc.

RIP RAP WILL BE UTILIZED AT PIPE OUTLETS.

6. Describe Methods to be used to promote infiltration and sediment removal on the site prior to offsite discharge, unless infeasible (e.g., direct stormwater flow to vegetated areas):

   DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED.

7. For drainage or diversion ditches, describe practices to stabilize the normal wetted perimeter within 200 lineal feet of the property edge or point of discharge to surface water. The last 200 linear feet must be stabilized within **24 hours** after connecting to surface waters and construction in that portion of the ditch has temporarily or permanently ceased for all discharges to Special, Impaired or "work in water restrictions". All other remaining portions of the temporary or permanent ditches or swales within 14 calendar days after connecting to a surface water, property edge and construction in that area has temporarily or permanently ceased.

   N/A – NO DITCHES ON SITE

8. Describe additional erosion prevention measures that will be implemented at the site during construction (e.g., construction phasing, minimizing soil disturbance, vegetative buffers, horizontal slope grading, slope draining/terracing, etc.):

   OTHER EROSION CONTROL PRACTICES INCLUDE BUT NOT LIMITED TO; MINIMIZE SITE EXPOSURE WHEN POSSIBLE.

9. If applicable, include additional requirements in Appendix A Part C.3 regarding maintaining a 100-foot buffer zone or installing redundant BMPs for portions of the site that drain to special waters).

   N/A

10. If applicable, describe additional erosion prevention BMPs to be implemented at the site to protect planned infiltration areas

    MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO INFILTRATION AREA.

Sediment Control Practices (IV.C)

Describe the methods of sediment control BMPs to be implemented at this site during construction to minimize sediment impacts to surface waters, including curb and gutter systems

1. Describe Methods to be used for down gradient perimeter control:

   SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE.

2. Describe Methods to be used to contain soil stockpiles:

   SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY.

3. Describe Methods to be used for storm drain inlet protection:

   SEE INLET PROTECTION DETAILS.

4. Describe Methods to minimize vehicle tracking at construction exits and street sweeping activities:

   THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE.

5. Describe Methods, If applicable, additional sediment controls (e.g., diversion berms) to be installed to keep runoff away from planned infiltration areas when excavated prior to final stabilization of the contributing drainage area:

   SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT INFILTRATION AREAS.

6. Describe methods to be used to minimize soil compaction and preserve top soil (unless infeasible) at this site:

   LIGHT TRACKED EQUIPMENT WILL BE USED, TOPSOIL WILL BE STRIPPED AND STOCKPILED.

7. Describe plans to preserve a 50-foot natural buffer between the project's soil disturbance and a surface water or plans for redundant sediment controls if a buffer is infeasible:

   DOUBLE ROW OF SILT FENCE WILL BE INSTALLED ALONG WETLAND. PROJECT WILL NOT DISTURB WITHIN 200 FEET OF WETLAND.

8. Describe plans for use of sedimentation treatment chemicals (e.g., polymers, flocculants, etc.) see Part IV.C.10 of the permit:

   N/A

9. Is the project required to install a temporary sediment basin due to 10 or more acres draining to a common location or 5 acres or more if the site is within 1 mile of a special or impaired water? ☐ Yes ☒ No

   If yes, describe (or attach plans) showing how the basin will be designed and constructed in accordance with Part III.C of the permit.

   N/A

Dewatering and Basin Draining (IV.D)

1. Will the project include dewatering or basin draining? ☐ Yes ☒ No

   If yes, describe measures to be used to treat/dispose of turbid or sediment-laden water and method to prevent erosion or scour of discharge points (see Part IV. D of the permit):

2. Will the project include use of filters for backwash water? ☐ Yes ☒ No

   If yes, describe how filter backwash water will be managed on the site or properly disposed (see Part III.D.3. of the permit):

Additional BMPs for Special Waters and Discharges to Wetlands (Appendix A, Parts C and D)

1. **Special Waters.** Does your project discharge to special waters? ☐ Yes ☒ No
2. If proximity to bedrock or road projects where the lack of right of way precludes the installation of any of the permanent stormwater management practices, then other treatment such as grassed swales, smaller ponds, or grit chambers is required prior to discharge to surface waters. Describe what other treatment will be provided.

   N/A

3. Describe erosion and sediment controls for exposed soil areas with a continuous positive slope to a special waters, and temporary sediment basins for areas that drain five or more acres disturbed at one time.

   N/A

4. Describe the undisturbed buffer zone to be used (not less than 100 linear feet from the special water).

   N/A

5. Describe how the permanent stormwater management system will ensure that the pre and post project runoff rate and volume from the 1, and 2-year 24-hour precipitation events remains the same.

   N/A

6. Describe how the permanent stormwater management system will minimize any increase in the temperature of trout stream receiving waters resulting in the 1, and 2-year 24-hour precipitation events.

   N/A

7. **Wetlands.** Does your project discharge stormwater with the potential for significant adverse impacts to a wetland (e.g., conversion of a natural wetland to a stormwater pond)? ☐ Yes ☒ No

   If Yes, describe the wetland mitigation sequence that will be followed in accordance with Part D of Appendix A.

   N/A

Inspections and Maintenance (IV.E)

Describe procedures to routinely inspect the construction site:

- 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.

Inspections must include stabilized areas, erosion prevention and sediment control BMPs, and infiltration areas.

INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT "ATTACHMENT B – CONSTRUCTION

STORMWATER INSPECTION CHECKLIST."

Pollution Prevention Management Measures (IV.F)

1. Describe practices for storage of building products with a potential to leach pollutants to minimize exposure to stormwater:

   ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE.

2. Describe practices for storage of pesticides, herbicides, insecticides, fertilizers, treatment chemical, and landscape materials:

   ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE.

3. Describe practices for storage and disposal of hazardous materials or toxic waste (e.g., oil, fuel, hydraulic fluids, paint solvents, petroleum-based products, wood preservative, additives, curing compounds, and acids) according to Minn. R. ch. 7045, including restricted access and secondary containment:

   ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.

4. Describe collection, storage and disposal of solid waste in compliance with Minn. R. ch. 7035:

   ALL CONSTRUCTION DEBRIS AND SOLID WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.

5. Describe management of portable toilets to prevent tipping and disposal of sanitary wastes in accordance with Minn. R. ch. 7040:

   SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.

6. Describe spill prevention and response for fueling and equipment or vehicle maintenance:

   EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.

7. Describe containment and disposal of vehicle and equipment wash water and prohibiting engine degreasing on the site:

   ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE.

8. Describe storage and disposal of concrete and other washout wastes so that wastes do not contact the ground:

   ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

Final Stabilization (IV.G)

1. **Describe method of final stabilization (permanent cover) of all disturbed areas:**

   FINAL STABILIZATION WILL BE ACOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.

2. **Describe procedures for completing final stabilization and terminating permit coverage (see Part IV.G.1-5):**

   UPON FINAL STABILIZATION DESCRIBED ABOVE, THE CONTRACTOR AND OWNER SHALL MUTUALLY TRANSFER THE NPDES PERMIT TO THE NEXT OWNER WITH DOCUMENTS DESCRIBING THE NATURE OF TERMINATION PROCEDURE.

Documentation of infeasibility: (If Applicable)

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kaas wilson architects

Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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

Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17226

SWPPP
- ATTACHMENTS

SW1.4

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Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

ATTACHMENT B: Construction Stormwater Inspection Checklist

Construction Stormwater Program

Doc Type: Permitting Checklist

Note: This inspection report does not address all aspects of the National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) Construction Stormwater permit (Permit) issued on August 1, 2013. The completion of this checklist does not guarantee that all permit requirements are in compliance; it is the responsibility of the Permittee(s) to read and understand the permit requirements.

Facility Information

Site name: _____

Facility address: _____ Permit number: _____

City: _____ State: _____ Zip code: _____

Inspection Information

Inspector name: _____ Phone number: _____

Date (mm/dd/yyyy): _____ Time: _____ ☐ am ☐ pm

Is the inspector certified in sediment and erosion control and it is documented in the Stormwater Pollution Prevention Plan (SWPPP)? ☐ Yes ☐ No

Is this inspection routine or in response to a storm event: _____

Rainfall amount (if applicable): _____

Is site within one aerial mile of special or impaired water? ☐ Yes ☐ No

If yes, follow Appendix A and other applicable permit requirements.

Note: If NA is selected at any time, specify **why** in the comment area for that section.

Erosion Control Requirement (Part IV.B)

	Yes	No	NA
1. Soil stabilization where no construction activity for 14 days? (7 days were applicable)	☐	☐	☐
2. Has the need to disturb steep slopes been minimized?	☐	☐	☐
3. All ditches stabilized 200' back from point of discharge within 24 hours? (Not mulch)	☐	☐	☐
4. Are there erosion BMP's for onsite stockpiles?	☐	☐	☐
5. Are appropriate BMP's installed protecting inlets/outlets?	☐	☐	☐

	Yes	No	NA
6. Do pipe outlets have energy dissipation?	☐	☐	☐

Comments:

Sediment Control Requirement (Part IV.C.)

	Yes	No	NA
1. Perimeter control installed on all down gradient perimeters?	☐	☐	☐
2. Perimeter control trenched in where appropriate?	☐	☐	☐
3. 50 Foot-natural buffer maintained around all surface waters?	☐	☐	☐
If No, have redundant sediment controls been installed?	☐	☐	☐
4. Inlet protection on all catch basins and culvert inlets?	☐	☐	☐
5. Vehicle tracking Best Management Practices (BMPs) at all site exits?	☐	☐	☐
6. All tracked sediment removed within 24 hours?	☐	☐	☐
7. Are all infiltration systems staked and marked to avoid compaction?	☐	☐	☐
8. Are all infiltration areas protected with a pretreatment device?	☐	☐	☐
9. Do all stockpiles have perimeter control?	☐	☐	☐

Comments:

Maintenance-Erosion and Sediment Control BMPs (Part IV.E.)

	Yes	No	NA
1. Are all previously stabilized areas maintaining 80% ground cover?	☐	☐	☐
2. Any ditch erosion observed?	☐	☐	☐
3. Perimeter Control – Has sediment reached one half the height of the device?	☐	☐	☐
4. Are inlet protection devices maintained and functioning properly?	☐	☐	☐

Comments:

Other

	Yes	No	NA
1. Are all materials that can leach pollutants under cover?	☐	☐	☐

	Yes	No	NA
2. Has access been restricted to onsite hazardous materials?	☐	☐	☐
3. Does on-site fueling only occur in a contained area?	☐	☐	☐
4. Are all solid wastes being properly disposed of?	☐	☐	☐
5. Is the concrete washout area completely contained?	☐	☐	☐
6. Is the concrete washout area marked with a sign?	☐	☐	☐

Comments:

7. Were any discharges seen during this inspection, sediment, water, or otherwise? ☐ Yes ☐ No

   If yes, state the exact location of all points of discharge. Photograph the discharge and describe the discharge (color, odor, foam, oil sheen, etc). How will it be removed? How did the discharge happen? How much was discharged? How will it be stopped, and how long will it take to stop? Is the discharge going into an adjacent site? Was the discharge a sediment delta? If yes, will the delta be recovered within 7 days?

8. Will a permanent stormwater management system be utilized in this project as required and in accordance with Part III.D of the permit? Describe:

9. Is any dewatering occurring on site? ☐ Yes ☐ No

   If yes, where? What BMP is being used? How much water is being dewatered? Is the water clear? Where is the water being discharged to?

10. Is a copy of the SWPPP located on the construction site? ☐ Yes ☐ No
11. Has the SWPPP been followed and implemented on site? ☐ Yes ☐ No
12. Is a sedimentation basin required for this project as specified in the permit? ☐ Yes ☐ No

    If yes, are they maintained as specified in the permit? ☐ Yes ☐ No
13. Is the topsoil on this project being preserved? ☐ Yes ☐ No

    If yes, explain how the topsoil is being preserved. If not, explain why it was infeasible.

14. Are all infiltration systems marked to avoid compaction? ☐ Yes ☐ No

    Do all infiltration areas have pretreatment devices? ☐ Yes ☐ No

15. Description of areas of non-compliance noted during the inspection, required corrective actions, and recommended date of completion of corrective actions:

16. Proposed amendments to the SWPPP:

17. Potential areas of future concern:

18. Additional comments:

Disclosures:

- After discovery, the permit requires many of the deficiencies that may be found in this checklist be corrected within a specified period of time. See permit for more details.
- This inspection checklist is an option for small construction sites. Large construction sites and linear projects require more extensive/more location specific inspection requirements.
- The Permittee(s) is/are responsible for the inspection and maintenance of temporary and permanent water quality management BMPs as well as erosion prevention and sediment control BMPs until another Permittee has obtained coverage under this Permit according to Part II.B.5., or the project has undergone Final Stabilization and a Notice of Termination has been submitted to the MPCA.

ATTACHMENT C

STORMWATER MANAGEMENT FACILITY
MAINTENANCE SCHEDULE

1. All stormwater retention, detention and treatment basins must be inspected at least once a year to determine that basin retention and treatment characteristics are adequate. A storage treatment basin will be considered inadequate if sediment has decreased the wet storage volume by 50 percent or dry storage volume by 25 percent of its original design volume. Based on this inspection, if a stormwater basin requires sediment cleanout, the basin will be restored to its original design contours and vegetated state within one year of the inspection date.

2. All outlet structures, culverts, outfall structures and other stormwater facilities for which maintenance requirements are not otherwise specified herein must be inspected in the spring, summer and fall of each year. Within 30 days of the inspection date, all accumulated sediment and debris must be removed such that each stormwater facility operates as designed and permitted. Contributing drainage areas must be kept clear of litter and vegetative debris, inflow pipes and overflow spillways kept clear, inlet areas kept clean, and undesirable vegetation removed. Erosion impairing the function or integrity of the facilities, if any, will be corrected, and any structural damage impairing or threatening to impair the function of the facilities must be repaired.

3. Volume control facilities and contributing drainage areas must be inspected every three months during the operational period (between spring snowmelt and first substantial snowfall) and monitored after rainfall events of 1 inch or more to ensure that the contributing drainage area is clear of litter and debris, inflow pipes and overflow spillways are clear, inlet areas are clean, undesirable vegetation is removed and there is no erosion impairing or threatening to impair the function of a facility. If sediment has accumulated in a infiltration feature, within 30 days of inspection deposited sediments must be removed, the infiltration capacity of the underlying soils must be restored, and any surface disturbance must be stabilized. Inspection must ensure that sediment traps and forebays are trapping sediment and that more than 50 percent of the storage volume remains, the contributing drainage area is stable

(i.e., no erosion is observed), and inlets and outlet/overflow spillways are in good conditions with no erosion. Maintenance techniques used must protect the infiltration capacity of the practice by limiting soil compaction to the greatest extent possible (e.g., by using low-impact earth-moving equipment).

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120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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

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SWPPP - ATTACHMENTS

SW1.5

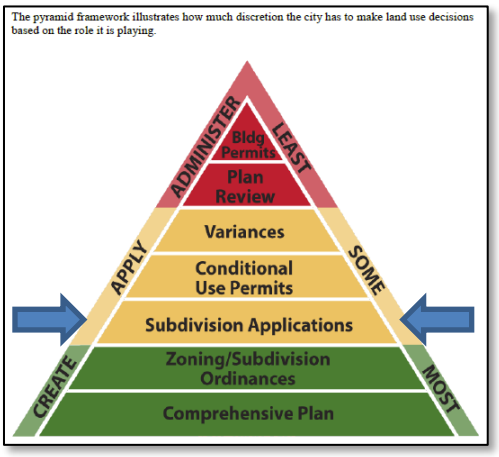
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CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	DECEMBER 21, 2017	**PROJECT ADDRESS**	WEST OF CENTER STREET AND NORTH OF SUNWOOD DRIVE
PROJECT. TITLE	SKETCH PLAN & SKETCH 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		

Sketch Plan Review

General. The purpose of this file is to review the official Sketch Plan applications made by Inland Group for their proposed project, Affinity at Ramsey. The associated plans were prepared by Alliant Engineering, Kaas Wilson Architects, Civil Site Group, and BKBM and are dated December 6, 2017.



This case is being reviewed per City Code Section 117-118 entitled The COR, and Chapter 117, Article III entitled Subdivisions.

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. Architecture to be '4-sided' at all locations visible to public areas. Emphasis will be on great design along public street frontage.

The proposed use is consistent with this land use guidance. The project is located within the COR 1 Downtown Subdistrict. This subdistrict is intended to provide opportunities for high density residential, commercial, retail, and institutional uses. This district requires a minimum density of 15 units per acre. As proposed, the lot would be 3.38 acres and the density achieved would be 51.2 units per acre.

Lot Dimensions. There is no minimum lot size in The COR 1 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 3.38 acres in size and the proposed outlots are 3.9 and 9.38 acres in size.

Setbacks and Dimensional Standards.

The COR4Subdistrict	
Required	Proposed
Minimum Lot Width: 20 feet	527 feet

Minimum Lot Depth: 80 feet	**376 feet**
Build to Line: 20 feet	**19 feet 10 inches**
Building Height: 1-4 stories	**4 stories**

Streets and Access. West Town Center Drive and at least a portion of West Ramsey Park will need to be constructed as a result of this project. A cost share of those improvements may 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.

Sketch Site Plan Review

General. The purpose of this portion of the review is to assess the submitted site plan application for Affinity at Ramsey. The associated plans were prepared by Alliant Engineering, Kaas Wilson Architects, Civil Site Group, and BKBM and are dated December 6, 2017.

Surfacing: The Applicant is proposing a completely bituminous parking lot which is an acceptable material within The COR. The current 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 West Ramsey Parkway and West Town Center Drive.

Building Architecture: The proposed structure is four (4) stories in height and shows a mixture of proposed façade materials. Those materials include brick, stone, fiber cement siding, and asphalt shingles. The Design Framework also describes the aesthetic qualities and design character of a preferred "urban form" for the Mixed Use Core. Overall building design is an important consideration, but emphasis on first floor façade treatments is essential to encourage street-level activity and enhance the pedestrian experience. The Design Framework requires that residential uses in the COR 1 sub-district comply with the following:

1. At least sixty (60) percent of street frontage of any lot shall be occupied by building facades meeting the built-to-line. On lots with more than one (1) street frontage, the build to line shall apply on each side fronting a street. An exposed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the sixty (60%) percent street frontage requirement.
2. Screening of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet (4 ½') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

The Applicant will want to consider and review the architecture of the proposed first floor (street level) as it relates to the pedestrian experience.

Waste Storage: The architectural site plan indicates that the proposed trash enclosure would be interior of the property in the first floor parking area.

Fencing: The Applicant is proposing a fence and gate along an interior dog run area adjacent to the proposed building on the northwest corner. It appears based on rendered elevations that the fencing will be metal fencing. However the fencing material is not specifically identified on the plan set.

The Applicant will need to provide the proposed material for staff to review for conformance to the design standards of The COR.

Lighting: The photometric lighting plan produced by Berd Electric LLC shows twenty five (25) 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 West Town Center Drive, the City park to the east and the property to the south. 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. All shown drive aisles appear to adhere to the requirements. 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 Apartment complex is shown to contain 173 units which would mean that the Code would allow for up to 346 parking units. The applicant is proposing a total of 71 exterior parking stalls and 173 interior parking stalls for a grand total of 244 parking units.

The Applicant is showing a series of pedestrian paths connecting to the adjacent public park. The actual location of those pedestrian paths on the public park still need to be determined. The Applicant will need to remove the paths shown on the public park. The intent is that paths constructed within the park and within the private development will be cohesive.

Signage: The plan set shows a monument sign adjacent to the access off of West Town Center Drive which will require a separate review and sign permit. The sign would be approximately 28 square feet in size and be supported with an arching beam that is held up by two columns that are shown to be covered in stone veneer to match the building façade.

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 December 13, 2017.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	DECEMBER 13, 2017	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	AFFINITY AT RAMSEY		
ESCROW #			
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 3 of the Sub-District Framework – COR1 Mixed Use Core 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 Civil Site Group and dated June 1, 2017, and the Civil Plans, prepared by BKBM and also dated December 6, 2017, as it relates to The COR Design Framework:

Sheet C2.0:

- Boulevard width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Sidewalk width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Sidewalk width along the north/south street must be adjusted to ten (10) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.

Sheet L1.0:

- Boulevard width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Sidewalk width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Sidewalk width along the north/south street must be adjusted to ten (10) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Heritage Oak is only hardy to zone 5. Replace with a more location appropriate species. If oak is desired, Bicolor Oak would be recommended.
- Amur Maple is a prohibited species and must be replaced. Please refer to the Ramsey Tree Book for potential alternative species.

- Mountain Frost Pear is an uncommon species and may prove challenging to obtain. An alternative species should be contemplated.
- Japanese Barberry is a prohibited shrub species and both proposed varieties must be replaced with an alternative species.
- Four (4) inches of topsoil meeting the City's specification shall be applied to all disturbed areas, **including boulevards**, not otherwise improved with impervious surfaces (building, parking lot, walkways, etc.).
- Irrigation system must be equipped with both a rain sensor and at least one water efficient technology such as soil moister sensor(s), smart controller, ET sensor, etc.
- Scale appears to be 1" = 40' but is labeled as 1" = 20', please correct.
- There are a number of instances where text is not legible, please adjust to ensure that text is not overlapped with other text or lines.
- The City requires a two (2) year warranty period from the date that the City accepts the plantings as installed per the approved landscaping plan.
- A 'Pre-Planting' meeting with City Staff shall occur onsite, prior to any installation of boulevard trees. Contractor shall contact the City at least forty-eight (48) hours in advance to schedule this meeting.
- Sidewalks shall have alternating brush strokes per panel (see City specification).
- Once the Landscape Plan is approved by the City, there shall be no modifications to the Plant Schedule without first obtaining approval of the City.

Sheet L1.1:

- Only prune out dead/broken/misshapen branches.
- Boulevard trees shall not have branching beginning at a height less than six (6) feet from grade.
- Boulevard areas shall be irrigated as well.
- Irrigation system must be equipped with both a rain sensor and at least one water efficient technology such as soil moister sensor(s), smart controller, ET sensor, etc.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE (REVISED JUNE 1, 2016)

DATE	DECEMBER 21, 2017	**PROJECT ADDRESS**	WEST OF CENTER STREET AND NORTH OF SUNWOOD DRIVE
PROJECT. TITLE	SKETCH PLAN AND SITE PLAN REVIEW		
ESCROW #			
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

The City is in receipt of a Sketch Plan application made by the Inland Group for their proposed project, Affinity at Ramsey. The associated plans were prepared by Alliant Engineering, Kaas Wilson Architects, Civil Site Group and BKBM and are dated December 6, 2017. We offer the following comments:

General comments

Notes must only appear on one (1) sheet.
Text must not appear over other text or symbols.
Break lines under text.
Add notes to the plan set:
Hours of construction are 7:00 am to 10:00 pm. No equipment may be started before 7:00 am. Site work on Saturday requires 72 hour advance notice for approval. Sunday work requires City Council approval. Meetings are the 2nd and 4th Tuesdays. Requests must be submitted one week before for inclusion on the agenda.
These notes are summaries of the comments added to each page in ProjecDox.

C0.0

All sheets require a sheet specific legend with all linetypes and symbols used on that sheet.
Adjust title blocks to provide 4" x 4" space along the right edge for City stamps.

C0.1

The topographic survey must extend 100 feet beyond the property boundary per City Code. The proposed property line must also be shown.
Label the western most waterline in Center Street as RAW WATER.

C1.0

All sheets require a sheet specific legend with all linetypes and symbols used on that sheet.
Sawcut bituminous pavement full depth prior to removal. Barriers must be installed to prevent drivers from driving off the sawcut edge.
Curb must be sawcut fill depth prior to removal.
Sunwood Drive has concrete pavement and integral curb. Pavement and curb shall not be disturbed when working in this area.
A Temporary Pedestrian Access Route is required for Center Street. The plan must be approved by the City prior to construction.

C2.0

All sheets require a sheet specific legend with all linetypes and symbols used on that sheet.
The MNDOT 6 sheet set of details for pedestrian ramps must be part of the set and used for ramps in the Right of Way. An individual custom pedestrian ramp detail is required for each ramp in the ROW.
Pedestrian ramps are required at the parking area entrances unless the sidewalk is kept level at the property line.
Provide a bituminous connection between the end of the sidewalk and Sunwood Drive.
Provide markers to delineate public/ private spaces.
Realign the sidewalk along the east edge of the property to maximize opportunities for the City to use the public space for community gatherings.
Realign the sidewalk along the south edge of the property to maximize opportunities for the City to use the public space for community gatherings.
Truncated domes shall be radial and placed in the traffic direction of West Ramsey Parkway, not directing traffic to the center of the intersection as currently shown.

C3.0

All sheets require a sheet specific legend with all linetypes and symbols used on that sheet.
An agreement with the City is required to grade beyond the limits of the property. The agreement must be inplace prior to any work on the site. The document reference must be included in the City Notes on this page.
Remove the extra line in the southeast corner of the site.
Water for dust control is available at the City fill station located at 141st and Jaspar St. Water for dust control or construction uses may not be taken from hydrants.

C4.0

Verify hydrant spacing along east side of building with Fire Department.

All valves become the property of the City after connection to the City system. Contractors are not authorized to operate valves and hydrants after they are connected to the City system
All watermain 8" and larger shall be Class 52, all watermain 6" and smaller shall be Class 53.
A drainage and utility easement is required over all waterlines leading to hydrants.

C5.0

Use City details for all work in Right of Way. Details are available on the City Website..

C5.1

Use City details for all work in Right of Way. Details are available on the City Website..

C5.2

Use City details for all work in Right of Way. Details are available on the City Website..

C5.3

A custom detail is required for each pedestrian ramp in the right of way.

Prelim Plat 2 of 2

Topographic data must be shown to 100 feet beyond the plat boundaries per City Code.

SW1.0

This project will require a grading permit from the Lower Rum River Watershed Management Organization.
Furnish a copy of the NPDES permit to the City.
Silt Fence must be inspected and approved prior to any work on site. Add a table listing the proposed erosion control BMPs and estimated quantities to the plan set.

SW1.2

Sediment Bio Rolls must be installed as noted on the detail. The City will order replacement with silt fence if the installation is not per the detail, i.e., subgrade not scooped out, inadequate stake spacing or movement by construction equipment.

SW1.3

Email a copy of the inspection report to the City after every weekly or post rainfall inspection.

Submit a full set of inspection reports prior to receiving the Certificate of Occupancy.
Change 14 to 7 in all locations. This site is within 1 mile of the Mississippi River which requires stabilization within 7 days.
The contractor shall have a pickup type sweeper on site or available within 3 hours after notification from the City that sweeping is required.
The City must approve the Notice of Termination (NOT) prior to submittal to the MPCA.
The Training information for the SWPPP designer is shown on the plans. Contractor information must be provided at the pre-construction meeting.
External Washing of trucks and construction vehicles will not be permitted on site. The site is in the Drinking Water Protection Area for the Municipal Water Supply.
Vehicle fueling shall take place inside an impermeable containment area.
This site is in the Drinking Water Source Management Area and infiltration is not permitted. The City is developing an infiltration mitigation area and the developer will make a financial contribution to the Infiltration mitigation fund.

SW1.4

Runoff from this site flows to the Mississippi River.
Fill in the appropriate information from the MPCA documents.
Change box to yes. Dewatering will be required for installation of utilities.
The Mississippi River is a special water. Change this box to yes.
The site is served by a regional stormwater treatment system. A regional infiltration system will be in place when construction is finished. Revise this section. Revise the appropriate information on SW1.5 also regarding permanent stormwater facilities.

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-016

RESOLUTION APPROVING SKETCH PLAN FOR AFFINITY AT RAMSEY AND DIRECTING DEVELOPER TO PROCEED WITH PRELIMINARY PLAT

WHEREAS, the Inland Group ("Developer") properly applied for Sketch Plan Review on December 4, 2017; and

WHEREAS, the Developer requests confirmation that the general site layout is appropriate for final design.

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 Sketch Plan for Affinity at Ramsey and directs the Developer to proceed with final design, contingent upon the following:

    a. The Preliminary Plat must be designed according to City Code requirements for Preliminary Plat design per City Code Chapter 117 Article II.

    b. The Preliminary Plat must be consistent with the public infrastructure plans prepared by Bolton and Menk on behalf of the City.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____

Mayor

ATTEST:

_____

City Clerk

CC Regular Session **8. 1.**

Meeting Date: 01/09/2018

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Youth First: Proposed Basketball Court on City Owned Land

Purpose/Background:

A portion of the City owned property located at 6701 Highway 10 is currently being lease by Youth First Community of Promise (see attached lease agreement). Youth First also uses a portion of green-field city owned property located directly SE, and adjacent to, 6701 Highway 10. Youth First uses the green-field area for various outdoor youth activities (activities ancillary to their primary use at 6701).

Youth First has recently approached staff about constructing a small basketball court on the green-field site (see attached request).

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Staff believes the proposed use is generally consistent with the existing use of the green-field area, and is comfortable supporting the request with the following in mind:

- The existing lease should be formally amended to include this proposed new use.
- Youth First should know this basketball court, and other uses of the green-field area, could conflict with future Highway 10 improvements, and may result in the loss of Youth First investment.
- If the basketball court is proposed closer to Highway 10, compared to the existing soccer field, staff will strongly recommend the requirement of a safety fence.

Staff would make the following general notes:

- The proposed use doesn't appear to trigger the need for a formal site plan review, plat, or LRRWMO permit.
- Youth First is seeking high-level comfort from the City to pursue this project at this time (not formal or detailed).
- The next step for Youth First is to complete fundraising for this project (better planning docs and construction costs).
- Once Youth First completes their formal planning process and fundraising, they will bring back a case for formal Council consideration (assumed May/ June). That would include a formal lease amendment.
- This case was originally intended for the Council Workession on 01/09 or 01/23. However, both meeting agendas were filled up. And, staff is attempting to reply to Youth First within a reasonable timeframe.

Action:

See staff recommendation section and attached powerpoint.

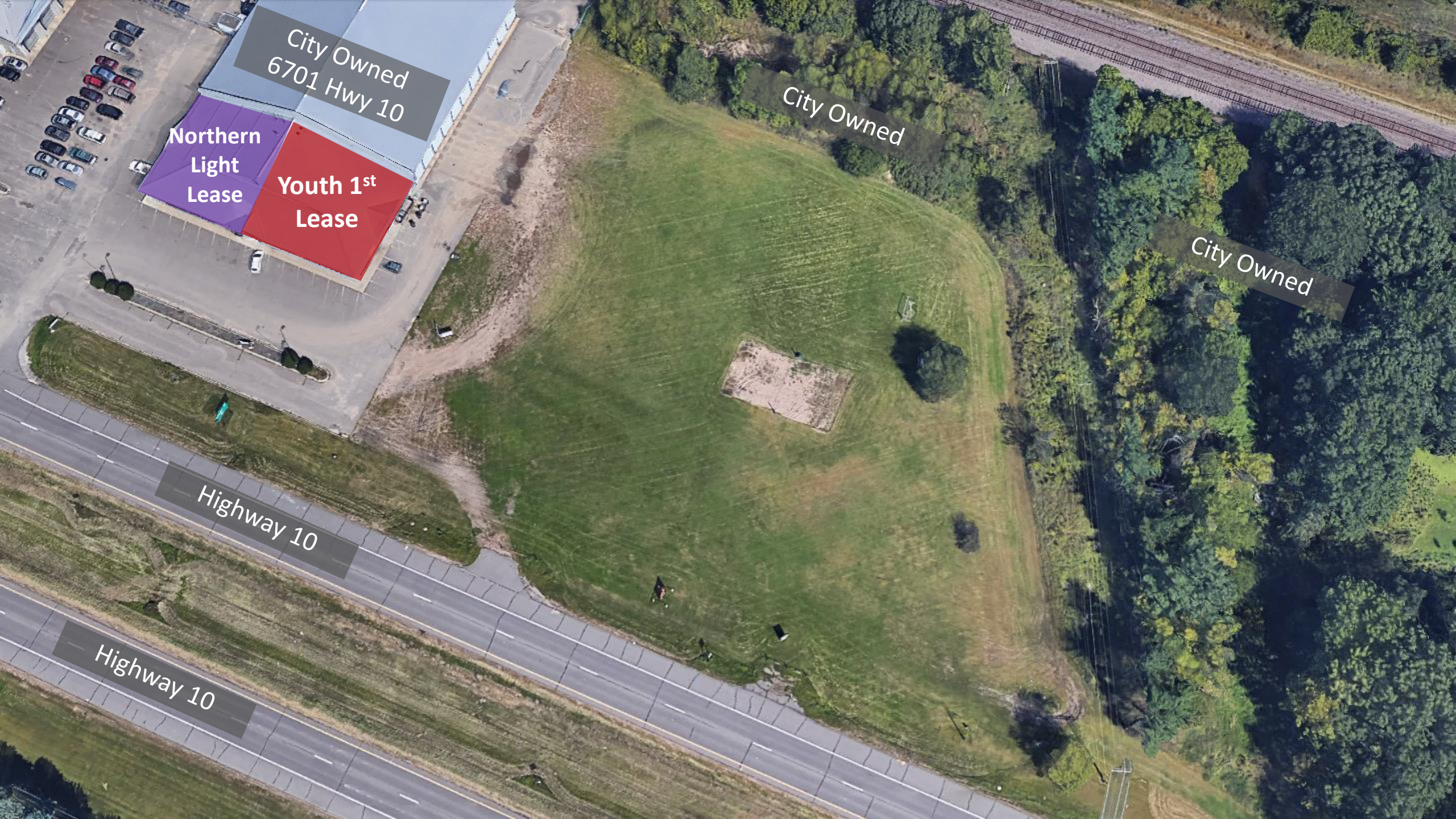
Attachments

Basketball Court Request

Current Lease

Form Review

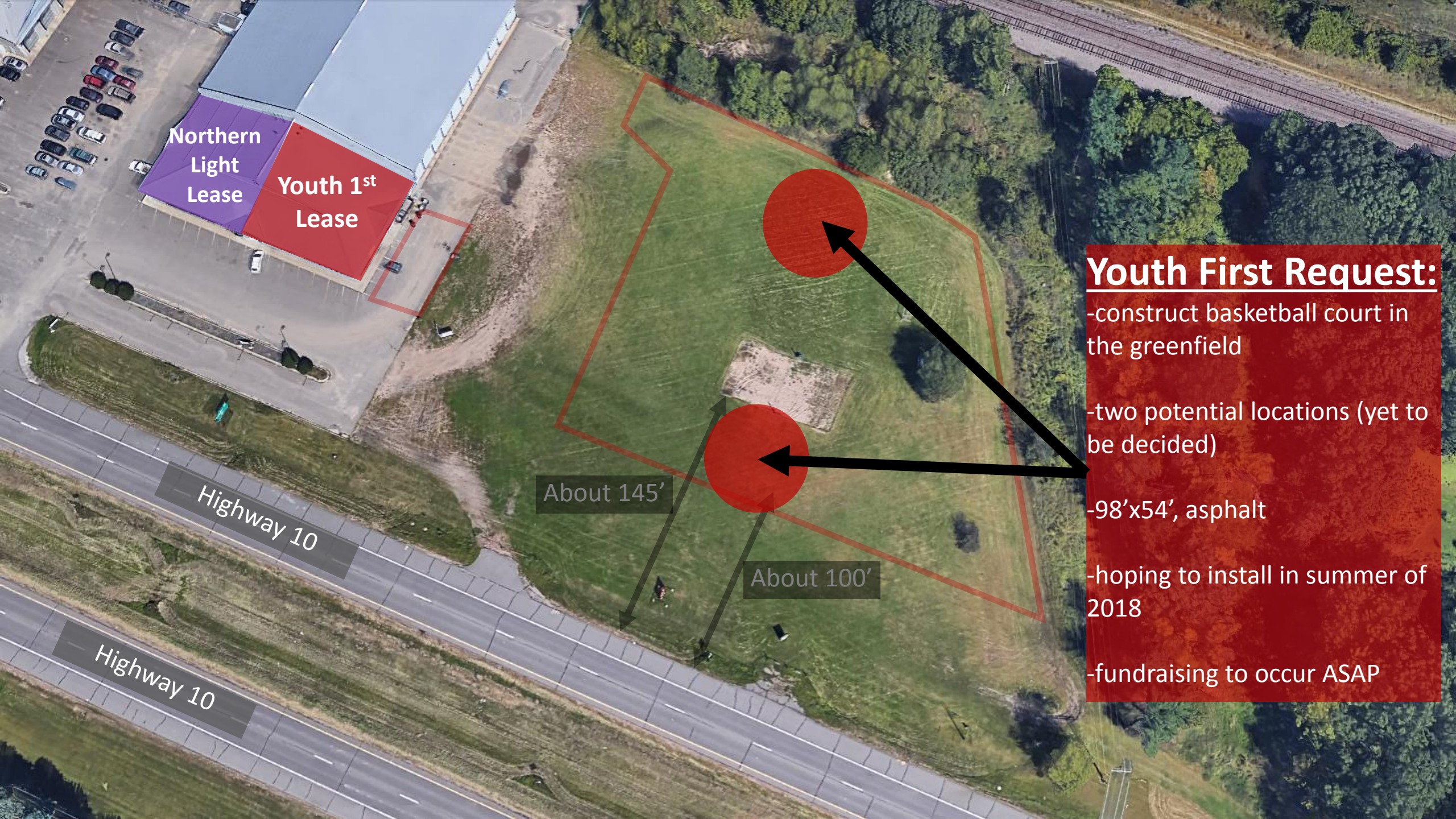
Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	01/03/2018 08:41 PM
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:51 PM
Form Started By: Patrick Brama		Started On: 01/02/2018 02:26 PM
Final Approval Date: 01/04/2018		


City Owned
6701 Hwy 10
Northern Light Lease
Youth 1st Lease
City Owned
City Owned
Highway 10
Highway 10


City Owned
6701 Hwy 10
Northern Light Lease
Youth 1st Lease
City Owned
City Owned
Highway 10
Highway 10
Youth First Ancillary Uses:
-soccer field
-volleyball court
-open space
-garden


City Owned
6701 Hwy 10
Northern Light Lease
Youth 1st Lease
City Owned
City Owned
Youth First Ancillary Uses:
-basketball
Highway 10
Highway 10


City Owned
6701 Hwy 10
Northern Light Lease
Youth 1st Lease
City Owned
City Owned
About 145’
About 100’
Highway 10
Highway 10


Northern Light Lease
Youth 1st Lease
About 145’
About 100’
Highway 10
Highway 10
Youth First Request:
-construct basketball court in the greenfield
-two potential locations (yet to be decided)
-98’x54’, asphalt
-hoping to install in summer of 2018
-fundraising to occur ASAP



Staff Notes:

-this use will require a formal lease amendment

-staff cannot process a lease amendment until we have a more detailed scope of the project (exactly where and exactly what)

-youth first needs to fundraise for this project (to pay for better planning and construction).

-in order for Youth First to kick off their fundraising and planning process, they wanted to check in with the city first—to make sure the idea is reasonable from a high level.



Staff Notes:

-staff completed an internal review of the proposed use. Staff has the following recommendations.

-if location B is the desired location, staff will strongly recommend safety be addressed, due to proximity to Highway 10 (i.e. a fence be required).

-the current lease with Youth First doesn't cover all of the ancillary uses, staff will want the existing lease to include all ancillary uses.

-with the above in mind, staff is generally comfortable with the proposed use—as it's consistent with past practice. This project doesn't trigger the need for site plan review or a LRRWMO permit.



Staff Notes:

-unless council has major high-level concerns, staff plans to let Youth First know they can begin their planning and fundraising process.

-if the Council does want to take a step back, and have a discussion RE this project (i.e. there are major concerns), staff would welcome that direction now.

-if not, this case will likely come back to the Council in May/ June for a formal approval of a lease amendment.

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter "Lease") made as of this 26th day of October, 2016, is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation, 7550 Sunwood Drive, Ramsey, Minnesota 55303 ("Landlord") and the **Youth First Community of Promise**, a Minnesota non-profit corporation, 6701 Highway 10 N.W., Ramsey, Minnesota 55303 ("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 for youth programs. 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 southerly 4,820 square feet of 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 use those parking areas that 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 five years, commencing on January1, 2017, (the "Commencement Date") and ending at midnight on December 31, 2021, 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. 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 educational and outreach programs as directed by Youth First Community of Promise. 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 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 annual rent of one dollar.

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, Trash Removal, and Snow Removal.** The cost of City services, natural gas, and electricity shall be shared such that Tenant pays 30%. Tenant is solely responsible for paying for all other utilities servicing the Premises, including telecommunications. 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 any services beyond the reasonable control of Landlord.

Landlord is responsible for snow removal from the parking lot and drive lanes. Tenant is responsible for snow and ice removal from sidewalks, walkways, and any other pedestrian walkways on the Premises.

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 free of ice and snow. Tenant shall pay all costs and expenses necessary to maintain the plumbing, heating, air conditioning, lighting (interior and exterior) 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 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.

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. **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.

12. **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. .

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

14. **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.

15. **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.

16. **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.

17. **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.

18. **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 per occurrence 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.

19. **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.

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

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

22. **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. 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.

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

24. **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.

25. **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.

26. **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.

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

28. **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.

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

30. **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 Lease in the foregoing manner.

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

Tenant: Executive Director
Youth First Community of Promise
6701 Highway 10 N.W.
Ramsey, MN 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.

31. **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.

32. **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.

33. **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.

34. **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.

35. **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.

36. **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.

37. **Political Signage.** Tenant may not display or locate political signage or messages on the premises, parking areas, or anywhere else on city-owned property.

[Remainder of page left blank intentionally.]

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

ATTEST:

By: _____
Its: City Administrator

Approved as to Form:

_____
Joseph J. Langel, City Attorney

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by Sarah Strommen, the Mayor, and Kurtis G. 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.

_____
Notary Public

Tenant's Address:

Executive Director
Youth First Community of Promise
6701 Highway 10 N.W.
Ramsey, MN 55303

By: Michelle Anderson
Its: Board Chair

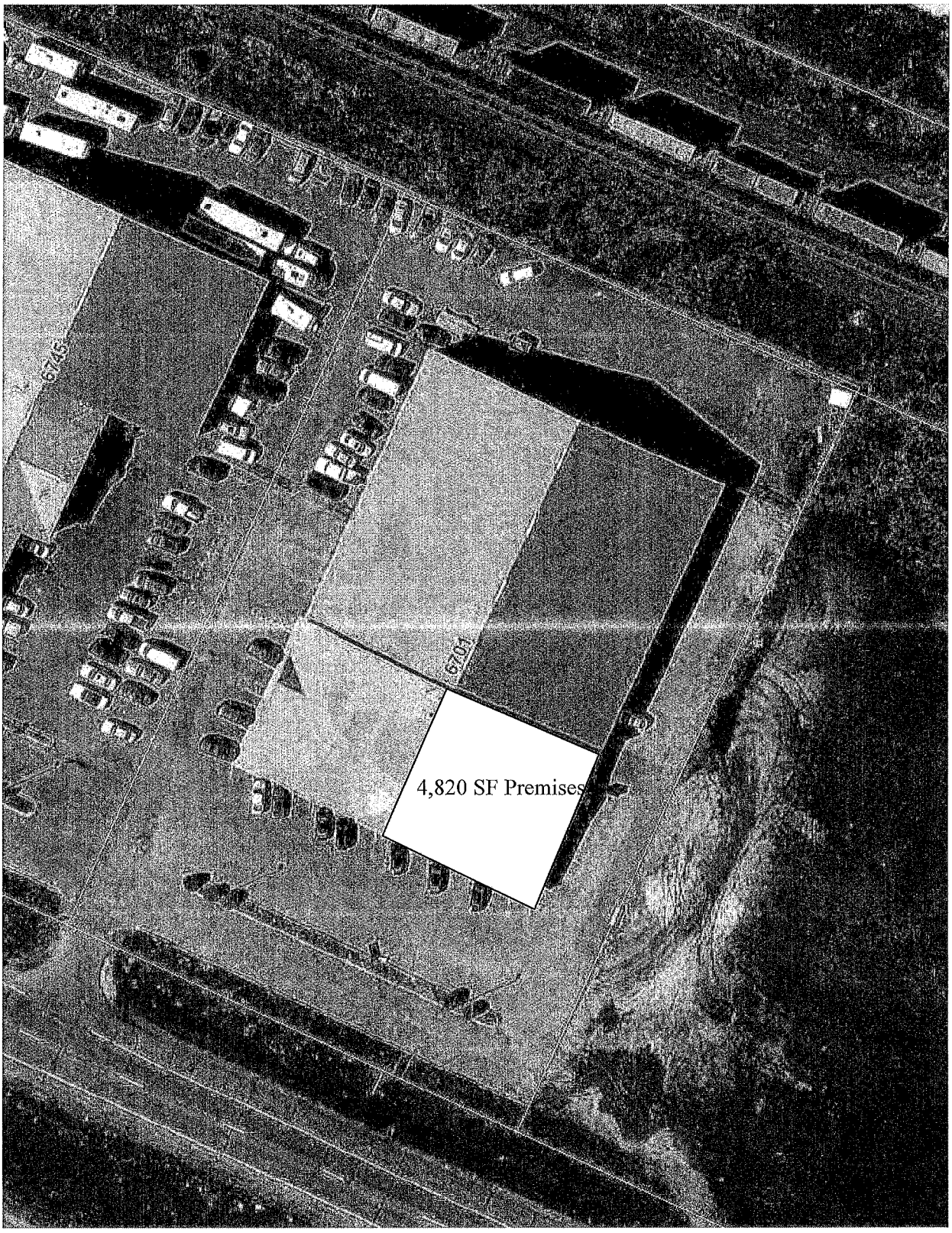
STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by _____, the _____ of Youth First Community of Promise, a Minnesota non-profit corporation, under the laws of the State of Minnesota, on behalf of the Corporation.

_____
Notary Public

232076

Exhibit A
Premises



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

CC Regular Session **7. 3.**

Meeting Date: 05/08/2018

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Adopt Ordinance #18-05 Rezoning of Subject Properties to E-3 Employment District

Purpose/Background:

The purpose of this case is to review the proposed rezoning of properties within the City's new industrial park. The Ordinance was previously introduced by the City at the January 9th, 2018 City Council meeting and is now eligible for adoption. The properties proposed to be rezoned to E-3 Employment District are the same properties which were subject to the Armstrong West Comprehensive Plan Amendment which was previously approved by the City Council and has been approved by the Metropolitan Council.

Notification:

A public hearing is required and was held at the December 7th, 2017 Planning Commission meeting. The appropriate notice was issued.

Observations/Alternatives:

Alternative 1: Adopt Ordinance #2018-05 Rezoning of the Subject Properties to E-3 Employment District. This rezoning would conform to the land use revisions that the City Council approved with Armstrong West Comprehensive Plan Amendment. Staff supports this alternative.

Alternative 2: Do not adopt Ordinance #2018-05 Rezoning the Subject Property to E-3 Employment District. Staff does not support this alternative.

Funding Source:

Costs associated with this request are the responsibility of the City.

Recommendation:

The Ordinance was previously introduced by the City at the January 9th, 2018 City Council meeting and is now eligible for adoption. The Planning Commission recommended adoption of Ordinance #2018-05 Rezoning Identified Properties to E-3 Employment District.

Action:

Motion to waive the City Charter requirement to read the ordinance aloud and adopt Ordinance #18-05 Rezoning Identified Properties to E-3 Employment District.

Roll Call Vote:

Councilmember Shryock
Councilmember Kuzma
Councilmember Johns
Councilmember Riley
Acting Mayor LeTourneau

Attachments

Ordinance #2018-05 Rezoning Subject Properties to E-3 Employment District
Zoning Amendment Map
12-7-17 Planning Commission Meeting Minutes (Approved)
1-9-18 City Council Meeting Minutes (Approved)

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/03/2018 09:29 AM
Kurt Ulrich	Kurt Ulrich	05/03/2018 03:55 PM
Form Started By: Eric Maass		Started On: 04/26/2018 01:19 PM
Final Approval Date: 05/03/2018		

ORDINANCE #2018-05

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT

The following legally described properties or portions thereof, are hereby rezoned from Public/Quasi-Public to E-3 Employment.

Lot 1 Block 1 Alpha Development, Anoka County, Minnesota

The following legally described property or portions thereof, are hereby rezoned from R-3 High-Density Residential to E-3 Employment.

Lot 1 Block 1 Pine Shadows, Anoka County, Minnesota

The following legally described property or portions thereof, are hereby rezoned from B-2 Business District to E-3 Employment.

That Part of Outlot B Alpha Development lying within the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 29, Township 32, Range 25, Anoka County, Minnesota.

TOGETHER WITH

That Part of Outlot B Alpha Development lying within the Northeast Quarter (NE ¼) of Northwest Quarter (NW ¼) of Section 29, Township 32, Range 25, Anoka County, Minnesota.

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of_____, 2018.

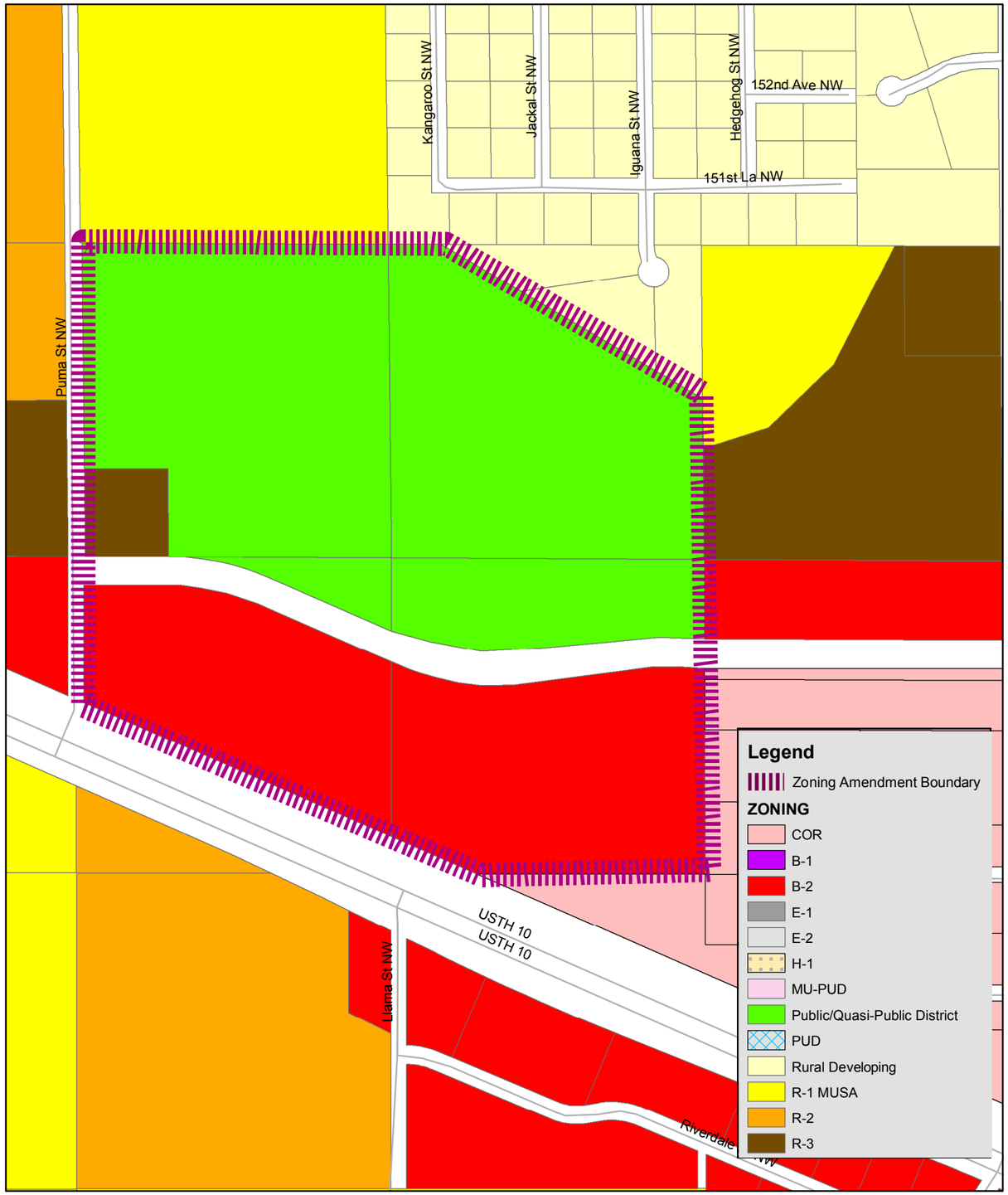
_____
Mayor

ATTEST:

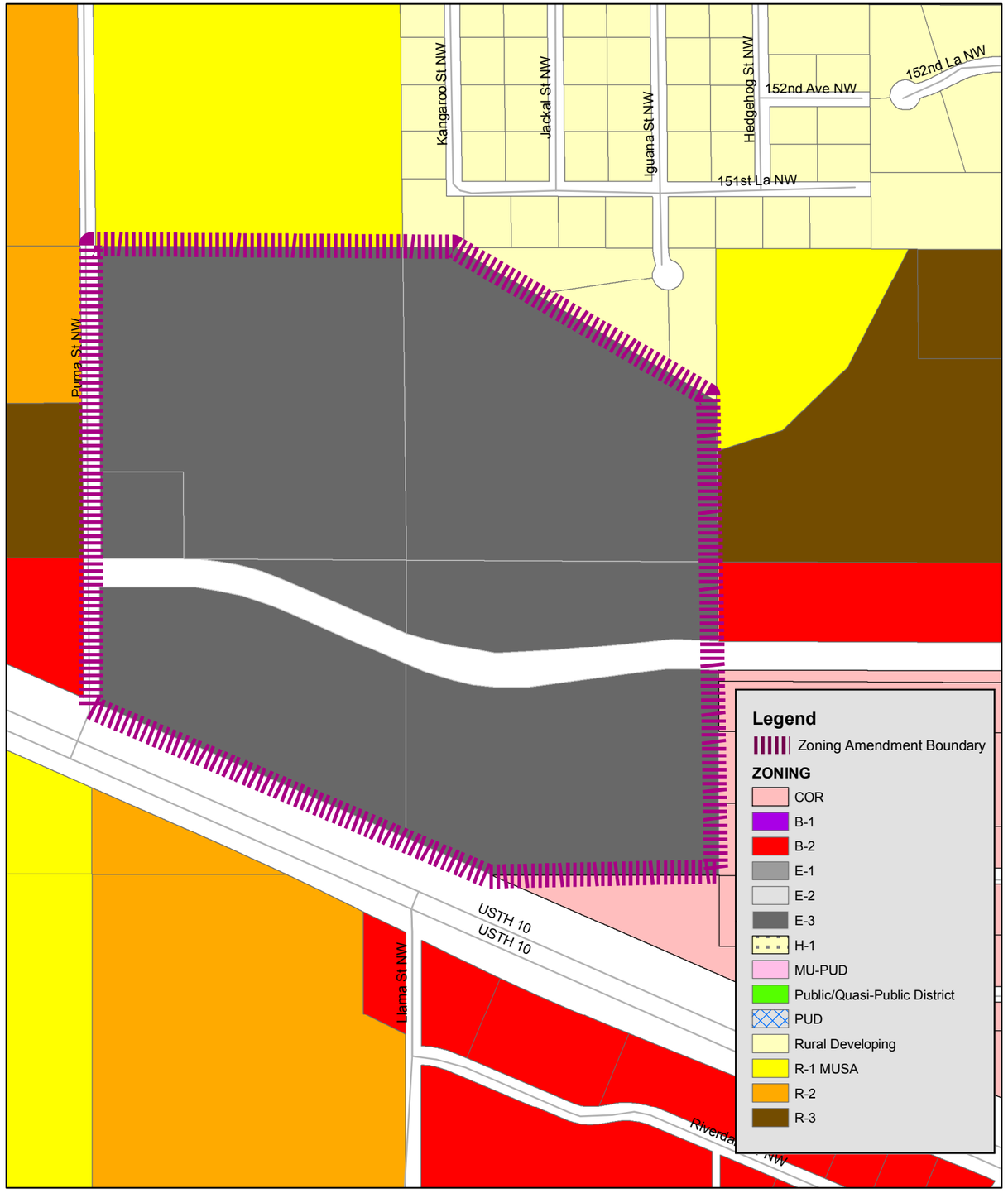
_____
City Administrator

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

Pre Amendment Zoning Map



Post Amendment Zoning Map



City of RAMSEY

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, December 7, 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 Gary VanScoy
Members Absent:	Commissioner Patrick Surma
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson Consulting Planner Eric Maass

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 VanScoy, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated October 12, 2017

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the following minutes as presented: Planning Commission Meeting Minutes dated October 12, 2017.

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

4.01.2: Planning Commission Meeting Minutes Dated November 2, 2017

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the following minutes as presented: Planning Commission Meeting Minutes dated November 2, 2017.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Ordinance Establishing E-3 Employment Zoning District

Public Hearing

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

Presentation

Consulting Planner Maass presented the staff report stating the purpose of this case is to consider the establishment of a new employment zoning district within the City of Ramsey. This zoning district correlates to the City's new business park located generally west of Armstrong Boulevard and north and south of Bunker Lake Boulevard. He noted the Comprehensive Plan Amendment has now been approved by the Metropolitan Council. Additionally, uses proposed in buildings currently being constructed are proposing uses in the existing underlying zoning district (indoor commercial recreation). This use is intended to carry over to the new zoning district in addition to the traditional business park uses (this same scenario is allowed in the City's existing business parks).

Citizen Input

Commissioner Brauer commented on the importance of business incubation. He asked how retail was being defined by staff and how a business would be addressed that allowed some retail sales in addition to warehouse.

Consulting Planner Maass explained the same definition for retail would be used as in the E-1 and E-2 zoning districts. He reviewed the definition in further detail and stated a change could be made if desired by the Planning Commission.

Community Development Director Gladhill reported business incubation would be encouraged in the E-3 zoning district, along with retail sales. He provided further comment on the future goals for this business park.

Commissioner Brauer asked if there would be a height restriction for cell towers for this zoning district.

Consulting Planner Maass reported the E-3 district would follow the same restrictions for height and distance as the E-2 zoning district.

Commissioner VanScoy commented on outdoor storage and questioned if this should be allowed as a conditional use.

Consulting Planner Maass explained staff was proposing to amend the code to change outdoor storage from an allowed use to a conditional use, or an accessory to a principle use.

Commissioner VanScoy recommended that all outdoor storage be screened.

Consulting Planner Maass stated this would be appropriate and would be reviewed through the conditional use permitting process. He explained he could add this to the draft zoning district language.

Commissioner Anderson supported the inclusion of this language.

Chairperson Bauer questioned how the City would limit the visibility of outdoor storage. He suggested language be included to require screening.

Community Development Director Gladhill reported the City was trying to create a different character for this zoning district through new language.

Commissioner Anderson stated this language would only apply to the E-3 zoning district.

Community Development Director Gladhill reported this was the case, but noted other areas of the City could be zoned E-3 for a business park in the future.

Commissioner Nosan supported the zoning district being required to have screening.

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

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

Chairperson Bauer closed the public hearing closed at 7:14 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Ordinance #17-21 Establishing the E-3 Employment District within the City of Ramsey as amended to include language regarding screening.

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

5.02: Public Hearing: Rezoning of Subject Properties to E-3 Employment District

Public Hearing

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

Presentation

Consulting Planner Maass presented the staff report stating the purpose of this case is to review the proposed rezoning of properties within the City's new industrial park. The properties proposed to be rezoned to E-3 Employment District are the same properties which were subject to the Armstrong West Comprehensive Plan Amendment which was previously approved by the City Council. That amendment is currently being considered by the Metropolitan Council.

Citizen Input

Commissioner VanScoy asked if the buildings currently being constructed within the E-3 zoning district were consistent with the proposed requirements.

Consulting Planner Maass reported this was the case.

Commissioner Anderson questioned what would happen to the house at the corner of Puma Street and Round Lake Boulevard.

Community Development Director Gladhill explained this home would become a lawful non-conforming use. He stated the home could remain in place but would likely be considered for purchase as the area around it develops.

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

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

Chairperson Bauer closed the public hearing closed at 7:18 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Ordinance #17-22 Rezoning Identified Properties to E-3 Employment District.

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

6. COMMISSION BUSINESS

6.01: Consider Concept Review for 6021 Highway 10 NW Conditional Use Permit; Case of Roman Gadaskin

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to provide the planning commission an opportunity to comment on a sketch plan for a proposed conditional use for the property located at 6021 Highway 10 (former ICO gas station site) before the Applicant submits an official application. Staff reviewed the site plan with the Commission and requested feedback.

Commission Business

Commissioner VanScoy asked what the existing zoning was for this parcel.

Consulting Planner Maass stated the zoning was zoned H-1, which was also the zoning for the surrounding properties.

Community Development Director Gladhill commented on how the proposal would improve the site from its existing condition and would reduce the code enforcement concerns for the property.

Commissioner Brauer questioned what information staff was seeking from the Planning Commission.

Community Development Director Gladhill explained staff was seeking feedback on the concept plan. He indicated this information would provide the property owner with information on how to proceed with the project.

Commissioner Anderson stated he approved of the pictures presented and believed the owner was proposing to greatly improve the site. He asked if the property owner also owned the building to the west.

Consulting Planner Maass reported this was the case. He indicated the property owner has no plans for the property to the west at this time.

Roman Gadaskin, 13112 Sunset Trail in Plymouth, discussed his long-term plans for the site.

Brian Shelton, 12194 Coral Sea Street NE in Blaine, explained they originally approached the City about a year and a half ago regarding the City owned acre parcel regarding a land trade. He indicated a decision was made to hold off on this land swap until more information was known regarding the exact location of the frontage road. He stated this led them to place a drive in on the

east side of the building. He provided further comment on the proposed renovations planned for the property.

Commissioner Anderson expressed concern with the fact that the building to the west was not being refurbished. He stated he would prefer to have this building enhanced in order to clean up this entire site.

Mr. Gadaskin reported this building would be repainted.

Community Development Director Gladhill explained the City was not willing to give up their land for trade at this time, as this property may be needed for stormwater management purposes. He indicated the City would have a better understanding of its needs regarding Highway 10 in the coming years and could potentially be able to sell this property back.

Commissioner VanScoy asked how the site would be accessed.

Mr. Shelton explained access to and from the site was being discussed with staff.

Mr. Gadaskin stated he would like both entrances to remain in place. He commented without both entrances it would be difficult to use the site.

Commissioner VanScoy stated he believed the proposed use was acceptable and he welcomed the proposed site improvements.

Commissioner Gengler questioned if the new buildings would be used for existing businesses.

Mr. Shelton reported the two new buildings would be used for new businesses.

Mr. Gadaskin commented on how attractive these buildings would be once renovated noting they each had great visibility from and access to Highway 10.

Commissioner Nosan requested further information on the proposed frontage road.

Community Development Director Gladhill commented on the proposed location of the frontage road. He stated the frontage road could be built sometime in the next 10 to 15 years.

Commissioner Brauer stated he appreciated the comprehensive approach being proposed by the applicant for this site. He indicated he did not want to see the site completed in a piecemeal manner.

Chairperson Bauer commented the general consensus was that the Planning Commission supported the concept plan and encouraged the applicant to move forward with their plans.

6.02: Review Resubmitted Concept of Shade Tree Cottages; Case of Shade Tree Communities

Presentation

Community Development Director Gladhill presented the Staff Report stating Shade Tree Communities has contacted the City and expressed a desire to resubmit a proposed plat known as Shade Tree Cottages. This is a project that went through City review approximately ten (10) years ago and received final plat and site plan approval as well as a zoning amendment to rezone the parcel to Planned Unit Development (PUD). The project is a mix of small-lot single-family and detached townhomes (villas/detached single-family with HOA maintenance). Staff reviewed the proposed plan and requested feedback from the Commission.

Commission Business

Commissioner Brauer requested further information on Potassium Street.

Community Development Director Gladhill commented on the Potassium Street easements and the gravel cul-de-sac. He explained the developer would have to bring the infrastructure at his own cost. He anticipated the developer would approach the City for a cost-share plan. He stated there was no intention to spread these costs out with the existing neighborhood. He provided further comment on the public benefit from turning this roadway from gravel to asphalt.

Commissioner VanScoy asked if Potassium Street was a public roadway.

Community Development Director Gladhill reported this was the case. He discussed the other roadways within the development and noted one street would be private.

Commissioner VanScoy questioned if the City's cul-de-sac standards would apply to a private roadway.

Community Development Director Gladhill reported the City would still have some discretion and the City's fire apparatus would still have to be able to maneuver this area.

Commissioner VanScoy asked if there was anything else the Commission could do to address the wetland setbacks.

Community Development Director Gladhill stated because this property was zoned PUD, the wetland setbacks would not have to be followed.

Commissioner VanScoy indicated he did not care for this project the first time he saw it and did not support it today either. He stated he had great concerns with the wetland setbacks. He inquired what the proposed density was for this project.

Community Development Director Gladhill estimated the density would be 4 to 7 units per acre, which was more of a medium density residential concept.

Commissioner Brauer questioned if the Commission could make a list of concerns for this property. He stated he had concerns with the wetlands, proposed density, the private road, and the private cul-de-sac.

Commissioner Anderson commented he too was concerned with the wetlands. He asked what the public benefit was for the proposed development.

Community Development Director Gladhill stated he would have to complete more research on this matter and could report back to the Commission.

Commissioner VanScoy feared that a precedent would be set if this development were to be approved by the City.

Commissioner Nosan stated she was not familiar with this development and indicated she also had concerns with the wetlands. She questioned how the development would be accessed.

Community Development Director Gladhill reviewed the location of the two access points for this development.

Commissioner Nosan suggested there be better transitioning between the lots.

Commissioner Brauer requested comment from the former Mayor regarding the Council's reason to support this concept plan in the past.

Thomas Gamec, former Mayor of Ramsey, recalled the project and understood there were difficulties but did not remember that the Planning Commission did not offer their support. He stated buffering was discussed and he supported the Commission offering suggestions and improvements to the plan.

Commissioner Gengler commented she had concerns with how 157th would be impacted by the additional traffic from this development. She suggested a traffic study be completed by the developer.

Community Development Director Gladhill thanked the Commission for their input and stated he had enough information to bring back to the developer regarding the proposed project.

6.03: Review Rum River Hills Redevelopment Concept

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review a proposed redevelopment project of a portion of the Rum River Hills Golf Course. Please note that this redevelopment proposal would only impact two (2) existing golf course holes, not the entire golf course. The two (2) impacted golf course holes would be relocated and Rum River Hills would continue to operate as an eighteen (18) hole golf course. The scope of this case is to consider high level feedback before any official review. Similar to other concept

plan reviews completed recently, this is not intended to be an in depth review. The intent is to also agree on a schedule and process moving forward.

Community Development Director Gladhill reported the City hosted a broader public engagement session in 2013. The scope of that workshop was to explore strategies to improve the image of the retail node at 167th Avenue and Saint Francis Boulevard (Trunk Highway 47). At that workshop, this concept was shared by Rum River Hills. However, this workshop was never published with the development concept in mind or specific to Rum River Hills. Given that the proposal is a change to the Comprehensive Plan (extend the urban service area; increase density), Staff recommends that a public engagement session focused on the Rum River Hills proposal be advertised for January 4, 2018.

Community Development Director Gladhill explained Rum River Hills is also requesting certain financial assistance for this project. With this in mind, the project will also be reviewed by the Economic Development Authority (EDA) and City Council in advance/parallel to the Planning Commission's review of the Land Use Application.

Commission Business

Mike Allen, 16767 Iodine Street NW, explained he lived on the golf course and was one of the shareholders. He reported this concept began 10 years ago and has had some delays. He stated two years ago the concept was revisited in order to assist with revitalizing the retail node at 167th. He provided further comment on the proposed bay homes and stated these units would create a unique blend of homes on the golf course. He indicated the preliminary conversations with the City Council was that they were supportive if a trunk sewer line could be brought to the property. He stated he appreciated staff's help with their presentation of the concept plan.

Commissioner VanScoy asked if the golf course owned land proposed for expansion.

Mr. Allen stated the golf course does not currently own the land. He noted a portion of this land was owned by the City and the golf course was willing to purchase. He explained the remaining portion was private land.

Commissioner VanScoy indicated his main concern with the proposed high density development was ensuring there was a good transition between the new units and the existing development.

Commissioner Nosan stated she liked the concept and she appreciated the proposed tunnel. She believed the water in this area would serve as a natural buffer. Her only concern was with the additional traffic that would be generated in this neighborhood and how this would impact Highway 47.

Commissioner Brauer commented these additional rooftops could assist with the residential retail node. He stated he supported the proposed concept plan.

Commissioner Anderson indicated he would reserve judgement on the concept plan until he heard from the citizens in the area.

Mr. Allen reported a public comment meeting was scheduled for January 4, 2018.

Community Development Director Gladhill stated the City would learn a lot through the engineering and design period, while also hearing from the public.

Commissioner VanScoy questioned how the new development would be accessed.

Dick Toulette, 16903 Iodine Street, explained there was an existing stub road in place that would be used to access the property. He commented on the atmosphere that would be created through the renovations to the golf course and the improved access through the tunnel and trails.

Community Development Director Gladhill asked where the proposed tunnel would be located.

Mr. Toulette discussed the proposed location for the tunnel. It was noted the tunnel would be south of 167th.

Commissioner Brauer stated he liked the walkability and sense of community that would be created through the proposed development.

Community Development Director Gladhill thanked the Commission for their input and stated he looked forward to hearing from the public further on this matter on January 4th.

6.04: Approve Policy Framework for Design Standard Amendments and Clarifications for Cul-De-Sac Lots

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to gather Planning Commission feedback with respect to two (2) policy topics:

1. Minimum Lot Widths for new cul-de-sac lots in the R-1 Residential (Rural Developing) District
2. Front yard definitions and standards

Commission Business

Chairperson Bauer supported the City amending the code given the fact several variances have been approved for cul-de-sacs.

Commissioner VanScoy appreciated the fact that the City would be creating consistency regarding cul-de-sacs.

Further discussion ensued regarding proposed lot sizes and driveway widths surrounding cul-de-sacs.

Community Development Director Gladhill reported the proposed standards would be used for R-1 Rural Developing properties.

Commissioner VanScoy asked if the front yard of homes on a cul-de-sac would conform to the radius of the cul-de-sac.

Consulting Planner Maass reported this was the case.

Commissioner Nosan supported the front yard following the curve of the road.

The consensus of the Commission was for front yards along cul-de-sacs to follow the curvature of the cul-de-sac.

7. COMPREHENSIVE PLAN UPDATE ITEMS

7.01: Review Previous Public Engagement on the Comprehensive Plan Update
- **7.01.1: Review Feedback from February 27 Comprehensive Plan Update Kick Off Meeting**
- **7.01.2: Review Feedback from April 10 Comprehensive Plan Workshop (Transportation; Parks and Recreation)**
- **7.01.3: Review Feedback from June 12 Comprehensive Plan Update Public Workshop**
- **7.01.4: Review Feedback from October 26 Public Workshop**

7.02: Review Background and Graphic Data for the Comprehensive Plan Update

7.03: Review Draft Land Use Chapter of Comprehensive Plan

7.04: Review Remaining Schedule for Comprehensive Plan Update

Community Development Director Gladhill reviewed the previous public engagement activities regarding the Comprehensive Plan with the Commission. He commented on the background and graphic data for the Comprehensive Plan and reviewed the remaining approval schedule for this document. The goals for the City were reviewed along with the City's desire to better communicate with the public. The proposed land use map was reviewed in detail with the Commission. He described how the City's new website would be used to utilize the new Comprehensive Plan.

Commissioner Brauer stated he was pleased with the level of public comment the City has received to date on the Comprehensive Plan.

Chairperson Bauer questioned of the population projections were accurate.

Community Development Director Gladhill estimated the City would have around 9,400 new households in 2020. He commented further on how this would impact the population and how household size was projected to decline. He stated staff was going with an educated forecast for the population numbers but knowing family composition 20 years from now was quite difficult to predict.

Commissioner Brauer thanked staff for a job well done for the graphs and charts included in the Comprehensive Plan.

Chairperson Bauer recommended the old Diamond Sports bar be included in The COR. He believed this would be a valuable site to redevelop given its close proximity to Highway 10.

Commissioner Brauer suggested the City's commitment to high speed internet be discussed within the Comprehensive Plan and commented on the special backbone the City already had in place along the railroad.

Community Development Director Gladhill thanked the Comprehensive Plan Steering Committee for their assistance with the plan and reviewed the approval process for the coming months.

Commissioner Nosan stated she was very pleased by the turnout and feedback being received at the public forums held for the Comprehensive Plan.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:55 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

City of Ramsey
Agenda
Regular City Council
Tuesday, January 9, 2018
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation

3. Citizen Input

4. Consent Agenda

1. Receive Cash and Investments for Period Ending December 31, 2017

2. Receive November 2017 Financial Reports - General Fund and Enterprise Funds

3. Note the Following Boards and Commissions Meeting Minutes:
- Planning Commission Meeting Minutes Dated November 2, 2017
- Economic Development Authority Meeting Minutes Dated November 9, 2017
- Environmental Policy Board Meeting Minutes Dated November 13, 2017

4. Approve Licenses

5. Approve Rental Licenses

6. Approve Amending City Council Meeting Schedule for 2018

7. Approve the Following Meeting Minutes:
1. City Council Work Session dated 12/12/2017
2. City Council Regular dated 12/12/2017

8. Approve Request to Declare Surplus Property

9. Approve Greenway Terrace Right of Entry Agreement

10. Adopt Resolution # 18-011 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 7, 2017 through December 28, 2017

11. Adopt Resolution #18-015 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 29, 2017 through January 3, 2018

12. Adopt Resolution #18-001 for 2018 Council Organization; Resolution #18-006 Designating Financial Institutions as Official Depositories of City Funds for 2018; Resolution #18-008 Designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for the Year of 2018; and Resolution #18-007 Authorizing Signatures for Financial Transactions

13. Adopt Resolution #18-009 Approving the City of Ramsey's 2019 Budget Calendar

14. Adopt Resolution #18-014 Adopting 2018 Enterprise Fund Budgets

15. Adopt Resolution #18-003 Approving Partial Payment to Douglas-Kerr Underground LLC for IP 16-20 Riverdale Drive Extension from Traprock Street to Ramsey Blvd.

16. Adopt Resolution #18-002 Approving Partial Payment to Douglas-Kerr Underground, LLC for IP 17-10, Puma Street Utility Improvements.

17. Adopt Resolution #18-013 Rescinding Award of Contract for Improvement Project #17-13, Potassium Street Cul-De-Sac Improvements

18. Adopt Resolution #18-019 Approving the Conveyance of a Permanent Ingress/ Egress Easement Across Lot 1, Block 1, COR Stone Brook Academy Plat

19. Adopt Resolution #18-018 Appointing Election Judges for the Special Primary Election on February 13. 2018

5. Approve Agenda

6. Public Hearing

1. Public Hearing - Adopt Resolution #18-012 Accepting Feasibility Report and Ordering Plans and Specifications for Improvement Project #18-03, 2018 Street Overlay Improvements

2. Public Hearing - Adopt Resolution #18-010 Adopting the City of Ramsey's 2018-2027 Capital Improvement Plan (CIP)

7. Council Business

1. Introduce Ordinance #18-02 Authorizing the City of Ramsey to Sell Three (3) Parcels of Real Property

2. Approve Plans and Specifications, and Advertise for Bids: Trott Brook Boardwalk

3. Introduce Ordinance #18-04 Establishing E-3 Employment Zoning District

4. Introduce Ordinance #18-05 Rezoning of Subject Properties to E-3 Employment District

5. Adopt Resolution #18-016 Approving Sketch Plan for Affinity at Ramsey (Project #17-142); Case of Inland Group

8. Mayor/Council/Staff Input

1. Youth First: Proposed Basketball Court on City Owned Land

9. Adjournment

CC Regular Session **4. 1.**

Meeting Date: 01/09/2018

By: Diana Lund, Finance

Information

Title

Receive Cash and Investments for Period Ending December 31, 2017

Purpose/Background:

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

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

Action:

None required. Informational only.

Attachments

Cash & Investments for Period Ending December 31, 2017

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:39 PM
Form Started By: Diana Lund		Started On: 12/28/2017 07:39 AM
Final Approval Date: 01/04/2018		

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

	December-17 CURRENT MONTH	2017 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE	$ 65,372,393.23	$ 64,912,887.39
CASH INFLOWS:		
Daily Deposit	630,747.97	8,960,299.34
Tax Settlements	5,504,202.05	11,722,842.99
U/B Receipts	59,365.50	2,954,350.97
Credit Cards (Includes Utility Billing)	106,826.21	3,069,340.70
Interest Earnings [Net of Interest Paid on Investments]	103,543.37	952,074.40
Bond Proceeds	-	863,473.61
TOTAL CASH INFLOW	$ 6,404,685.10	$ 28,522,382.01
TOTAL CASH AVAILABLE	$ 71,777,078.33	$ 93,435,269.40
CASH OUTFLOWS:		
Prepaid Checks	648,700.31	7,746,210.40
Bills Lists	770,113.12	5,983,443.08
Pay Estimates	352,489.42	3,208,374.74
Credit Cards	8,127.69	72,102.89
Payroll - Net	459,267.57	4,010,993.11
Flex Reimbursement	7,214.26	57,315.92
Void Checks/Dormant Checks Paid	(23.90)	(73,019.06)
Debt Service	-	2,898,198.77
Miscellaneous [Bank Charges; etc.]	35.00	494.69
TOTAL CASH OUTFLOW	$ 2,245,923.47	$ 23,904,114.54
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 69,531,154.86**	**$ 69,531,154.86**
MEMO - NET 2017 CASH INFLOW (OUTFLOW)	**4,158,761.63**	**4,618,267.47**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE	**$ 57,783,494.62**	**57,425,022.30**
Purchases	5,484,000.00	25,943,000.00
Maturities/Sales	(2,236,234.39)	(22,336,762.07)
ENDING BALANCE	**$ 61,031,260.23**	**$ 61,031,260.23**

Prepared by the City of Ramsey Finance Department
1/2/2018

2017 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2017	PURCH 2017	SOLD/ MATURE 2017	BV PRIN BAL 12/31/2017	PAR	YTM
160623	6/23/2017	4M	Term Series 4M		2,000,000.00		2,000,000.00	0.00	2,000,000.00	0.70%
161208C	3/8/2017	4M	Term Series 4M		1,000,000.00		1,000,000.00	0.00	1,000,000.00	0.45%
170202	1/30/2018	4M	Term Series 4M			1,000,000.00	0.00	1,000,000.00	1,000,000.00	0.85%
171208A	3/29/2018	4M	Term Series 4M	249114		500,000.00	0.00	500,000.00	500,000.00	1.23%
171208B	6/28/2018	4M	Term Series 4M	249104		500,000.00	0.00	500,000.00	500,000.00	1.28%
171208C	12/10/2018	4M	Term Series 4M	249093		1,000,000.00	0.00	1,000,000.00	1,000,000.00	1.40%
171109A	2/28/2018	4M	Term Series 4M			500,000.00	0.00	500,000.00	500,000.00	1.05%
171109B	5/10/2018	4M	Term Series 4M			500,000.00	0.00	500,000.00	500,000.00	1.13%
170831	8/31/2018	4M	Term Series 4M			750,000.00	0.00	750,000.00	750,000.00	1.20%
170804	12/1/2017	4M	Term Series 4M			1,000,000.00	1,000,000.00	0.00	1,000,000.00	1.05%
170629A	6/29/2018	4M	Term Series 4M			2,000,000.00	0.00	2,000,000.00	2,000,000.00	1.20%
170509	11/9/2017	4M	Term Series 4M			1,000,000.00	1,000,000.00	0.00	1,000,000.00	0.88%
170406A	10/5/2017	4M	Term Series 4M			1,000,000.00	1,000,000.00	0.00	1,000,000.00	0.80%
170406B	4/13/2018	4M	Term Series 4M			1,000,000.00	0.00	1,000,000.00	1,000,000.00	0.92%
160927B	3/28/2017	4M	Term Series 4M		1,000,000.00		1,000,000.00	0.00	1,000,000.00	0.43%
160722B	1/23/2017	4M	Term Series 4M		500,000.00		500,000.00	0.00	500,000.00	0.43%
160825A	8/25/2017	4M	Term Series 4M		752,400.00		752,400.00	0.00	752,400.00	0.60%
160825B	8/25/2017	4M	CD-CIT BANK/ONEWEST-	58978	247,600.00		247,600.00	0.00	247,600.00	0.95%
14M1205C	10/11/2017	4M	CD-SONABANK (BOND PI	57968	161,000.00		161,000.00	0.00	161,000	0.75%
								7,750,000.00		
150701A	2/1/2020	BAIRD	WINTHROP MN TAX	976367ND0	290,000.00		0.00	290,000.00	290,000	2.43%
160322A	3/22/2021	BAIRD	FNMA	3136H3BT1	250,000.00		0.00	250,000.00	250,000	1.00%
160420A	2/1/2017	BAIRD	MINNENOTONKA MN ISI	604204QS9	120,000.00		120,000.00	0.00	120,000	1.04%
160322B	1/1/2020	BAIRD	MINNENOTONKA MN ISI	604195D20	100,000.00		0.00	100,000.00	100,000	1.55%
160323	3/23/2021	BAIRD	FNMA	3136G3CJ2	300,000.00		300,000.00	0.00	300,000	1.00%
150701B	2/1/2021	BAIRD	WINTHROP MN TAX	976367NE8	305,000.00		0.00	305,000.00	305,000	2.68%
140904	9/1/2021	BAIRD	OKLAHOMA TAXABLE	678519RP6	535,000.00		0.00	535,000.00	535,000	2.45%
								1,480,000.00		
160826A	8/27/2018	ICD SEC	CD-ADMIRALS BANK	007220AM8	200,000.00		0.00	200,000.00	200,000	1.00%
170629B	12/31/2018	ICD SEC	CD-ALLY BANK	02006L3SO		100,000.00	0.00	100,000.00	100,000	1.50%
171012	10/13/2020	ICD SEC	CD-ALLY BANK	03006L5Z2		74,000.00	0.00	74,000.00	74,000	1.95%
141212A	6/12/2017	ICD SEC	CD-ALLY BANK	02006LMP5	100,000.00		100,000.00	0.00	100,000	1.20%
160330B	10/2/2017	ICD SEC	CD-ALLY BANK	02006LZH9	74,000.00		74,000.00	0.00	74,000	0.85%
160728B	7/30/2018	ICD SEC	CD-ALLY BANK	02006LH30	75,000.00		0.00	75,000.00	75,000	1.00%
150710B	7/10/2017	ICD SEC	CD-AMERICAN COMMER	02519TAC0	250,000.00		250,000.00	0.00	250,000.00	1.00%
170829B	3/1/2019	ICD SEC	CD-AMERICAN EXPRESS	02587DX45		249,000.00	0.00	249,000.00	249,000	1.65%
170829A	5/29/2020	ICD SEC	CD-AMERICAN EXPRESS	02587CFQ8		249,000.00	0.00	249,000.00	249,000	1.75%
160930C	4/6/2018	ICD SEC	CD-AMERICAN NATIONA	02771RAQ6	249,000.00		0.00	249,000.00	249,000.00	0.90%
160930A	4/2/2018	ICD SEC	CD-AMERICAN NATIONA	02771PNK9	157,000.00		0.00	157,000.00	157,000.00	0.85%
140725B	1/25/2017	ICD SEC	CD-AMERICAN WEST BA	03059OD59	200,000.00		200,000.00	0.00	200,000	0.80%
151230A	6/30/2017	ICD SEC	CD-APPLE BANK FOR SA	03784JPH1	250,000.00		250,000.00	0.00	250,000.00	1.00%
170630A	6/29/2018	ICD SEC	CD-BANK BARODA	06062RAU6		98,000.00	0.00	98,000.00	98,000	1.25%
150415	4/13/2017	ICD SEC	CD-BANK CASTILE	061077BC6	150,000.00		150,000.00	0.00	150,000	0.70%
160615	6/15/2018	ICD SEC	CD-BANK LEUMI USA	063248FQ6	250,000.00		0.00	250,000.00	250,000	1.05%
170413	4/13/2018	ICD SEC	CD-BANK OF BARODA	06062Q2P8		151,000.00	0.00	151,000.00	151,000	1.05%
170517	5/17/2018	ICD SEC	CD-BANK OF CHINA	06426WFAS		99,000.00	0.00	99,000.00	99,000	1.00%
160707	7/7/2017	ICD SEC	CD-BANK OF CHINA	06426TSQ3	149,000.00		149,000.00	0.00	149,000	0.70%
160210B	2/10/2017	ICD SEC	CD-BANK OF CHINA	06426TPK9	100,000.00		100,000.00	0.00	100,000	0.70%
171220B	12/20/2018	ICD SEC	CD-BANK OF CHINA	06426WXH0		150,000.00	0.00	150,000.00	150,000	1.45%
160826B	8/27/2018	ICD SEC	CD-BANK OF HOPE	062683AB3	249,000.00		0.00	249,000.00	249,000	1.00%
161230B	12/29/2017	ICD SEC	CD-BANK OF INDIA	06279HUR2	249,000.00		249,000.00	0.00	249,000	1.00%
150630B	3/30/2017	ICD SEC	CD-BANK OF NORTH CAI	06414QVR7	250,000.00		250,000.00	0.00	250,000	0.85%
151130B	11/30/2017	ICD SEC	CD-BANK UNITED	066519BC2	250,000.00		250,000.00	0.00	250,000.00	1.10%
170125B	1/25/2019	ICD SEC	CD-BANKERS West BANK	06610YFQ5		109,000.00	0.00	109,000.00	200,000	1.00%
170630B	12/28/2018	ICD SEC	CD-BAR HARBOR	066851VR4		249,000.00	0.00	249,000.00	249,000	1.50%
140716	7/16/2019	ICD SEC	CD-BARCLAYS BANK	0674OKHF7	250,000.00		0.00	250,000.00	250,000	2.05%
160706	6/7/2017	ICD SEC	CD-BEAL BANK	0737OWZX7	249,000.00		249,000.00	0.00	249,000	0.70%
171228C	12/27/2019	ICD SEC	CD-BELL BANK	07815AAT4		249,000.00	0.00	249,000.00	249,000	1.95%
151223	7/24/2017	ICD SEC	CD-BLC COMMUNITY BA	05549CGA2	250,000.00		250,000.00	0.00	250,000.00	1.05%
150923	9/22/2017	ICD SEC	CD-BMO HARRIS	05573J4P3	250,000.00		250,000.00	0.00	250,000.00	1.10%
170714A	1/14/2018	ICD SEC	CD-BMW BANK	05580AJP0		149,000.00	0.00	149,000.00	149,000	1.50%
161130	11/30/2018	ICD SEC	CD-BMW BANK OF NORT	05580AFN9	100,000.00		0.00	100,000.00	100,000	1.30%
150626B	6/26/2017	ICD SEC	CD-BMW BANK OF NORT	0558OABY9	150,000.00		150,000.00	0.00	150,000	1.05%
171229A	12/27/2019	ICD SEC	CD-BRICKELL BANK	10801DAM3		249,000.00	0.00	249,000.00	249,000	2.00%
151231	6/30/2017	ICD SEC	CD-BRICKELL BANK	10801DAA9	250,000.00		250,000.00	0.00	250,000.00	1.00%
160729A	4/30/2018	ICD SEC	CD-BROOKLINE BANK	113730CE6	176,000.00		0.00	176,000.00	176,000	0.85%
170131	7/31/2019	ICD SEC	CD-CAPE COD	13934CAB3		249,000.00	0.00	249,000.00	200,000	1.00%
170111	1/11/2019	ICD SEC	CD-CAPITAL ONE BANK	140420S92		148,000.00	0.00	148,000.00	200,000	1.00%

2017 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2017	PURCH 2017	SOLD/ MATURE 2017	BV PRIN BAL 12/31/2017	PAR	YTM
150624	12/26/2017	ICD SEC	CD-CAPITAL ONE BANK	29266NK71	100,000.00		100,000.00	0.00	100,000	1.30%
150715A	7/16/2018	ICD SEC	CD-CAPITAL ONE BANK	14042E4R8	250,000.00		0.00	250,000.00	250,000.00	1.60%
150930B	3/30/2017	ICD SEC	CD-CARDINAL BANK	14147VFD3	250,000.00		250,000.00	0.00	250,000.00	0.80%
160330A	6/30/2017	ICD SEC	CD-CELTIC BANK UT	15118RKY2	250,000.00		250,000.00	0.00	250,000	0.70%
170330B	9/30/2019	ICD SEC	CD-CENTRAL FEDERAL S	15347EAE9		249,000.00	0.00	249,000.00	249,000	1.55%
170728C	7/29/2019	ICD SEC	CD-CITIZENS STATE BAN	17669WGF6		249,000.00	0.00	249,000.00	249,000	1.65%
170331	9/30/2019	ICD SEC	CD-CITIZENS STATE BAN	17668UAP5		103,000.00	0.00	103,000.00	103,000	1.50%
160826C	2/28/2019	ICD SEC	CD-COMENITY CAP BANI	20033ARR9	249,000.00		0.00	249,000.00	249,000	1.20%
170208	8/8/2018	ICD SEC	CD-COMMERCIAL BANK	20146AAC4		101,000.00	0.00	101,000.00	101,000	1.20%
151130A	11/30/2017	ICD SEC	CD-COMPASS BANK	20451PNZ5	250,000.00		250,000.00	0.00	250,000.00	1.15%
150715B	7/17/2017	ICD SEC	CD-CONESTOGA BANK	20701PBQ6	250,000.00		250,000.00	0.00	250,000.00	1.00%
170928	3/27/2020	ICD SEC	CD-CONNECTONE BANK	20786ABV6		249,000.00	0.00	249,000.00	249,000	1.80%
171129B	11/29/2019	ICD SEC	CD-CRESCOM BANK	225862DH1		249,000.00	0.00	249,000.00	249,000	1.70%
150717	1/17/2017	ICD SEC	CD-CRESCOM BANK	225862CE9	250,000.00		250,000.00	0.00	250,000.00	0.65%
140723A	1/23/2018	ICD SEC	CD-CUSTOMERS BANK	23204HBR8	200,000.00		0.00	200,000.00	200,000	1.30%
170719A	7/19/2019	ICD SEC	CD-DISCOVER BANK	2546726A1		100,000.00	0.00	100,000.00	100,000	1.65%
150715C	7/17/2017	ICD SEC	CD-DISCOVER BANK	254672SC3	100,000.00		100,000.00	0.00	100,000.00	1.15%
150730	7/30/2018	ICD SEC	CD-DISCOVER BANK	254672TA6	149,000.00		0.00	149,000.00	149,000.00	1.70%
151218A	3/20/2017	ICD SEC	CD-DMB COMMUNITY B/	23322GKG1	250,000.00		250,000.00	0.00	250,000.00	0.70%
160720	7/20/2018	ICD SEC	CD-EAGLE BANK	27002YCX2	249,000.00		0.00	249,000.00	249,000	0.90%
170724	7/24/2019	ICD SEC	CD-EAST BOSTON SAVIN	27119PBU4		249,000.00	0.00	249,000.00	249,000	1.65%
151218C	6/15/2017	ICD SEC	CD-EAST BOSTON SAVIN	27113PAT8	250,000.00		250,000.00	0.00	250,000.00	1.00%
170719C	7/19/2019	ICD SEC	CD-ENERBANK	29266N5Q6		249,000.00	0.00	249,000.00	249,000	1.65%
150515	5/15/2017	ICD SEC	CD-ENERBANK	29266NK71	99,000.00		99,000.00	0.00	99,000	0.90%
170228	5/1/2019	ICD SEC	CD-ESSA BANK & TRUST	29667RPN7		249,000.00	0.00	249,000.00	249,000	1.40%
160129	1/29/2018	ICD SEC	CD-EVERBANK	29976DH94	248,000.00		0.00	248,000.00	250,000	1.10%
151125	11/27/2017	ICD SEC	CD-FIRST BANK PUERTO	33767ASC6	250,000.00		250,000.00	0.00	250,000.00	1.20%
170630C	12/31/2018	ICD SEC	CD-FIRST BANK SOUTHE	31931TEP6		249,000.00	0.00	249,000.00	249,000	1.50%
170731	1/31/2019	ICD SEC	CD-FIRST COMMERCIAL	31984GEF2		249,000.00	0.00	249,000.00	249,000	1.45%
151113	11/13/2017	ICD SEC	CD-FIRST MERIT BANK	320844PU1	250,000.00		250,000.00	0.00	250,000.00	1.00%
160816	2/16/2018	ICD SEC	CD-FIRST NATIONAL BAI	332135GM8	249,000.00		0.00	249,000.00	249,000	0.90%
151218B	6/18/2018	ICD SEC	CD-FIRST SOURCE BANK	33646CFY5	250,000.00		0.00	250,000.00	250,000.00	1.25%
151029	10/27/2017	ICD SEC	CD-FRIST TEXOMA NATI	33717WAA2	100,000.00		100,000.00	0.00	100,000	0.85%
140822	2/22/2017	ICD SEC	CD-GE CAPITAL BANK	36161TX59	49,000.00		49,000.00	0.00	49,000	1.00%
130301	3/1/2018	ICD SEC	CD-GE CAPITAL BANK	3616ITJB2	200,000.00		0.00	200,000.00	200,000	1.10%
170327	7/27/2018	ICD SEC	CD-GNB BANK	36198JCP7		249,000.00	0.00	249,000.00	249,000	1.20%
150629	1/30/2017	ICD SEC	CD-GNB BANK	36198JAX2	250,000.00		250,000.00	0.00	250,000	0.80%
170726	7/27/2020	ICD SEC	CD-GOLDMAN SACHS	38148PLS4		249,000.00	0.00	249,000.00	249,000	1.85%
150930A	3/30/2017	ICD SEC	CD-GOLDMAN SACHS	38148JP62	100,000.00		100,000.00	0.00	100,000.00	0.85%
140828	2/28/2017	ICD SEC	CD-GREAT SOUTHERN B,	3912OVRK2	249,000.00		249,000.00	0.00	249,000	1.00%
140717	4/17/2017	ICD SEC	CD-GUARANTY BANK &	40082OBK1	250,000.00		250,000.00	0.00	250,000	0.85%
171215A	12/16/2019	ICD SEC	CD-HAMNI BANK	410193CR9		249,000.00	0.00	249,000.00	249,000	1.85%
171130C	11/29/2019	ICD SEC	CD-HENRY COUNTY BAN	426336BM4		200,000.00	0.00	200,000.00	200,000	1.80%
160729B	3/29/2018	ICD SEC	CD-HERITAGE BANK	42724JDF9	249,000.00		0.00	249,000.00	249,000	0.85%
160824	8/24/2018	ICD SEC	CD-HSBC BANK	404344BG1	249,000.00		249,000.00	0.00	249,000	1.10%
160721A	7/23/2018	ICD SEC	CD-INDEPENDENCE BAN	4534OKDP1	249,000.00		0.00	249,000.00	249,000	0.90%
161216A	12/17/2018	ICD SEC	CD-INVESTORS SAVINGS	46176PFV2	249,000.00		0.00	249,000.00	249,000	1.35%
151216B	1/17/2017	ICD SEC	CD-ION BANK	46203PAC6	208,000.00		208,000.00	0.00	208,000.00	0.75%
151211A	6/12/2017	ICD SEC	CD-ISRAEL DISCOUNT B/	465076HV2	250,000.00		250,000.00	0.00	250,000.00	1.00%
160831	8/31/2018	ICD SEC	CD-JP MORGAN CHASE	48126XCN3	249,000.00		0.00	249,000.00	249,000	1.05%
170927	9/27/2019	ICD SEC	CD-KEY BANK	49306SYU4		100,000.00	0.00	100,000.00	100,000	1.65%
170222	2/28/2019	ICD SEC	CD-KEY BANK	493065XF8		149,000.00	0.00	149,000.00	149,000	1.55%
171013	10/15/2019	ICD SEC	CD-LAKESIDE BANK	51210SNQ6		101,000.00	0.00	101,000.00	101,000	1.60%
161019	10/19/2018	ICD SEC	CD-LAKESIDE BANK	51210SLX3	100,000.00		0.00	100,000.00	100,000	1.05%
170929	3/27/2020	ICD SEC	CD-LANDMARK COMM B	51507LBM5		249,000.00	0.00	249,000.00	249,000	1.85%
160115	7/17/2017	ICD SEC	CD-LINCOLN PARK SAVI	53468JAG7	250,000.00		250,000.00	0.00	250,000	1.00%
161230A	12/30/2019	ICD SEC	CD-M BANK	55275FKK3	160,000.00		0.00	160,000.00	160,000	1.55%
161215	2/14/2019	ICD SEC	CD-MAIN STREET BANK	56034WAP6	249,000.00		0.00	249,000.00	200,000	1.45%
171220A	12/20/2019	ICD SEC	CD-MB FINANCIAL	55266CXT8		249,000.00	0.00	249,000.00	249,000	1.85%
150710A	7/10/2017	ICD SEC	CD-MB FINANCIAL	55266CMR4	250,000.00		250,000.00	0.00	250,000.00	1.00%
170714B	1/14/2019	ICD SEC	CD-MEDALLION BANK	58403D7B6		249,000.00	0.00	249,000.00	249,000	1.50%
140610	6/9/2017	ICD SEC	CD-MEDALLION BANK	58403BP26	250,000.00		250,000.00	0.00	250,000	1.00%
170721	7/22/2019	ICD SEC	CD-MERRICK BANK	59013JZB8		249,000.00	0.00	249,000.00	249,000	1.70%
150130	1/30/2017	ICD SEC	CD-MERRICK BANK	59013JDA4	100,000.00		100,000.00	0.00	100,000	0.75%
171214A	6/14/2019	ICD SEC	CD-MIDLAND STATES BA	59774QFF4		249,000.00	0.00	249,000.00	249,000	1.75%
160413	10/13/2017	ICD SEC	CD-MIDLANDS SB, IL	59774QE44	250,000.00		250,000.00	0.00	250,000	0.85%
170714C	7/15/2019	ICD SEC	CD-MIDSOUTH BANK	59805FAB5		249,000.00	0.00	249,000.00	249,000	1.70%
171214B	12/16/2019	ICD SEC	CD-MORGAN STANLEY B	61747MD65		249,000.00	0.00	249,000.00	249,000	2.00%
170728B	1/28/2020	ICD SEC	CD-NATIONWIDE BANK	63861NAH8		249,000.00	0.00	249,000.00	249,000	1.75%
151031	1/4/2018	ICD SEC	CD-NOA BANK	65487TBD2	150,000.00		0.00	150,000.00	150,000	0.90%
170330A	4/1/2019	ICD SEC	CD-NORTHFIELD BANK	66612ABG2		249,000.00	0.00	249,000.00	249,000	1.45%
160210A	2/9/2018	ICD SEC	CD-ORIENTAL BANK	686184WS7	200,000.00		0.00	200,000.00	200,000	1.20%
161221	6/21/2019	ICD SEC	CD-ORRSTOWN BANK	687377EA5	249,000.00		0.00	249,000.00	249,000	1.50%
171215B	6/15/2020	ICD SEC	CD-PACIFIC CITY BANK	69406PCT4		249,000.00	0.00	249,000.00	249,000	1.90%

2017 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2017	PURCH 2017	SOLD/ MATURE 2017	BV PRIN BAL 12/31/2017	PAR	YTM
170719B	7/19/2019	ICD SEC	CD-PEOPLES UNITED BAI	71270QQZZ		249,000.00	0.00	249,000.00	249,000	1.65%
170727	10/28/2019	ICD SEC	CD-PILOT BANK	721531BT7		249,000.00	0.00	249,000.00	249,000	1.65%
170728A	7/27/2018	ICD SEC	CD-PINNACLE BANK	72345SFJS		249,000.00	0.00	249,000.00	249,000	1.35%
171130B	11/29/2019	ICD SEC	CD-PONCE DELEON	73233AM1		53,000.00	0.00	53,000.00	53,000	1.70%
161229	6/29/2018	ICD SEC	CD-PREFERRED BANK	740367FE2	249,000.00		0.00	249,000.00	249,000	1.15%
170317	9/17/2018	ICD SEC	CD-PRIVATE BANK & TR	74267GVR5		200,000.00	0.00	200,000.00	200,000	1.15%
161228A	6/28/2018	ICD SEC	CD-PROVIDENCE BANK	74374MAD6	249,000.00		0.00	249,000.00	249,000	1.20%
171127	3/1/2019	ICD SEC	CD-ROCKFORD BANK &	77315PBM3		249,000.00	0.00	249,000.00	249,000	1.75%
161207	6/7/2018	ICD SEC	CD-ROLLSTONE BANK &	77579ABW5	200,000.00		0.00	200,000.00	200,000	1.15%
170125C	1/25/2019	ICD SEC	CD-RONDOUT SAVINGS I	776322AR0		200,000.00	0.00	200,000.00	200,000	1.00%
171222	9/23/2019	ICD SEC	CD-SACO & BIDDEFORD	78577TAV7		249,000.00	0.00	249,000.00	249,000	1.85%
160916	9/17/2018	ICD SEC	CD-SAFRA NATIONAL BA	78/658QYZ0	249,000.00		0.00	249,000.00	249,000.00	1.10%
171213	12/13/2019	ICD SEC	CD-SALLIE MAE BANK	795450G41		249,000.00	0.00	249,000.00	249,000	1.95%
140924	9/25/2017	ICD SEC	CD-SALLIE MAE BANK	40082OBK1	249,000.00		249,000.00	0.00	249,000	1.40%
160224A	8/24/2017	ICD SEC	CD-SANTANDER BANK	80280JLV3	250,000.00		250,000.00	0.00	250,000	0.95%
171229B	12/29/2020	ICD SEC	CD-STATE BANK OF FEN	856188AV9		249,000.00	0.00	249,000.00	249,000	2.15%
170623	6/24/2019	ICD SEC	CD-STATE BANK OF INDI	856285BZ3		249,000.00	0.00	249,000.00	249,000	1.70%
160930D	4/30/2018	ICD SEC	CD-STEARNS BANK	857894RN1	249,000.00		0.00	249,000.00	249,000.00	0.95%
161228B	6/28/2019	ICD SEC	CD-STEUBEN TR CO	860010BG1	160,000.00		0.00	160,000.00	160,000	1.40%
170630D	6/28/2019	ICD SEC	CD-SUMMIT COMMUNIT	86604XLX2		205,000.00	0.00	205,000.00	205,000	1.55%
140305	3/6/2017	ICD SEC	CD-SYNOVOUS BANK	87164DEB2	200,000.00		200,000.00	0.00	200,000	0.85%
161123	5/23/2018	ICD SEC	CD-TCF NATIONAL BANK	872278XK7	100,000.00		0.00	100,000.00	100,000	0.90%
170922	5/26/2020	ICD SEC	CD-TEXAS EXCHANGE B.	88241TCA6		249,000.00	0.00	249,000.00	249,000	1.85%
171027	10/27/2020	ICD SEC	CD-THIRD FEDERAL SAV	88413QBS6		249,000.00	0.00	249,000.00	249,000	1.95%
160721B	1/22/2018	ICD SEC	CD-TRANSPORTATION A	89388CBE7	249,000.00		0.00	249,000.00	249,000	0.75%
141209	9/27/2017	ICD SEC	CD-UNITED BANK	909552AQ4	250,000.00		250,000.00	0.00	250,000	0.65%
170421	4/22/2019	ICD SEC	CD-UNITED COMMUNITY	90983HAC8		249,000.00	0.00	249,000.00	249,000	1.40%
171130A	11/29/2019	ICD SEC	CD-UNIVEST NATIONAL	91527PBF3		249,000.00	0.00	249,000.00	249,000	1.75%
161219	12/19/2018	ICD SEC	CD-WEB BANK	947547JJ5	249,000.00		0.00	249,000.00	249,000	1.40%
160617	6/18/2018	ICD SEC	CD-WELLS FARGO BANK	9497485X1	150,000.00		0.00	150,000.00	150,000	1.20%
150925	9/25/2017	ICD SEC	CD-WELLS FARGO BANK	9497482H9	100,000.00		100,000.00	0.00	100,000.00	1.00%
151211B	12/11/2017	ICD SEC	CD-WEX BANK	92937CDH8	250,000.00		250,000.00	0.00	250,000.00	1.20%
170125A	1/25/2019	ICD SEC	CD-WHITNESY BANK	966594AV5		249,000.00	0.00	249,000.00	249,000	1.00%
160930B	4/2/2018	ICD SEC	CD-WOOD & HUSTON BA	978208AA4	249,000.00		0.00	249,000.00	249,000.00	1.00%
170112	1/11/2019	ICD SEC	CD-WORLDS FOREMOST	981571CS9		100,000.00	0.00	100,000.00	200,000	1.00%
170119	1/18/2019	ICD SEC	CD-WORLDS FOREMOST	981571CU4		100,000.00	0.00	100,000.00	200,000	1.00%
160525	8/25/2017	ICD SEC	CD-Z BANK	98878BAD0	249,000.00		249,000.00	0.00	249,000	0.75%
171214C	6/14/2019	ICD SEC	CD-ZB (ZION)	98878BLQ9		249,000.00	0.00	249,000.00	249,000	1.80%
			2016 Investments & MM					21,455,000.00		
090102B	12/25/2018	Com Sec	FNR 2003-120 BY	31393UGR8	13,715.78		10,143.73	3,572.05	200,000	3.98%
								3,572.05		
160606	5/1/2020	Northland	ANCHOR BAY MI SCH DI	032879-TC-2	500,000.00		0.00	500,000.00	500,000	2.12%
161114B	2/1/2024	Northland	ANDOVER MN TAX	034313-ZU-3	300,000.00		0.00	300,000.00	300,000	2.25%
130412	2/1/2024	Northland	BECKER MN TAX	075671LJ4	50,000.00		0.00	50,000.00	50,000	2.75%
160317	2/1/2019	Northland	BECKER MN TAX	075663YH9	645,000.00		0.00	645,000.00	645,000	1.15%
150903	11/1/2018	Northland	BROOKFIELD WI, TAXAB	112857-BL-0	500,000.00		0.00	500,000.00	500,000	2.20%
110310	2/1/2020	Northland	BROOKLYN CENTER ISD	113853-KG-9	285,000.00		0.00	285,000.00	285,000	4.65%
120215B	6/1/2026	Northland	CEDAR RAPIDS IO TAX	150528-JU-2	50,000.00		0.00	50,000.00	50,000	4.55%
120606B	6/1/2022	Northland	CEDAR RAPIDS IO TAX	150528-N2-6	135,000.00		0.00	135,000.00	135,000	2.50%
120606A	6/1/2023	Northland	CEDAR RAPIDS IO TAX	150528-PA-9	140,000.00		0.00	140,000.00	140,000	2.70%
140620	12/1/2020	Northland	CELINA OHIO SCHOOL D	151069-FD-8	300,000.00		0.00	300,000.00	300,000	2.13%
130815A	12/1/2020	Northland	CHASKA, MN TAX	161664-DY-0	75,000.00		0.00	75,000.00	75,000	2.50%
130815B	12/1/2021	Northland	CHASKA, MN TAX	161664-DZ-7	75,000.00		0.00	75,000.00	75,000	2.75%
140502	2/15/2020	Northland	COLLINGSWOOD NJ TAX	194756-PQ-9	145,000.00		0.00	145,000.00	145,000	3.00%
140730A	6/1/2019	Northland	DES MOINES IA TAXABLI	25009X-GB-5	115,000.00		0.00	115,000.00	115,000	2.00%
140730B	6/1/2020	Northland	DES MOINES IA TAXABLI	25009X-GC-3	145,000.00		0.00	145,000.00	145,000	2.10%
170109	6/1/2022	Northland	DESMOINES IA TAX	250097-J3-7		200,000.00	0.00	200,000.00	200,000	2.30%
17128A	4/1/2018	Northland	BURLINGTON WIS REFU	122133-KW-0		25,000.00	0.00	25,000.00	25,000	1.50%
171218B	3/1/2020	Northland	GLENDALE RIVER HILLS	378541-CN-4		135,000.00	0.00	135,000.00	135,000	1.35%
171218C	2/15/2018	Northland	HALE COUNTY TAX	405468-CN-7		25,000.00	0.00	25,000.00	25,000	3.00%
171228A	2/1/2020	Northland	SCOTT COUNTY TAX	809557-AY-7		60,000.00	0.00	60,000.00	60,000	2.15%
171228B	2/1/2021	Northland	SCOTT COUNTY TAX	809557-AZ-4		115,000.00	0.00	115,000.00	115,000	2.20%
141104	2/1/2022	Northland	DULUTH MN TAXABLE	264438-G5-5	150,000.00		0.00	150,000.00	150,000	3.00%
151217A	12/1/2018	Northland	FARGO ND TAXABLE	30747N-BC-7	435,000.00		0.00	435,000.00	435,000	1.40%
151217B	12/1/2017	Northland	FARGO ND TAXABLE	30747N-BB-9	395,000.00		395,000.00	0.00	395,000	1.00%
151216A	6/14/2018	Northland	FFCB	3133EF-SH-1	500,000.00		0.00	500,000.00	500,000	1.17%
140326	9/26/2017	Northland	FHLB	313OA15P9	350,000.00		350,000.00	0.00	350,000	1.00%
151119B	11/19/2021	Northland	FNMA	3136GSSA6	400,000.00		400,000.00	0.00	400,000	1.00%
170712	7/1/2021	Northland	GARDENDALE ALA TAX	365478-DQ-6		240,000.00	0.00	240,000.00	240,000	2.20%
171129A	2/1/2019	Northland	CHASKA, MN TAX	161664-G4-7		120,000.00	0.00	120,000.00	120,000	1.70%
150601	6/1/2017	Northland	HAWKEYE COMMUNITY	42016A-KH-3	190,000.00		190,000.00	0.00	190,000	0.90%

2017 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2017	PURCH 2017	SOLD/ MATURE 2017	BV PRIN BAL 12/31/2017	PAR	YTM
170823A	3/1/2018	Northland	HAWLEY MN SCHOOL DI	420416-EY-1		150,000.00	0.00	150,000.00	150,000	1.40%
140320A	3/1/2019	Northland	HAWLEY MN SCHOOL DI	420416-EZ-8	390,000.00		0.00	390,000.00	390,000	1.85%
140117	11/1/2019	Northland	HONOLULU TAXABLE	438670-Q4-6	275,000.00		0.00	275,000.00	275,000	1.84%
110114A	2/1/2017	Northland	HOPKINS ISD #270	439881-HB-2	100,000.00		100,000.00	0.00	100,000	2.75%
150109	10/1/2022	Northland	HUBBARD COUNTY TAX	443348-DE-4	135,000.00		0.00	135,000.00	140,000	2.70%
121211D	6/1/2017	Northland	IOWA WESTERN COMM (	462612-QM-7	100,000.00		100,000.00	0.00	100,000	0.85%
120321	3/1/2022	Northland	MADISION WI SCHOOL D	558495-KN-6	500,000.00		0.00	500,000.00	500,000	2.50%
150708	2/1/2019	Northland	MAPLEWOOD MN TAX	56557-UM-5	350,000.00		0.00	350,000.00	350,000	1.80%
161101	3/1/2019	Northland	MARSHFIELD WI TAX	572852-W4-9	145,000.00		0.00	145,000.00	145,000	1.20%
110203A	4/1/2017	Northland	MEDFORD WIS SCHOOL I	58434T-DK-3	40,000.00		40,000.00	0.00	40,000	2.75%
121228B	9/1/2023	Northland	MIDDLETON WIS REFUNI	596782-T6-7	300,000.00		0.00	300,000.00	300,000	2.36%
120214B	9/1/2025	Northland	MIDDLETON WIS REFUNI	596782-TJ-1	315,000.00		0.00	315,000.00	315,000	2.85%
150430	2/1/2022	Northland	MINNETONKA ISD #276	604195-YG-6	270,000.00		0.00	270,000.00	270,000	3.00%
130702A	1/1/2019	Northland	MINNETONKA ISD #276	604195-VW-4	285,000.00		0.00	285,000.00	285,000	1.40%
130702B	1/1/2021	Northland	MINNETONKA ISD #276	604195-VY-0	400,000.00		0.00	400,000.00	400,000	2.10%
120215A	1/1/2028	Northland	MINNETONKA ISD #276	604195-SB-4	50,000.00		0.00	50,000.00	50,000	5.20%
160812	5/1/2023	Northland	MONROE MI TAX	611101-MF-0	190,000.00		0.00	190,000.00	190,000	2.26%
130722	2/1/2021	Northland	MOUND MN TAXABLE	620S35-W4-2	95,000.00		0.00	95,000.00	95,000	2.00%
100803B	2/1/2018	Northland	NEW PRAGUE BAB	648159-TX-9	70,000.00		0.00	70,000.00	70,000	3.75%
100803C	2/1/2019	Northland	NEW PRAGUE BAB	648159-TY-7	45,000.00		0.00	45,000.00	45,000	4.00%
100803D	2/1/2020	Northland	NEW PRAGUE BAB	648159-TZ-4	70,000.00		0.00	70,000.00	70,000	4.25%
141006	6/1/2020	Northland	NORTHEAST IOWA COM!	664214-JQ-7	320,000.00		0.00	320,000.00	320,000	1.90%
161003A	2/1/2018	Northland	OLIVIA MN TAX	681079-YD-5	45,000.00		0.00	45,000.00	45,000	2.00%
161003B	2/1/2019	Northland	OLIVIA MN TAX	681079-YE-3	95,000.00		0.00	95,000.00	95,000	2.00%
161003C	2/1/2020	Northland	OLIVIA MN TAX	681079-YF-0	100,000.00		0.00	100,000.00	100,000	2.00%
111031	6/1/2018	Northland	RACINE WIS TAXABLE	750021-6D-4	755,000.00		0.00	755,000.00	755,000	2.10%
130624A	2/1/2023	Northland	RAMSEY COUNTY TAXAI	751622-HH-7	595,000.00		0.00	595,000.00	595,000	2.75%
130624B	2/1/2022	Northland	RAMSEY COUNTY TAXAI	751622-HG-9	285,000.00		0.00	285,000.00	285,000	2.50%
160420B	10/1/2018	Northland	SHEBOYGAN WIS TAX	82102R-BY-0	250,000.00		0.00	250,000.00	250,000	1.00%
150804	11/1/2018	Northland	SHEBYGAN WISCON REF	82102R-BM-6	800,000.00		0.00	800,000.00	800,000	1.25%
120308A	12/1/2020	Northland	SHOREWOOD WIS TAX	825230-KU-8	150,000.00		0.00	150,000.00	150,000	2.50%
120308B	12/1/2022	Northland	SHOREWOOD WIS TAX	825230-KW-4	150,000.00		0.00	150,000.00	150,000	2.80%
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX	825230-LB-9	225,000.00		0.00	225,000.00	225,000	3.25%
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX	825230-LC-7	465,000.00		0.00	465,000.00	465,000	3.15%
170215	5/1/2019	Northland	SPARTA WIS REFUNDINC	846748-HC-8		100,000.00	0.00	100,000.00	100,000	1.80%
120214B	4/1/2017	Northland	ST FRANCIS ISD#15	789466-PU-7	250,000.00		250,000.00	0.00	250,000	4.40%
161222	2/1/2019	Northland	ST. PAUL MN PORT AUTI	793028-WR-8	145,000.00		0.00	145,000.00	145,000	2.00%
110608	2/1/2019	Northland	WADENA MN BAB	930217-JD-7	95,000.00		0.00	95,000.00	95,000	3.94%
170620A	6/1/2019	Northland	WATERLOO IOWA TAXAI	941647-VS-5		210,000.00	0.00	210,000.00	210,000	1.55%
170620B	6/1/2020	Northland	WATERLOO IOWA TAXAI	941647-VT-3		210,000.00	0.00	210,000.00	210,000	1.75%
130624C	6/1/2018	Northland	WATERLOO IOWA TAXAI	941647-NZ-8	345,000.00		0.00	345,000.00	345,000	2.00%
170823B	10/1/2019	Northland	WESTERN LAKE SUPERIC	958522-XW-9		120,000.00	0.00	120,000.00	120,000	1.20%
150626C	10/1/2017	Northland	WESTERN LAKE SUPERIC	958522-WS-9	245,000.00		245,000.00	0.00	245,000	1.35%
120215C	10/1/2019	Northland	WESTERN LAKE SUPERIC	958522-WU-4	100,000.00		0.00	100,000.00	100,000	3.15%
110816B	10/1/2017	Northland	WESTIN LAKE SUPERIOR	958522-WS-9	350,000.00		350,000.00	0.00	350,000	2.50%
160728A	5/1/2020	Northland	WISCONSIN STATE TAX	97705M-DS-1	500,000.00		0.00	500,000.00	500,000	1.15%
141205A	9/1/2018	Northland	WYANDOTTE KANSAS SI	982696-QE-9	125,000.00		0.00	125,000.00	125,000	1.93%
			2015 Investment					15,685,000.00		
120817A	5/1/2018	UBS	NYC-TAXABLE	64971QTU7	500,000.00		0.00	500,000.00	500,000	1.60%
171211	7/1/2021	UBS	FLORIDA STATE BOARD (	341271AB0	-	235,000.00	0.00	235,000.00	235,000	2.64%
160224B	12/1/2019	UBS	MCLEAN COUNTY IL SCI	582018Ff5	450,000.00		0.00	450,000.00	450,000	2.00%
161208A	4/1/2023	UBS	NEW HOPE CULTURAL EI	64542WAY6	250,000.00		0.00	250,000.00	250,000	2.27%
161208B	11/1/2024	UBS	MICHIGAN FIN AUTH RE'	59447TJX2	250,000.00		0.00	250,000.00	250,000	2.51%
161216B	12/16/2022	UBS	CD-MERCANTIL COMM E	58733ADQ9	245,000.00		0.00	245,000.00	245,000	2.30%
161114A	7/1/2025	UBS	LEXINGTON FAYETTE AI	52909MCA0	300,000.00		0.00	300,000.00	300,000	2.75%
160927A	5/1/2021	UBS	YPSILANTI MI SCHOOL D	987864NY7	405,000.00		0.00	405,000.00	405,000.00	2.18%
160928	3/28/2025	UBS	FHLB	3130A9CN9	300,000.00		0.00	300,000.00	300,000.00	1.25%
160930E	9/30/2019	UBS	CD-JEFFERSON BANK & T	472376AA0	245,000.00		0.00	245,000.00	245,000.00	1.15%
160802	12/1/2027	UBS	TOOLE CITY UT TAX	89033RBU7	400,000.00		0.00	400,000.00	400,000	2.76%
160826D	8/24/2026	UBS	FHLB	3130A8Z63	300,000.00		0.00	300,000.00	300,000	1.25%
160830A	8/28/2026	UBS	FHLB	3130A8ZF3	300,000.00		0.00	300,000.00	300,000	1.50%
160830B	8/28/2023	UBS	FHLMC	3134GAAKO	300,000.00		0.00	300,000.00	300,000	1.25%
160830C	8/1/2022	UBS	NEW YORK CITY TAXAB	64966MED7	300,000.00		0.00	300,000.00	300,000	1.60%
160830D	8/24/2023	UBS	FNMA	3136G32Y0	250,000.00		0.00	250,000.00	250,000	1.13%
160705	11/1/2021	UBS	MICHIGAN STATE TAX	594612CX9	300,000.00		0.00	300,000.00	300,000	1.78%
160718	12/1/2021	UBS	LITTLE MIAMI OHIO SCH	537292KY9	345,000.00		0.00	345,000.00	345,000	1.76%
160726	7/26/2024	UBS	FHLMC	3134G9N78	500,000.00		0.00	500,000.00	500,000	1.25%
160727	5/1/2022	UBS	NORTH BRAND SCHOOL '	657740F50	500,000.00		0.00	500,000.00	500,000	2.08%
160601	2/15/2022	UBS	MCALLEN TAX'	582018Ff5	200,000.00		0.00	200,000.00	200,000	1.75%
160613	12/1/2020	UBS	SCHILLER PARK TAX	8062721LM6	325,000.00		0.00	325,000.00	325,000	2.50%
160526	5/1/2020	UBS	MILAN MICH SCHOOL TA	598801JD1	500,000.00		0.00	500,000.00	500,000	1.51%

2017 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2017	PURCH 2017	SOLD/ MATURE 2017	BV PRIN BAL 12/31/2017	PAR	YTM
160412	5/1/2019	UBS	LINCOLN SD TAX	533883NG5	500,000.00		0.00	500,000.00	500,000	2.03%
160422	5/15/2021	UBS	UNIVERSITY OF CA TAX	91412GFS9	500,000.00		0.00	500,000.00	500,000	1.91%
160428	10/28/2022	UBS	FNMA	3136G3JS5	250,000.00		0.00	250,000.00	250,000	1.00%
161018	7/1/2024	UBS	SELMA ALA TAX	816459QV6	500,000.00		0.00	500,000.00	500,000	2.50%
161026	10/1/2024	UBS	HONOLULU TAX	4386705W7	300,000.00		0.00	300,000.00	300,000	2.37%
130611	5/21/2018	UBS	FNMA	3135GOXDO	750,000.00		0.00	750,000.00	750,000	1.29%
030630A	6/15/2018	UBS	FHR 2628 AB	31393VMQ1C	2,641.38		2,087.88	553.50	200,000	3.12%
030730A	8/25/2018	UBS	FNR 2003-74-KN	31393EAL3C	4,910.50		3,867.93	1,042.57	300,000.00	3.59%
030930A	9/15/2018	UBS	FHR 2677 KH	31394JTP2	56.81		56.88	-0.07	300,000	4.50%
121207	11/1/2018	UBS	NYC GEN TAX	64971QH55	500,000.00		0.00	500,000.00	500,000	1.28%
140710	7/10/2019	UBS	CD-AMERICAN EXPRESS	02587CAC4	240,000.00		240,000.00	0.00	240,000	1.95%
040730A	7/15/2019	UBS	FHR 2822 DB	31395C3S8	6,325.23		5,459.42	865.81	500,000	5.00%
130606B	11/1/2019	UBS	NYC GEN TAX	64971QH63	1,000,000.00		0.00	1,000,000.00	1,000,000	1.73%
150310	4/1/2020	UBS	MONTGOMERY ALA TAX	613035L69	400,000.00		0.00	400,000.00	400,000	2.15%
151207	12/1/2020	UBS	SACRAMENTO TAXABLE	786060BB8	300,000.00		0.00	300,000.00	300,000	3.00%
970625	2/25/2021	UBS	FNMA FNR-1991-7 H	31358FZW2	1,000.00		0.00	1,000.00	129,000	7.84%
970917B	9/15/2021	UBS	FHLMC REMIC SERIES FF	312904GT6C	357.00		276.84	80.16	255,714	7.21%
151119A	11/19/2021	UBS	FNMA	3136G2SA6	500,000.00		500,000.00	0.00	500,000	1.05%
151104	3/1/2022	UBS	NEW YORK TAXALBE	64966KQC0	500,000.00		0.00	500,000.00	500,000	2.26%
001127	7/25/2022	UBS	FNR G92-35	31358PHV2C	981.33		290.47	690.86	75,215	7.49%
021004	8/25/2022	UBS	FNR 1992-125L	31358PS40C	1,076.65		273.37	803.28	52,000	7.00%
020826	10/15/2022	UBS	FHR 1391D	312912LUO	957.62		305.55	652.07	59,990	6.00%
150812	6/1/2023	UBS	CHARLOTTE TAXABLE	161037L61	300,000.00		0.00	300,000.00	300,000	2.65%
010328	6/25/2023	UBS	FHG14A	312916PD5R	2,000.00		0.00	2,000.00	152,000	6.00%
151009	9/1/2024	UBS	NJ ENVIRONMENTAL INF	645791CAO	270,000.00		0.00	270,000.00	270,000	3.15%
151023	10/1/2024	UBS	MADISON TAXABLE	55844RKN3	640,000.00		0.00	640,000.00	640,000	2.39%
150311	3/11/2025	UBS	CD-HBSC BANK	40434ASB6	240,000.00		0.00	240,000.00	240,000	2.25%
								14,657,688.18		
	TOTAL INVESTMENTS				57,425,022.30	25,943,000.00	22,336,762.07	61,031,260.23		
			Unamortized Premiums		1,454,478.04	2,857.00		1,457,335.04		
			Unamortized Discounts		(3,290,662.99)	(4,208.25)		(3,294,871.24)		
			BOW		4,039,093.60	42,724,459.37	40,027,597.68	6,735,955.29		
			Money Market Accounts		5,284,956.44	9,730,958.55	11,414,439.45	3,601,475.54		
			Net Cash and Investments		64,912,887.39	78,397,066.67	73,778,799.20	69,531,154.86		

CC Regular Session **4. 2.**

Meeting Date: 01/09/2018

By: Diana Lund, Finance

Information

Title

Receive November 2017 Financial Reports - General Fund and Enterprise Funds

Purpose/Background:

Purpose: Receive November 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

November 2017 General Fund Financial Report - Budget to Actual

November 2017 Enterprise Funds Financial Reports - Budget to Actual

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:39 PM
Form Started By: Diana Lund		Started On: 12/28/2017 07:35 AM
Final Approval Date: 01/04/2018		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2017 THROUGH PERIOD ENDING: November 30, 2017

GENERAL FUND EXPENDITURES - BY DEPARTMENT -

Dept	-CURRENT YEAR ADOPTED BUDGET-	CURRENT YTD GENERAL LEDGER
Admin	1,977,847.00	1,536,296.22
Com Dev	806,971.00	798,844.39
Contingency	180,448.00	75,891.55
Council	127,259.00	111,463.54
Finance	477,560.00	543,180.90
Fire	895,212.00	778,548.11
Legal	128,600.00	96,435.66
Police	3,453,477.00	2,942,448.93
Public Works	3,081,385.00	2,788,086.05
Grand Total	**11,128,759.00**	**9,671,195.35**

GENERAL FUND EXPENDITURES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Capital Outlay	302,406.00	249,798.30
Debt Service	120,412.00	75,891.55
Other Services & Charges	2,631,607.00	2,150,447.60
Personal Services	7,249,034.00	6,588,475.09
Supplies	825,300.00	606,582.81
Grand Total	**11,128,759.00**	**9,671,195.35**

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	624,601.54
Business Licenses/Permits	49,300.00	31,187.94
Fines and Forfeits	66,000.00	53,647.83
Federal Intergovernmental	7,500.00	-
State Intergovernmental	336,550.00	358,940.22
Interest	100,000.00	-
Local Intergovernmental	8,000.00	-
Miscellaneous	31,000.00	21,537.17
Non-Business Licenses/Permits	462,500.00	653,591.25
Transfers in	762,812.00	258,000.00
Grand Total	**11,128,759.00**	**6,483,890.15**

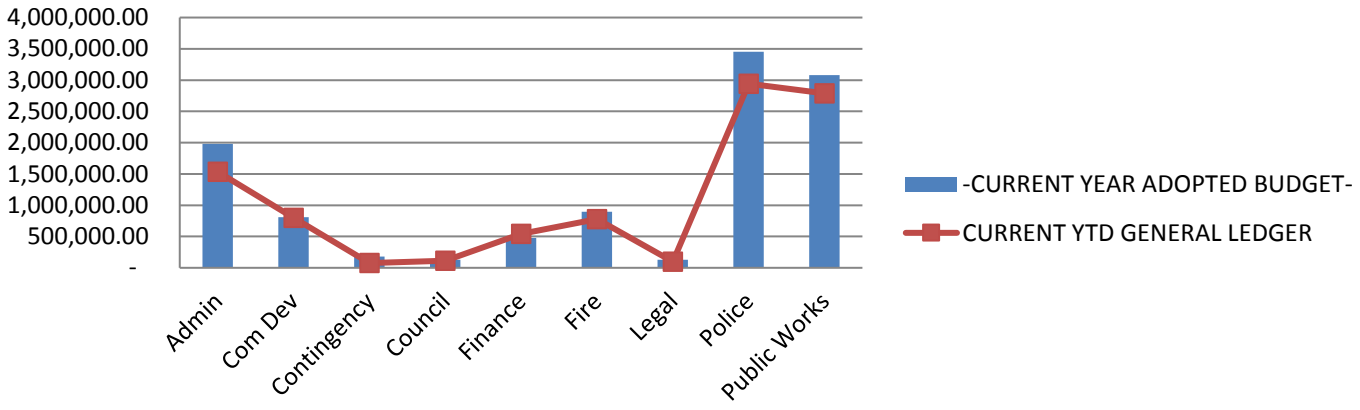
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

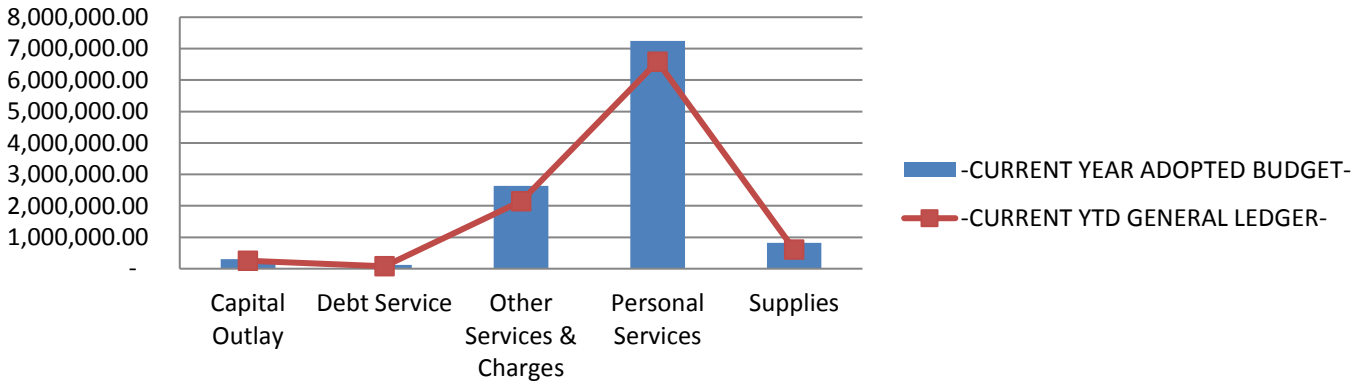
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2017 THROUGH PERIOD ENDING: **November 30, 2017**

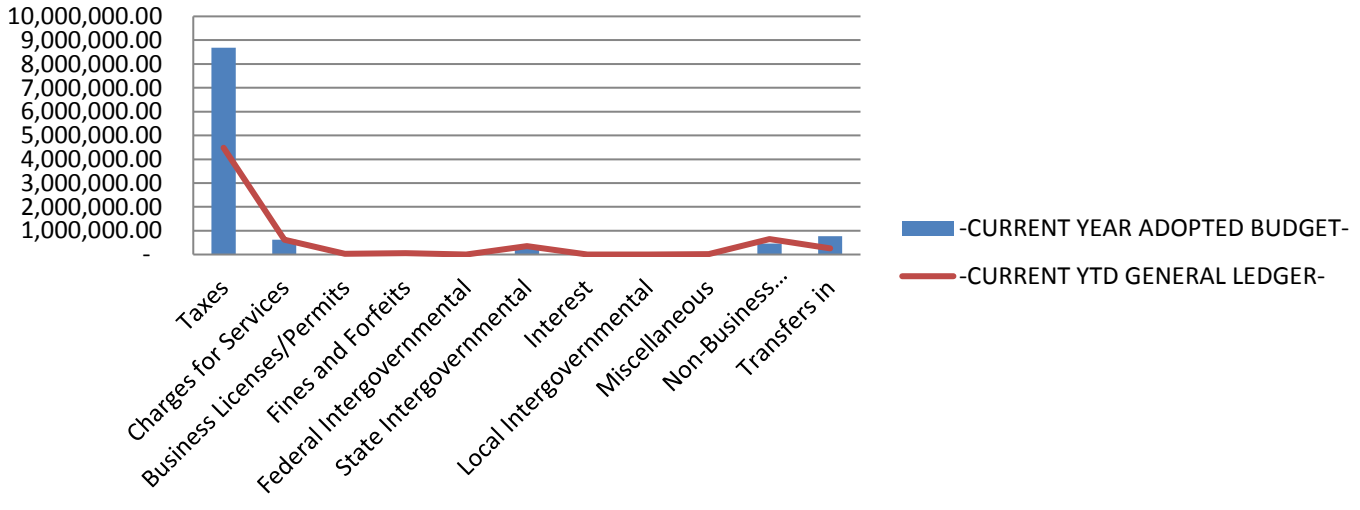
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2017 THROUGH PERIOD ENDING: November 30, 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)	(7,864.13)	65.53%
4609 OTHER MISCELLANEOUS REVENUES	62,000.00	62,554.60	100.89%
4651 WATER REVENUE		30.00	0.00%
4652 WATER SALES - RESIDENTIAL	1,098,237.00	1,088,169.71	99.08%
4653 WATER SALES-COMMERCIAL	859,824.00	644,638.97	74.97%
4654 WATER PENALTIES	37,995.00	32,645.54	85.92%
4655 WATER METER INSTALLATION	10,000.00	18,340.00	183.40%
4656 WATER METERS	25,000.00	43,183.42	172.73%
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)		573,075.00	0.00%
4601 MISCELLANEOUS REVENUE		753.46	0.00%
Grand Total	**2,201,556.00**	**2,465,216.40**	

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	139,182.81	62.26%
6103 FULL TIME-REGULAR-OVERTIME	13,500.00	8,289.49	61.40%
6105 TEMPORARY-WAGES & SALARIES	17,066.00	7,068.38	41.42%
6121 PERA CONTRIBUTIONS	17,779.00	11,868.24	66.75%
6122 FICA/MEDICARE CONTRIBUTIONS	19,574.00	12,542.13	64.08%
6131 GROUP INSURANCE	28,356.00	21,062.25	74.28%
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	1,469.77	41.99%
6225 DIESEL FUEL	4,500.00	3,255.01	72.33%
6229 SHOP MATERIALS	500.00	660.54	132.11%
6231 UNIFORMS & TURN-OUT GEAR	2,800.00	2,646.80	94.53%
6249 MISCELLANEOUS OPERATING SUPPLY	18,000.00	11,852.80	65.85%
6257 OTHER VEHICLE PARTS	7,000.00	1,901.14	27.16%
6273 UTILITY SYSTEM MAINT SUPPLIES	75,000.00	51,096.47	68.13%
6281 SMALL TOOLS & MINOR EQUIPMENT	6,000.00	3,030.83	50.51%
6292 WATER METERS FOR RESALE	40,000.00	45,845.32	114.61%
6315 MISCELLANEOUS PROFESSIONAL SER	190,000.00	12,763.18	6.72%
6322 POSTAGE	1,000.00	2,402.06	240.21%
6323 CELLULAR PHONES	3,000.00	2,048.07	68.27%
6335 TRAINING	1,500.00	1,115.00	74.33%
6352 GENERAL NOTICE & PUBLIC INFOR	700.00	172.00	24.57%
6361 GENERAL LIABILITY/PROPERTY INS	30,554.00	-	0.00%
6371 ELECTRIC UTILITIES	120,000.00	105,655.31	88.05%
6373 GAS	4,000.00	1,549.34	38.73%
6374 REFUSE/RECYCLING	700.00	430.59	61.51%
6381 BUILDING & STRUCTURE REPAIR	2,000.00	-	0.00%
6439 OTHER MISCELLANEOUS	53,000.00	1,771.61	3.34%
6451 MEMBERSHIP DUES	800.00	-	0.00%
6489 OTHER CONTRACTED SERVICES	72,000.00	14,539.19	20.19%
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**	**504,271.94**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2017 THROUGH PERIOD ENDING: November 30, 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, 2017 THROUGH PERIOD ENDING: November 30, 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)	(7,286.56)	66.24%
4273	OTHER STATE GRANTS & AIDS		27,180.81	0.00%
4356	SEWER AVAILABILITY CHARGE-ADM	2,000.00	3,479.00	173.95%
4609	OTHER MISCELLANEOUS REVENUES	15,000.00	2,096.47	13.98%
4661	RESIDENTIAL-SEWER CHARGES	1,138,447.00	870,195.93	76.44%
4662	COMMERCIAL-SEWER CHARGES	350,745.00	271,923.53	77.53%
4663	SEWER PENALTIES	40,152.00	30,167.68	75.13%
4701	INTEREST ON INVESTMENTS	70,000.00	-	0.00%
4702	MISCELLANEOUS INTEREST	15,276.00	14,038.55	91.90%
4606	DEVELOPER FEES (WAC)		217,955.00	0.00%
4601	MISCELLANEOUS REVENUE		753.45	0.00%
Grand Total		**1,620,620.00**	**1,430,503.86**	

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	68,733.44	46.49%
6103	FULL TIME-REGULAR-OVERTIME	-	368.23	0.00%
6105	TEMPORARY-WAGES & SALARIES	-	9,528.79	0.00%
6121	PERA CONTRIBUTIONS	11,090.00	5,932.87	53.50%
6122	FICA/MEDICARE CONTRIBUTIONS	11,404.00	6,156.74	53.99%
6131	GROUP INSURANCE	7,821.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	4,799.00	-	0.00%
6223	GASOLINE	3,500.00	2,713.62	77.53%
6225	DIESEL FUEL	2,500.00	1,930.61	77.22%
6249	MISCELLANEOUS OPERATING SUPPLY	11,500.00	15,826.46	137.62%
6275	OTHER EQUIPMENT PARTS	7,000.00	2,643.26	37.76%
6281	SMALL TOOLS & MINOR EQUIPMENT		41.47	0.00%
6315	MISCELLANEOUS PROFESSIONAL SER	81,000.00	15,991.00	19.74%
6335	TRAINING	1,500.00	830.00	55.33%
6361	GENERAL LIABILITY/PROPERTY INS	18,540.00	-	0.00%
6371	ELECTRIC UTILITIES	15,000.00	13,821.75	92.15%
6373	GAS	3,000.00	847.25	28.24%
6374	REFUSE/RECYCLING	700.00	430.59	61.51%
6377	SEWER SERVICE CHARGE	755,600.00	755,599.80	100.00%
6489	OTHER CONTRACTED SERVICES	22,000.00	22,652.46	102.97%
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**	**958,048.34**	

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, 2017 THROUGH PERIOD ENDING: November 30, 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)	(1,788.33)	71.53%
4681 CHARGES FOR STREET LIGHTS	145,000.00	109,890.07	75.79%
4683 STREET LIGHTING PENALTIES	5,300.00	4,696.70	88.62%
4701 INTEREST ON INVESTMENTS	12,000.00	-	0.00%
4684 PRIORITY STREET LIGHT	45,000.00	37,951.68	84.34%
Grand Total	**204,800.00**	**150,750.12**	

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	87,882.30	67.60%
6489 OTHER CONTRACTED SERVICES	12,000.00	8,784.89	73.21%
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**	**115,667.19**	

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, 2017 THROUGH PERIOD ENDING: **November 30, 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)	(2,144.79)	102.13%
4287	OTHER LOCAL GOVERNMENT GRANTS	66,000.00	42,064.27	63.73%
4609	OTHER MISCELLANEOUS REVENUES	-	611.00	0.00%
4671	RECYCLING CHARGES	302,000.00	229,077.22	75.85%
4672	RECYCLING PENALTIES	8,000.00	6,907.03	86.34%
4701	INTEREST ON INVESTMENTS	2,000.00	-	0.00%
Grand Total		**375,900.00**	**276,514.73**	

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	11,777.70	58.05%
6103	FULL TIME-REGULAR-OVERTIME	-	983.93	0.00%
6104	PART TIME-WAGES & SALARIES	7,280.00	-	0.00%
6105	TEMPORARY-WAGES & SALARIES		663.74	0.00%
6121	PERA CONTRIBUTIONS	1,981.00	1,020.28	51.50%
6122	FICA/MEDICARE CONTRIBUTIONS	2,117.00	963.37	45.51%
6131	GROUP INSURANCE	2,110.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	209.00	-	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	15,500.00	25,470.45	164.33%
6322	POSTAGE	400.00	286.10	71.53%
6489	OTHER CONTRACTED SERVICES	315,000.00	288,817.48	91.69%
6820	OPERATING TRANSFERS TO OTHER F	11,000.00	11,000.00	100.00%
Grand Total		**375,885.00**	**340,983.05**	

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, 2017 THROUGH PERIOD ENDING: **November 30, 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)	(3,216.79)	91.91%
4609	OTHER MISCELLANEOUS REVENUES	-	275.00	0.00%
4693	STORM WATER-RESIDENTIAL	474,000.00	355,943.13	75.09%
4694	STORM WATER-COMMERCIAL	465,800.00	351,936.35	75.56%
4695	STORM WATER-PENALTIES	18,102.00	15,867.32	87.66%
4701	INTEREST ON INVESTMENTS	10,000.00	-	0.00%
Grand Total		**964,402.00**	**720,805.01**	

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	29,047.41	22.91%
6105	TEMPORARY-WAGES & SALARIES	-	1,538.81	0.00%
6121	PERA CONTRIBUTIONS	9,508.00	2,306.25	24.26%
6122	FICA/MEDICARE CONTRIBUTIONS	9,724.00	2,292.87	23.58%
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	4,222.10	105.55%
6249	MISCELLANEOUS OPERATING SUPPLY	10,000.00	4,245.15	42.45%
6257	OTHER VEHICLE PARTS	8,000.00	8,698.79	108.73%
6315	MISCELLANEOUS PROFESSIONAL SER	60,000.00	30,032.50	50.05%
6361	GENERAL LIABILITY/PROPERTY INS	8,000.00	-	0.00%
6371	ELECTRIC UTILITIES	2,800.00	1,834.72	65.53%
6373	GAS	3,000.00	847.23	28.24%
6374	REFUSE/RECYCLING	700.00	430.56	61.51%
6451	MEMBERSHIP DUES	21,000.00	20,965.00	99.83%
6489	OTHER CONTRACTED SERVICES	20,000.00	32,203.88	161.02%
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**	**167,665.27**	

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. 3.**

Meeting Date: 01/09/2018

By: JoAnn Shaw, Community Development

Information

Title

Note the Following Boards and Commissions Meeting Minutes:

- Planning Commission Meeting Minutes Dated November 2, 2017
- Economic Development Authority Meeting Minutes Dated November 9, 2017
- Environmental Policy Board Meeting Minutes Dated November 13, 2017

Attachments

Planning Minutes

EDA Minutes

EPB Minutes

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:37 PM
Form Started By: JoAnn Shaw		Started On: 12/27/2017 10:42 AM
Final Approval Date: 01/04/2018		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, November 2, 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 Surma, to approve the agenda as amended removing approval of Planning Commission Minutes.

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

4. APPROVE PLANNING COMMISSION MINUTES

None.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

DRAFT

5.01: Public Hearing: Consider Request for a Variance to Rear Yard Setbacks to Accommodate an Addition to the Rear of the Home at 15395 Armstrong Boulevard NW; Case of Peter and Lynn Medved.

Public Hearing

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

Presentation

City Planner Anderson presented the staff report stating the City has received an application from Peter and Lynn Medved (the "Applicant") to construct an addition to the rear of their home at 15395 Armstrong Boulevard NW (the "Subject Property") that would encroach into the required rear yard setback. Staff provided further comment on the request and recommended approval of the variance.

Citizen Input

Lynn Medved, 15395 Armstrong Boulevard, thanked the Commission for their consideration.

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

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

Chairperson Bauer closed the public hearing closed at 7:07 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to adopt Resolution #17-11-280 granting a variance for the proposed addition to encroach into the rear yard setback at 15395 Armstrong Blvd NW and approving the favorable Findings of Fact.

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

6. COMMISSION BUSINESS

6.01: Consider Sketch Plan Review for Rum River Prairie (Project #17-149); Case of Eric Thomsen.

Presentation

City Planner Anderson presented the Staff Report stating the purpose of this case is to review a Sketch Plan for a proposed 24 lot detached single-family subdivision located at the intersection of Armstrong Blvd and Tiger Street (PIDs 07-32-25-14-0001 and 07-32-25-13-0001, together, the "Subject Property"). The Subject Property is zoned R-1 Residential (Rural Developing) and the subject lots would be serviced by private well and septic services. Staff commented further on the proposal and requested feedback on the Sketch Plan.

Commission Business

Chairperson Bauer stated he was open to considering a variance.

Commissioner VanScoy agreed and asked if a portion of the land could be dedicated to Park Dedication fees.

Community Development Director Gladhill explained this was not part of the City's plan.

Commissioner VanScoy commented he could support the addition of one more lot.

Commissioner Anderson asked if the outlot was large enough to have well and septic.

City Planner Anderson stated the lot was 1.78 acres in size. He explained soil borings would be necessary to ensure the land could support well and septic, but noted the size of the lot was adequate.

Commissioner Anderson indicated he would like to see the developer alter the lots so as to conform with the City's current zoning and lot size requirements.

Community Development Director Gladhill stated staff could look at the lot width requirements for lots on a cul-de-sac which would assist the developer in not losing a lot on the cul-de-sac.

Commissioner VanScoy asked if staff had considered any other configuration for the cul-de-sac.

City Planner Anderson reported staff had not drafted any alternative plans.

Eric Thomsen, 6210 Green Valley Road, stated he would be willing to increase the frontage along the cul-de-sac and could adjust the lot sizes.

Bob Bentz, 8881 167th Lane, stated he lived just south of the proposed development. He explained he has spoken to his neighbors and was surprised that the Commission was discussing this matter as no notification was given to the neighbors. He expressed concern with how this development would impact wildlife. He commented on how this rural development would impact the water table through everyday water usage and lawn irrigation. He feared at some point the City would be pulling out more water than it recharges.

City Planner Anderson stated the City had a better understanding on municipal water use than on private wells and how this was impacting the water table.

Mr. Bentz encouraged the developer to consider planting a grass type other than Kentucky bluegrass as this would require less watering. He also suggested some amount of prairie grass be maintained versus having each five-acre lot becoming turf. In addition, he recommended the storm ponds not be installed as the area was all sand.

Cheri Frame, 8901 167th Lane, stated she lived in the Hunter's Ridge development. She indicated she supported the proposed development versus clustered developments. She encouraged the City to consider how the Itasca Trail environmental area and the water table would be impacted by the proposed development. She commented the amount and speed of traffic along Armstrong Boulevard. She encouraged the City to consider a trail connection at Armstrong and Tiger. She suggested the developer consider noise mitigation in order to address the excess noise that would be created by the new homes.

Chairperson Bauer recommended an evergreen barrier be considered by the developer as a buffer for the development.

City Planner Anderson stated the developer would be completing a noise study. He explained that a mix of deciduous and evergreen trees would provide for the best buffer for the development.

Further discussion ensued regarding the City's notification process for Public Hearings. Staff encouraged the neighbors to sign up for notifications regarding this case on the City's website.

6.02: Public Hearing: Consider Recommendations related to proposed Villas at North Fork Subdivision; Case of Paxmar, LLC (Project No. 17-145).

1. **Comprehensive Plan Amendment from Rural Developing to Medium Density Residential.**
2. **Zoning Amendment from Planned Unit Development to R-2 Residential.**

Public Hearing

Chairperson Bauer called the public hearing to order at 7:36 p.m.

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to consider a recommendation for a proposed Sketch Plan Review (100 lot subdivision), Comprehensive Plan Amendment (Rural Developing to Medium Density Residential + Urban Service Area Extension), Zoning Amendment (Northfork Planned Unit Development to R-2 Residential). Conditional Zoning Amendments are allowed by City Code Section 117-50 that allow a Zoning Amendment, but require that it follows a specific site plan to avoid the potential for a completely different project to be proposed after said Zoning Amendment.

Community Development Director Gladhill explained this is the first time the Planning Commission has reviewed this project. Please note that Paxmar, LLC has previously proposed a separate project in close proximity to this proposal, known as North Fork Meadows. The current proposal, Villas at North Fork, is a new proposal on a different site proposed by the same developer. The City has significant discretion in review of this project. Since the project requires a Comprehensive Plan Amendment and Zoning Amendment, the City is not obligated to approve said project. It has been the City's policy that the Developer must demonstrate a compelling reason to approve the change. This results in a higher standard of review compared to projects that meet all minimum standards of their respective zoning district.

Citizen Input

Chairperson Bauer requested further information on the density of the surrounding neighborhoods.

Community Development Director Gladhill provided the Commission with further comment on the density and zoning of the surrounding developments.

Kent Roessler, Paxmar, LLC, thanked the Commission for their time and consideration. He explained the 35 acres were originally purchased for a 16 single-family home subdivision. After Capstone received approval of their development, he reconsidered how to develop this site. He commented on the high-quality homes adjacent to the golf course and stated there was a huge need for a 55+ high-end housing communities. It was his hope to develop a 55+ housing development as the Villas at North Fork for empty nesters in the community. He explained the housing community would have a homeowner's association with amenities. It was his hope he would be able to continue working on his vision for a 55+ community with the City.

Chairperson Bauer questioned what the price point would be for the proposed Villas.

Mr. Roessler stated these units would range in price from $300,000 to $500,000. He discussed the amenities that would be offered with these units noting all would have a three or four car garage.

Commissioner Gengler asked how many different types of units would be available within the Villas.

Mr. Roessler explained his vision would be to have a custom neighborhood and not to have redundancy. He anticipated his buyer would be snowbirds that have homes in Arizona or Florida but would like to spend six months of the year in Minnesota.

Commissioner Surma inquired if Mr. Roessler would share his pictures for the units with the public.

Mr. Roessler stated he would be more comfortable sharing these photos once a developer is selected. He reported that the photos he had were simply concept plans and were not pictures of the actual units he would be building.

Commissioner Anderson commented the streets within this development have got to be wide and could not be narrow.

Mr. Roessler explained he was proposing to have 32-foot-wide streets. He was uncertain of the streets would be public or private.

Community Development Director Gladhill reported for this development the streets would have to be public.

Commissioner VanScoy requested further information regarding the traffic along Alpine Drive and Armstrong Boulevard.

Community Development Director Gladhill commented on the baseline data the City had for Alpine Drive and Armstrong Boulevard. He understood there were concerns regarding traffic along these roadways and stated the City could request a traffic study from the applicant for this development.

Commissioner VanScoy asked if the applicant had considered any transitioning between the development and Alpine Drive.

Mr. Roessler stated transitioning on this site would be quite difficult. He explained there would be a great deal of screening along Alpine Drive, which would be required in order to sell a high-end unit along this roadway.

Commissioner VanScoy inquired what the compelling reasons were for changing the zoning.

Mr. Roessler believed the City had the opportunity to capitalize on a new high-end development that would accommodate the aging population in the community. He explained this neighborhood was offering something different and was a step-up for Ramsey.

Commissioner Nosan stated she had concerns with traffic in this area of the City. While she liked the proposed concept, she indicated this was supposed to be a rural development. She asked how the concept would be amended if the lots were increased to 80-foot-wide lots.

Mr. Roessler explained his concept would still work, but reported his buyers did not want 80 to 100 foot lots. He reported the 55+ community was looking to downsize their homes and lot size. He indicated the close proximity to the golf course was another draw for this community.

Chairperson Bauer questioned if City water and sewer were key to Paxmar's plans.

Mr. Roessler stated City water and sewer was key to the 55+ villa concept.

Chairperson Bauer requested further information on the City's vision for Alpine Drive.

Community Development Director Gladhill reviewed the City's vision for this corridor per the Highway 10 Access Plan. He commented on the findings within the traffic study and explained the City would have to advocate for State dollars in order to complete improvements.

Chairperson Bauer questioned the timeframe to complete North Fork Villas and North Fork Meadows.

Mr. Roessler anticipated it would take four years to complete the projects with roughly 25 units constructed each year. He commented further on how lots were downsizing throughout the metro area.

Commissioner Anderson stated he was confused on the Comprehensive Plan Amendment request.

Mr. Roessler explained the parcel was currently zoned PUD for large lots. He would like to see the PUD remain in place, but allow for a reduced lot size along with extension of the MUSA line.

Further discussion ensued regarding the public benefit of the proposed development.

Mr. Roessler believed the public benefit would be to create additional rooftops to support the City's commercial and retail nodes, while also offering the City $300,000 in park dedication fees.

Commissioner Anderson asked if the proposed lot widths complied with the City's residential zoning standards.

Community Development Director Gladhill indicated the proposed lot widths complied with the R-2 (Medium Density) zoning districts standards.

Chairperson Bauer called for comments from the public. There were no additional comments at this time.

Chairperson Bauer requested the comments and concerns addressed at the worksession meeting be made a part of the record.

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

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

Chairperson Bauer closed the public hearing closed at 8:34 p.m.

Commission Business

DRAFT

Commissioner Surma stated he did not object to Paxmar or the proposed adjustment. He asked why the Commission was considering this request when the first development had yet to be approved by the City Council.

Community Development Director Gladhill commented North Fork Meadows was a separate project and was referred back to the Planning Commission by the City Council for further consideration. He explained North Fork Villas was not tied to North Fork Meadows.

Commissioner Anderson requested further information on the City Attorney's concerns with this request.

Community Development Director Gladhill stated the City Attorney had concerns with contract rezoning. He reported conditional rezoning would be allowed by the City.

Commissioner Nosan indicated she was struggling with the Comprehensive Plan Amendment as the Planning Commission was being asked to change this parcel from rural to R-2 Medium Density.

Community Development Director Gladhill reported this was the request before the Commission. He explained if the Commission was not comfortable making a recommendation this evening, action could be postponed to the December meeting.

Commissioner Nosan stated she had a problem with the fact residents voiced concerns with the proposed development at the worksession but did not stay for this meeting. She did not believe this meant they were no offering their support. For this reason, she was not comfortable moving this item forward.

Chairperson Bauer requested staff summarize the comments and concerns that were expressed during the worksession meeting.

Community Development Director Gladhill summarized the comments and concerns raised by the 10 residents that attended the worksession meeting. He explained there was opposition to increasing the density noting this would also increase traffic. He reported there were concerns on how property values would be impacted. In addition, there were comments made on if this development met the City's vision for transitional housing.

Mr. Roessler stated he had four residents in Ramsey already on a waiting list hoping to purchase a unit within the 55+ community.

Commissioner VanScoy understood the residents were concerned with traffic and the proposed density within the North Fork Villas. He believed the proposed development was unique and would be successful in Ramsey.

Community Development Director Gladhill appreciated the feedback being provided by the Commission but understood further information was needed on a traffic study, architectural

renderings, a response from MnDOT regarding the node at Alpine Drive and Highway 10; and a response from Anoka County regarding the node at Alpine Drive and Armstrong Boulevard, along with a Plan B for the sewer and water plan.

Commissioner Anderson stated he had mixed feelings on this development and anticipated it would take three to four years to get sewer and water to this area. He explained he wanted to know how the City would install infrastructure and what the timeline would be.

Community Development Director Gladhill commented on the timeline for the infrastructure.

Commissioner VanScoy questioned what would happen if the Commission were to table action on this item to allow staff to gather additional information. He stated he would still like to hear more from the neighboring residents.

Community Development Director Gladhill anticipated the development could still be in the ground by August of 2018 if the item were tabled to December for further information.

Commissioner Anderson stated he did not want this project to fall apart. For that reason, he supported action on this item being tabled to December to allow staff time to gather additional information on the proposed project.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to table action on this item to the December 7, 2017 Planning Commission meeting to allow staff to gather further information on a traffic study, architectural renderings, additional input from neighboring residents, City Attorney input on the conditional rezoning agreement, a response from MnDOT regarding the node at Alpine Drive and Highway 10; and a response from Anoka County regarding the node at Alpine Drive and Armstrong Boulevard, along with a Plan B for the sewer and water plan.

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

6.03: Preliminary Approvals related to proposed North Fork Meadows Subdivision; Case of Paxmar, LLC (Project No. 17-126).

1. **Introduce Ordinance #17-16, Approving a Conditional Zoning Amendment to Planned Unit Development.**
2. **Adopt Resolution #17-10-276, Authorizing Conditional Rezoning Agreement.**

Presentation

Community Development Director Gladhill presented the Staff Report stating the City Council tabled action on this case for additional information. The City Council requested a better delineation of the Lake Itasca Greenway boundary as well as a Park Dedication/Trail Development Fee and Open Space Pro-Forma comparison. Staff is currently working on this request along with

the Developer. Staff provided further comment on the request and recommended the Commission approve the PUD approach.

Commission Business

Chairperson Bauer commented on the public benefit of this project, which was necessary for a PUD.

Commissioner Surma asked what it would take to fast track this item for the applicant.

Community Development Director Gladhill stated to move this item forward to the City Council staff was looking for a recommendation on the additional information presented this evening.

Commissioner VanScoy requested further information on the plans for the Greenway.

Community Development Director Gladhill reviewed the location of the existing Greenway with the Commission and noted the areas that would be added through the proposed development. He commented on how closing instructions would be provided to the developer for the Greenway corridor.

Commissioner Anderson supported the plans for the Greenway and believed this amenity was a huge public benefit.

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend to the City Council that the additional information supports a sufficient public benefit for the North Fork Meadows Planned Unit Development.

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

6.04: Review Concept Plan for Affinity at Ramsey; Case of Inland Group.

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review a concept plan prior to an official land use application for a proposed 175-unit apartment building known as Affinity at Ramsey. The Inland Group presented the idea of the project at a recent Planning Commission Meeting. Staff updated the Commission on this topic Please note that the concept prepared by Loucks was a concept ordered by the City to frame a conversation and provide overall context. Staff provided further comment on the concept plan and requested feedback from the Commission.

Commission Business

Commissioner VanScoy asked if the proposed development was consistent with the districts zoning.

Community Development Director Gladhill reported this was the case.

Commissioner Anderson commented this development would be highly visible in downtown and for this reason, had to be visible pleasing as it would be a focal point in the City. He asked if the City had any plans for the proposed park. He indicated he would like to have this park completed along the same timeline as this development.

Ryan Dupuis, Inland Group architect, understood the concerns and importance of this project. He agreed this development would be a focal point and a high-quality building was being proposed. He stated he would be bringing elevations for the Commission to review in December. He agreed the public park space adjacent to this development would be valuable to the new residents.

Community Development Director Gladhill reported he would forward this park space onto the Park Commission for consideration in December.

Commissioner Nosan asked if these units would be rental.

Mr. Dupuis indicated this was the case.

Commissioner Nosan questioned how many floors of apartments were being proposed.

Mr. Dupuis reported there would be four floors of apartments and one floor (slightly underground) would be used for parking.

Commissioner Nosan inquired if this building would be taller than the other buildings within The COR.

Community Development Director Gladhill explained this building would be slightly taller because the parking could not be located fully underground due to water table concerns. He indicated staff would have further information about the building elevations in the coming weeks.

Commissioner Anderson asked where the parking garage would be entered.

Mr. Dupuis reported reviewed the concept plan with the Commission and noted the location of the entrance to the below grade parking.

Commissioner VanScoy inquired if parking ramps were still being considered for The COR.

Community Development Director Gladhill explained the need for parking ramps have evolved over time. Rather underground and surface lots were being proposed for this development. He explained if a community center were considered additional parking would be needed in The COR.

DRAFT

Commissioner Surma asked if the developer was proposing enough parking spaces underground for each of the apartments.

Mr. Dupuis stated 172 parking stalls were being proposed below grade. It was noted the site would also have surface stalls.

Commissioner Surma questioned where the pool would be located.

Mr. Dupuis discussed the location of the lobby, pool and other amenities within the development. It was noted the pool with be a separate building and would have an exterior roof.

7. COMPREHENSIVE PLAN UPDATE ITEMS

Community Development Director Gladhill provided the Commission with an update on the Comprehensive Plan and noted staff would continue taking input from the public through the end of the year.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

Chairperson Bauer encouraged residents to participate in the City's organics composting program. Further information and compost kits for this program are available at City Hall.

Commissioner Surma commented on a story that ran on FOX News at 9:00 p.m. on Monday, October 30th regarding Solar Gardens. He requested staff find a link to this story and forward it to each of the Commissioners and City Councilmembers. He encouraged all City representatives and residents to view this story.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:41 p.m.

Respectfully submitted,

DRAFT

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

DRAFT

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, November 9, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Wayne Skaff Member Glen Hardin Member Chris Riley
Members Absent:	Chairperson Jim Steffen Member Brian Burandt Member John LeTourneau
Also Present:	Patrick Brama, Econ. Dev. Mgr/Assistant City Administrator Tim Gladhill, Community Development Manager Kurt Ulrich, City Administrator Kevin Kielb, Senior Project Manager at Bolton & Menk Cody Gundstenson, Buxton Jim Hornecker, Oppidan Dominic Kanaventi Brian Pankratz, CBRE

1. CALL TO ORDER

Acting Chairperson Skaff called the Economic Development Authority meeting to order at 7:30 a.m.

It was noted that the EDA did not have a quorum present and therefore would not take formal action today but would still move forward with the discussion items.

2. APPROVE AGENDA

The agenda was approved as presented.

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated October 12, 2017

This item will be considered at the next meeting.

4. EDA BUSINESS

4.01: Preliminary Deal Structure: Case of National Auto Body and Glass User

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

Jim Hornecker provided background information on Oppidan noting that the company is primarily a retail developer, providing examples of clients that the company works with nationwide. He stated that Oppidan is a national company, primarily based between Minnesota and California. He stated that the user has identified a gap in their network and believe Ramsey to be a good location for their business. He stated that this is a four-acre parcel, but the user would only need a building size of 18,000 square feet on the western half of the site, which means that the eastern portion of the site would be preserved for future development.

Acting Chairperson Skaff asked if the business would be open six days per week or seven days per week.

Mr. Hornecker replied that the business would be open six days per week.

Acting Chairperson Skaff asked if there would be any impact with the future overpass of the railroad crossing.

Community Development Director Gladhill replied that once staff receives renderings they would be able to better gauge.

Member Hardin asked for input on how the building would face.

Mr. Hornecker provided details on how the building would be faced.

Member Riley stated that Oppidan seems to be a great developer for Ramsey and the site seems to be a good fit for the user.

Economic Dev. Mgr./Assistant City Administrator Brama stated that staff would continue discussions about the remnant parcel and the City's policies for remnant lots.

Member Riley stated that he likes the proposal for the commission.

Acting Chairperson Skaff stated that he would also like to see this item move forward and confirmed the consensus of the members present.

4.02: Preliminary Deal Structure: Case of Paxmar

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

Member Hardin asked if the cost-share for the road would be the typical cost-share.

Economic Dev. Mgr./Assistant City Administrator Brama noted that is a future item outside of this potential purchase agreement as that would be done through the entitlement process.

Acting Chairperson Skaff stated that this seems to make sense and the details will come forward the following month.

Member Riley agreed that this seems to make sense, as this would simply be the other side of the parcel.

4.03: Public Infrastructure Feasibility Study for The COR

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

Kevin Kielb displayed the Center Street area analysis, noting that this not only looks at the individual parcels but at the area as a whole. He explained that The COR has been developed from the outside in, and therefore the study will provide staff with something they can use to talk with developers about. He stated that this would give the City a level of confidence that they will not be selling themselves short when the parcels are developed. He stated that developers would see this as a benefit as there will not be surprises with the road costs and development expectations. He appreciated the cooperation of staff, noting that staff had to pull together all the record drawings and as-builts in order for this company to use those elements in the study. He hoped to have a report done for the Center Street portion by the end of the month and the remaining portion of The COR by the end of the year.

Member Riley stated that someone originally planned where elements are already and asked how things already built interacts with this study and specifically whether this should be the last time the City has to plan things.

Mr. Kielb replied that this should be the last time this planning needs to occur. He explained that this portion of the planning would in essence be the third dimension of the plan that looks at road interaction and drainage. He explained that development has been pieced together and slowed down during the recession, but now that development is increasing again, this should be the last look to ensure that everything fits together.

Economic Dev. Mgr./Assistant City Administrator Brama stated that the Master Plan for The COR has evolved over time, noting that everything needs to be up to date and up to speed before the last phase of infrastructure for The COR is implemented. He noted that there are many inconsistencies.

Member Riley asked the scope of the study.

Economic Dev. Mgr./Assistant City Administrator Brama confirmed that this study would include public infrastructure elements including roads, sidewalks, and drainage.

Member Hardin stated that he was glad to see that the cost estimates were included and hoped those elements would be as accurate as possible.

Acting Chairperson Skaff confirmed the consensus of the EDA to authorize the Bolton & Menk Work Order, not to exceed $25,384 to complete concept designs and feasibility reports for all remaining public infrastructure needed in The COR.

4.04: Buxton Group, Review Available Services

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

Cody Gundstenson stated that he met with staff about one month ago and had some discussion with the City's challenges for retail development. He stated that he would like to highlight some of the new products and benefits that Buxton has gained since the group last crossed paths with the City ten years ago. He stated that Buxton comes from the retail world and has partnered with over 5,000 concepts, helping those companies grow their brand by adding new locations. He stated that within the private sector Buxton helps to create a data consumer driven story. He noted that Buxton has also partnered with 800 municipalities and provided examples of municipalities that have recently partnered with Buxton in the past five years that received a beneficial return on investment. He provided details on the retail recruitment and business retention element of the Buxton plan. He noted that they would not want to bring in new business that would harm the existing businesses. He stated that the first step in recruiting retail is to get beyond the demographics. He explained that Buxton provides a consumer driven approach, which is what a retailer wants to see, as demographics are only a small portion of the pie. He stated that retailers want to know where their core customers are working and living and that is why Buxton leads with a consumer driven story.

He provided details on where Buxton gathers their data on consumers, noting that they have a very unique partnership with the largest credit card provider in the world. He stated that he can then look at the household data to determine which brands the household members are purchasing. He stated that Buxton looks beyond the political boundaries and looks instead at a drive-time trade area. He stated that typically you would look at a ten to 15-minute trade area and provided a map of this area. He stated that Buxton can quantify the demographics and then take it several steps forward with the consumer driven story. He stated that Buxton would use the consumer profile added with the drive-time trade area and the retail market conditions to identify the strongest retail matches.

He stated that in the past Buxton provided a much larger list of possible retailers, but has found instead that it benefits to focus on a smaller list of about 20 retailers that would be the best fit the community, fit the long-term strategy, and also fit the checklist for the individual retailer. He stated that a huge difference from the past partnership is that Buxton now has an implementation piece of the partnership. He stated that once the list of retailers is developed, Buxton would send out targeted information to the retailer, written in the retailer format. He stated that the Buxton names goes a long way in the retail world and with Buxton starting the outreach process, that shows the retailer that the City is retail friendly. He stated that this information helps retailers see similar markets where the retailer has been successful and that they can be successful in the Ramsey market. He stated that Ramsey would receive an outreach team of four to five individuals that would do the upfront data collection work and then begin the initial outreach process. He stated that the outreach team would then facilitate conversations and in-person site

visits with Ramsey staff members. He noted that the most successful clients lean on the outreach team to the fullest, including the conference calls and on-site visits. He stated that a huge component of what they do is business retention as well; capitalizing on how new foot traffic could also benefit the existing businesses. He stated that they would provide the existing retail businesses with a competitive advantage with on-demand trade area reports and market intelligence specific to each business, which helps keep local dollars local. He stated that the application is included in the package and is called LSMX, which helps local businesses understand who their customers are, how to target customers, and how to market to those customers and potential customers.

Member Riley left the meeting.

Mr. Gundstenson provided information on the Scout platform that Buxton uses and the City would have available for all members of staff able to access. He thanked the EDA for their time and provided information on what the City could expect in the first 60 days of a one-year partnership. He noted that within the first 60 days Buxton would gather the data for the consumer driven story to develop the strategic list of retails and then work on implementation of that list.

Acting Chairperson Skaff stated that he was a member of the EDA ten years ago when the City partnered with Buxton and felt that the City did not get much out of it at that time, acknowledging the challenges of the recession.

Mr. Gundstenson acknowledged that in the past model some clients were successful while others were not and therefore Buxton revamped their model to provide additional support with implementation. He stated that Buxton works every day with retailers to find new locations. He stated that very different from the last partnership, Buxton will be involved in implementation, reaching out to retailers that would fit with Ramsey and marketing to those retailers. He stated that Buxton would stay involved through conference calls, in person site visits, and conference attendance on behalf of the City.

Acting Chairperson Skaff stated that there are questions from the community on the desire for an anchor, such as Target, and asked if this partnership would provide that information to share with the community.

Mr. Gundstenson stated that after completing the data collection process, perhaps it would be found that Target would not be the best for this community. He stated that perhaps the process would identify that retailer would not be the best fit and would identify a retailer that would be a better fit for the consumers in this area and spur additional foot traffic to bring in more retailers.

Acting Chairperson Skaff asked for information on the fee.

Mr. Gundstenson stated that in the past they looked at a one-year term but now model on a three-year term. He stated that within the first 60 days of year one they would do all the leg work to identify the City's grow strategy and find brands that fit within that strategy to develop the list of targeted retailers. He stated that once that list is composed, the implementation team would send

out targeted marketing materials. He stated that the subsequent years would be a refresh of those efforts, as retails brings retail. He stated that the subsequent investment is $50,000 per year. He stated that while they initially structure on a three-year agreement, there is an annual opt-out clause included.

Economic Dev. Mgr./Assistant City Administrator Brama thanked Mr. Gundstenson for coming to the meeting today. He noted that the next steps would be to bring back the notes from this discussion to the full EDA the following month for further discussion.

4.05: CBRE Real Estate Listing Contract: Amendment #3

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report. He noted that a detailed update would be provided by CBRE at the next meeting of the EDA and to the Council in December.

Member Hardin stated that he is okay with adding number to the CBRE contract. He asked if it would make sense to do an RFP for the McDonald's site, rather than just automatically adding that site to CBRE to get thoughts and ideas from other brokers.

Economic Dev. Mgr./Assistant City Administrator Brama stated that perhaps that could be discussed in a case at the December meeting. He noted that from a marketing prospective removing that site geographically might not make sense.

Member Hardin stated that it is a shovel ready site that has been off the market for some time and thinks it would be beneficial to have other input.

City Administrator Ulrich stated that CBRE has been marketing that site and has been talking to prospective clients. He stated that CBRE has been working hard and whether CBRE is listed or not, they would receive the broker's commission if they brought a deal in. He stated that if CBRE is not successful on that site, the City could look at bringing in someone else.

Acting Chairperson Skaff stated that he would be fine with allowing CBRE to handle that site and therefore perhaps this should be moved to the next meeting when more members are present.

Economic Dev. Mgr./Assistant City Administrator Brama confirmed that the EDA members present would be comfortable moving amendment #3 forward to the Council only with site #37.

4.06: 2018 Annual EDA Business Expo: Select Date

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

5. MEMBER / STAFF UPDATE

The EDA reviewed the Staff Update.

5.01: MNCAR/Xceligent Integrated Commercial Listings

Economic Dev. Mgr/Assistant City Administrator Brama stated that MNCAR has an online listing service available that cities can subscribe to. He noted that the cost would be $3,300 per year and advised that staff would like to subscribe to the service and link to the City's website update. He stated that this would put things out in front of staff and brokers and would be a time savings as developers would be able to access the information as well. He stated that City staff would also be able to add sites that are not listed with a broker to the City's map. He stated that there are funds available in the marketing budget.

Member Hardin asked who, on City staff, would verify the accuracy of the data.

Mr. Pankratz explained the process that a broker follows to enter in the information for parcels. He noted that brokers are then required to update the listings at a minimum of every 60 days.

Economic Dev. Mgr./Assistant City Administrator Brama stated that the data is gathered using current broker listings. He noted that City staff would then be able to submit a work order for parcels that are listed within the City that are not marketed by a broker. He noted that staff could then review that information to ensure that it is update to date.

Acting Chairperson Skaff confirmed the consensus of the EDA to move forward with this item.

City Administrator Ulrich noted that the School District referendum was passed and therefore the new elementary school site will move forward. He provided an update on recent activity, upcoming meetings, and projects.

Economic Dev. Mgr./Assistant City Administrator Brama provided an update on recent activity noting that Stonebrook closed the previous day and construction should begin today. He advised of a recent grant application submit by the City. He provided an update on the Sunfish Lake gas station site, noting that the building should be removed by the end of next week. He noted that the outside walls of the first PSD building are almost complete and the long-term lease from Adrenaline Sports has been signed.

6. ADJOURNMENT

The regular meeting of the Economic Development Authority adjourned at 9:10 a.m.

Respectfully submitted,

_____

Kurtis G. Ulrich
City Administrator

ATTEST:

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Patrick Brama
Econ. Dev. Mgr/Assistant City Administrator

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, November 13, 2017, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Chairperson Thomas Stodola
Board Member Colleen Anderson
Board Member Reid Bernard
Board Member Jane Covart
Board Member Michael Hiatt
Board Member Lucas Trossen (arrived 6:55pm)
Board Member Michael Valentine

Members Absent: None

Also Present: Councilmember LeTourneau
City Planner Chris Anderson

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated October 16, 2017

Motion by Chairperson Stodola and seconded by Board Member Covart to approve the regular meeting minutes dated October 16, 2017.

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

5. POLICY BOARD BUSINESS

5.01: Receive Presentation from Resilient Communities Project Student Group

City Planner Anderson presented the staff report.

The RCP student group presented their work to the Board.

The student group noted several items other communities are doing that may be of interest. For example, the city of Edina requires a sustainability survey be completed and submitted with initial land use application that indicates what the project accomplishes from a sustainable/resilience perspective. They also noted that it would likely get a greater cross section of the community population to use events like the summer concert series and to ask folks a very short, simple question, such as what does natural resources mean to you?

The student group noted other recommendations as well, such as developing a key terms page for the website with some illustrations too would be helpful and developing an FAQ for developers to be accessible via the website.

There was a question and answer period as well as some general discussion between the Board and the student group.

The Board noted that the demographic information was quite interesting.

The Board thanked the students for their work and presentation.

City Planner Anderson recommended that the Board consider Case 5.03 next as there was someone in attendance for that case.

5.03: Confirm Recommendation for Lake Itasca Benefit to Related North Fork Meadows Subdivision; Case of Paxmar, LLC (Project No. 17-126)

City Planner Anderson presented the staff report. He reported that the City Council tabled action on this case; requesting a better delineation of the Lake Itasca Greenway boundary as well as a park dedication/trail development fee and open space pro-forma comparison. He stated that staff is currently working on this request with the developer. He noted that there are no changes to the proposal from the previous EPB review.

Alan Reissler with Paxmar, LLC, introduced himself and offered to address any questions the Board may have.

The Board requested further information from staff about the potential gap in the greenway corridor on land that was not under the same ownership.

City Planner Anderson stated that the intention would be to complete a contiguous greenway corridor but that that property owner had not yet been approached about a potential trail easement to accommodate the project.

Motion by Board Member Valentine and seconded by Board Member Anderson to recommend to the City Council that the additional information supports a sufficient public benefit for the North Fork Meadows Planned Unit Development.

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

5.02: Consider Amendment to Landscape Plan for Vistas at North Commons

City Planner Anderson presented the staff report. He noted that the subdivision received all the necessary approvals earlier this year and is now under construction. He noted that subsequent to plan development and the entitlement process, ownership of the project was transferred to Morning Sun Homes. He stated that the builder is nearing completion of the first home and was attempting to complete landscaping on site when they approach the City to inquire about the possibility of eliminating the use of a seed mix and instead finishing the entire site with sod.

Motion by Board Member Hiatt and seconded by Chairperson Stodola to recommend approval of the requested amendment to the Landscape Plan to allow the use of sod rather than seed mix.

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

6. BOARD / STAFF INPUT

- **Consider Updates to City's Environmental Webpage(s)**

City Planner Anderson requested that the Board review the City's website, especially those pages focused on recycling and natural resources and provide any feedback for improvements in advance of the city rolling out a new website this coming spring.

7. ADJOURNMENT

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

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

_____

Chris Anderson
City Planner

ATTEST:

_____

JoAnn Shaw
Community Development Secretary

CC Regular Session **4. 4.**

Meeting Date: 01/09/2018

By: Jo Thieling, Administrative Services

Information

Title

Approve Licenses

Purpose/Background:

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

Background: Certain businesses in the City of Ramsey are required to apply for a license in addition to the Business Registration Certificate (BRC). Other businesses that may require a license, but are not required to have a BRC may also be included in this approval. Those new license requests and/or renewals are attached for Council approval.

Recommendation:

Staff recommends approval of license applications.

Action:

Motion to approve license applications.

Attachments

Licenses

Form Review

Form Started By: Jo Thieling Started On: 01/04/2018 12:24 PM

Final Approval Date: 01/04/2018

License Applications
For Year 2018

Garbage	Ace Solid Waste	6601 McKinley Street NW	Ramsey, MN 55303	763-427-3110
Garbage	Republic Services	8661 Rendova Street NE	Circle Pines, MN 55014	763-784-0809
Garbage	Aspen Waste Systems, Inc.	2951 Weeks Avenue S.E.	Minneapolis, MN 55414	612-884-8000
Garbage	LePage & Sons	23602 University Ave NW	Bethel, MN 55005	763-757-7100
Garbage	Randy's Sanitation, Inc.	P.O. Box 169	Delano, MN 55328	763-972-3335
Garbage	Walters Recycling & Refuse	2830 – 101st Avenue NE	Blaine, MN 55449	763-780-8464
Garbage	Waste Management of Minnesota, Inc.	10050 Naples Street NE	Blaine, MN 55449	952-890-1100
Garbage	Curbside Waste Inc	5232 Hanson Court N.	Crystal, MN 55429	763-504-2872
Tobacco	Coborn's, Incorporated dba Coborn's Liquor	7880 Sunwood Drive NW	Ramsey, MN 55303	763-323-1382
Tobacco	Coborn's, Incorporated dba Coborn's	7900 Sunwood Drive NW	Ramsey, MN 55303	763-576-6821
Tobacco	Rademacher Companies Inc. dba Bill's Superette	15299 St. Francis Boulevard NW	Ramsey, MN 55303	763-422-8383
Tobacco	Casey's Retail Company dba Casey's General Store #1988	14131 Sunfish Lake Boulevard NW	Ramsey, MN 55303	763-427-1658
Tobacco	Casey's Retail Company dba Casey's General Store #3460	7222 Sunwood Drive NW	Ramsey, MN 55303	515-371-7129
Tobacco	Northern Tier Retail LLC, dba SuperAmerica #4508	14000 St. Francis Boulevard NW	Ramsey, MN 55303	763-576-9444
Tobacco	Holiday StationStore	14075 Ramsey Boulevard NW	Ramsey, MN 55303	763-421-3075
Tobacco	Holiday StationStore	14350 Xkimo Street NW	Ramsey, MN 55303	763-422-8397
Tobacco	Yayin Gadol, LLC dba Rum River Liquors	14107 St. Francis Boulevard NW	Ramsey, MN 55303	763-427-7131
Tobacco	Atlantic Cargo Company Inc., dba Fairway Liquors	5900 – 167th Avenue NW	Ramsey, MN 55303	763-753-2544
Tobacco	Ramsey #1 Smoke Shop Inc., dba Ramsey Smoke Shop	14050 St. Francis Boulevard NW – Suite E.	Ramsey, MN 55303	763-323-1444
Tobacco	Ramsey Market Inc.	14911 Ramsey Boulevard NW	Ramsey, MN 55303	763-427-7560
Tobacco	Links At Northfork GC, LLC dba The Links at Northfork	9333 Alpine Drive NW	Ramsey, MN 55303	763-241-0506
Tobacco	Templer Group Inc. dba Jr's Outpost	6141 Highway #10 NW	Ramsey, MN 55303	763-427-3381
Tobacco	E-CIG Warehouse Inc. dba E-CIG Warehouse	6111 Highway #10 NW #500	Ramsey, MN 55303	763-208-4062
Tobacco	Ohm Premier Vaping LLC dba Ohm Premier Vaping	7876 Sunwood Drive NW	Ramsey, MN 55303	763-422-8707
Therapeutic Massage	**Oasis Massage LLC**	**14037 St. Francis Blvd NW**	**Ramsey, MN 55303**	**612-545-6608**

Establishment				
Therapeutic Massage Therapist	**Xiao Ying Qiu – therapist at Oasis Massage, 14037 St. Francis Blvd.**	**9765 – 101st Avenue N**	**Maple Grove, MN 55369**	**612-545-6608**
Pawnbroker	**Ramsey Pawn, LLC d/b/a Twin Cities Pawn**	**6650 Highway 10 NW**	**Ramsey, MN 55303**	**651-730-7296**
Therapeutic Massage Establishment	**Pure Reflexology and Massage**	**7850 Riverdale Drive NW**	**Ramsey, MN 55303**	**763-213-5761**
Therapeutic Massage Therapist	**Nichole Roy**	**7850 Riverdale Drive NW**	**Ramsey, MN 55303**	**763-213-5761**
Therapeutic Massage Establishment	**Trinity Massage Therapy**	**7533 Sunwood Drive NW #212**	**Ramsey, MN 55303**	**763-412-2273**
Therapeutic Massage Therapist	**Trinity Massage Therapy - Krista Havlik**	**7533 Sunwood Drive NW #212**	**Ramsey, MN 55303**	**763-412-2273**
Therapeutic Massage Therapist	**Xiangju Zhao at Oasis Massage**	**14037 St. Francis Blvd NW**	**Ramsey, MN 55303**	**312-721-9192**
***Temporary On-Sale Liquor License – Wine**	**Northern Starz Theatre Company**	**5300 Alpine Drive NW**	**Ramsey, MN 55303**	**612-669-7268**
****Temporary On-Sale Liquor License**	**Church of St. Katharine Drexel**	**7101 – 143rd Avenue NW, Suite 5**	**Ramsey, MN 55303**	**763-323-4424**

BOLDED type – paperwork has not yet been received but is expected shortly. The approval is contingent upon receiving completed paperwork within the month. Renewals were sent out a little later than the norm, therefore, applicants were given until January 31, 2018 to get paperwork back in to the City.

***Temporary On-Sale - Wine license for Northern Starz Theater Company are for January 25 – 28, February 16 – 25, April 5 – 8, May 11 – 20, June 14 – 17, July 21, August 10 – 12, October 11 – 14, and December 6 – 16. All fees were waived.**

****Temporary On Sale Liquor license for St. Katharine's is for January 27. Fees waived.**

CC Regular Session **4. 5.**

Meeting Date: 01/09/2018

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 Licenses

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:55 PM
Form Started By: JoAnn Shaw		Started On: 01/03/2018 10:59 AM
Final Approval Date: 01/04/2018		

Report Name: Rental License - License Types
Council Dates: 1/9/2018 to 1/9/2018
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					
FDC MN 3, LLC	15461 Radium St NW		1/9/2021	1/9/2018	A
FDC MN 3, LLC	15525 Sodium Way NW		1/9/2021	1/9/2018	A

Rental License Count: 2

Total Licenses: 2

CC Regular Session **4. 6.**

Meeting Date: 01/09/2018

By: Jo Thieling, Administrative Services

Information

Title

Approve Amending City Council Meeting Schedule for 2018

Purpose/Background:

Purpose: To amend the meeting schedule for the City Council due to elections and holidays.

Background: As Council is aware, City meetings are not allowed on Election nights until after the polls close. Rather than starting meetings at 8:01, past practice has been to reschedule the meeting nights that would be affected. Those dates for 2018 are as follows: February 13 for Special Primary Election, April 10 for Special General Election, and August 14 for Primary Election. The last date would be December 25 for Christmas Day.

All the above dates will be rescheduled to the Monday before, with the exception of the December meeting. That meeting will be canceled altogether as has been done in the past.

Notification:

All notifications will be posted on the bulletin board where meetings are posted as well as on the Website calendar.

Observations/Alternatives:

N/A

Funding Source:

N/A

Recommendation:

Staff is recommending rescheduling the February, April and August dates to the Monday before and to cancel the December date.

Action:

Motion to reschedule the February 13, 2018 City Council Work Session and Regular Meeting to Monday, February 12, the April 10, 2018 City Council Work Session and Regular Meeting to Monday, April 9, the August 14, 2018 City Council Work Session and Regular Meeting to Monday, August 13, and to cancel the December 25, 2018 City Council Work Session and Regular Meeting.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 04:04 PM
Form Started By: Jo Thieling		Started On: 01/04/2018 01:08 PM
Final Approval Date: 01/04/2018		

CC Regular Session **4. 7.**

Meeting Date: 01/09/2018

By: Jo Thieling, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 12/12/2017
2. City Council Regular dated 12/12/2017

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 12/12/2017
2. City Council Regular dated 12/12/2017

Attachments

CCWS Mts

CC Reg Mts

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 04:04 PM
Form Started By: Jo Thieling		Started On: 01/04/2018 01:05 PM
Final Approval Date: 01/04/2018		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, December 12, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Kurtis Ulrich
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
Human Resources Manager Colleen Lasher
Community Development Director Timothy Gladhill
City Planner Chris Anderson
Asst. City Administrator/Economic Development Manager Patrick Brama
Information Technology Manager Jason Fredrickson

1. CALL TO ORDER

Mayor Strommen called the City Council Work Session to order at 5:31 p.m.

2. TOPICS FOR DISCUSSION

2.01: 6745 Highway 10 Lease Renewal Request

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

Councilmember Kuzma asked and received confirmation that the language in the current lease offers a three-year lease extension option. He asked if there is language in the lease that would allow the City to cancel the lease.

Assistant City Administrator/Economic Development Manager Brama noted that there are a few provisions within the lease that would allow the City to cancel the lease.

Councilmember Kuzma stated that if there is language in the lease that offers an extension, he would believe that the lease should be continued. He asked the tenant, and confirmed, that the tenant would be comfortable with extending the lease and with the maintenance responsibility.

Mayor Strommen asked for clarification from the tenant that if the current lease is extended, the tenant would be responsible for maintenance and if a more market rate lease is negotiated, the City would be responsible for maintenance.

Assistant City Administrator/Economic Development Manager Brama confirmed that if there is a negotiation on a more market rate lease, perhaps the City could make a one-time investment in maintenance but from then on, any maintenance would be the responsibility of the tenant.

Councilmember LeTourneau stated that he is curious of the lease rate and asked if there is a current policy on how the rate is viewed, whether the lease could remain at the current rate, or whether the rate should be changed to market. He asked how that would apply to other RALF properties as well.

Assistant City Administrator/Economic Development Manager Brama stated that the lowest rate that the City would allow is 90 percent of the market rate. He stated that this lease was negotiated at the lowest point in the economic downfall. He noted that the lease of this building was also an attempt to fill the vacant building and assist a Ramsey business. He stated that this rate is about 60 percent of the market rate and noted that jumping to the market rate would be a substantial difference for the business.

Allen Berg, owner of Independent Auto stated that the building was not in 100 percent condition when he began his lease and he is aware that there are not relocation funds available because this is a RALF property and therefore when the road is expanded he will be out of his location with no relocation costs and that is why the lower rate was agreed upon. He noted that he began his building with no assistance and started from nothing.

Councilmember Riley stated that it would be helpful to have a memorandum from the City Attorney on this issue. He stated that the most important thing he has heard is that there is a contract in place that should be honored and that should answer the question regarding market value. He stated that with the shape the building is in, perhaps this would be considered market value. He stated that if there are things the tenant would need to do in terms of maintenance under the contract, that should be done. He agreed that the lease language should be clarified to address what will or will not do, but the lease should be renewed.

Mayor Strommen agreed that the lease should be extended, and this would be an opportunity to clarify the language in the lease.

Councilmember Kuzma asked for additional information on late payments.

Assistant City Administrator/Economic Development Manager Brama stated that there is no default language in the contract that would address late payments. He noted that the lease is currently up to date.

Mr. Berg replied that there was an issue with late payments when he began leasing the second storage building because of unanticipated problems with summer storage and provided additional

details. He stated that he is no longer leasing that portion of the building and has not had problems since that time, noting that occurred about two years ago.

Councilmember Riley stated that there is a large amount of work that would need to be done in the future and hoped that would be two to three years out which would allow the City time to rethink whether to extend the lease further at that time. He noted that would also give the tenant time to think of a plan for their future after that point.

Mayor Strommen noted that health safety improvements would need to be addressed.

Assistant City Administrator/Economic Development Manager Brama noted that staff would develop a recommendation on which party would be responsible for the needed improvements.

Marty Fischer, Premier Commercial Realty, stated that the work was bid to determine what would be needed for improvements and $115,000 would be needed to bring the building up to code. He noted that the work was split into life safety issues, most of which is electrical work. He noted that additional work was done on the garage door. He stated that the driveway and parking lot also need work which would have a cost of about $40,000 and would be needed prior to three years.

Mr. Berg replied that there are three pot holes in the parking lot that need to be cut out and filled. He stated that there are additional pot holes and damage between the building and the church from the bus traffic. He stated that patching seemed to help to provide a short-term fix. He noted that the sink hole in the parking lot existed prior to him taking space as a tenant.

Mr. Fischer stated that the concrete aprons on the property lead inward rather than outward and cause water to drain into the building, which has caused the water damage to the electric.

Mayor Strommen stated that the consensus of the Council is that the Council is willing to renew the lease, but if the lease is going to be renewed at the current lease rate, the City will not take responsibility for all of the maintenance responsibilities. She asked what could be done differently in the drafting of the leases to ensure that there is not a document with inconsistencies in the language.

Assistant City Administrator/Economic Development Manager Brama noted that staff will continue to work with the tenant and bring back proposed language and negotiation of the maintenance responsibilities noting that he would also obtain input from the City Attorney.

2.02: Review Drafts of Comprehensive Plan Update and Discuss Next Steps

Community Development Director Gladhill reviewed the staff report.

Councilmember Riley referenced the language “balanced transportation” noting that he would like to see a focus on vehicles driving on the corridors.

Community Development Director Gladhill agreed that perhaps different language could be used and provided clarification noting that the intent was to balance the study and focus on different transportation corridors within the City, such as Hwy 47, Hwy 10, and CR 5. He continued to review the staff report.

Councilmember LeTourneau asked if the household and population estimates align with the actual amount of housing space available.

Community Development Director Gladhill confirmed that the future land use plan was used to make that estimated determination of population. He continued to review the staff report and provide an update on the process and draft plan. He noted that because a substantial amount of work was put into the future land use plan, little amendment will be needed for that section. He provided additional input on the future developing areas staging and the implementation plan. He reviewed the remaining meetings associated with the Comprehensive Plan update.

Councilmember LeTourneau asked if an update could be provided at the end of this meeting, if time allows, on the recent open house that occurred.

Community Development Director Gladhill confirmed that he could give an update and noted that there is a scheduled update to occur in January.

Councilmember LeTourneau stated that this is a huge document and great undertaking and is pleased to see that the process began 18 months out to allow for the community engagement portion. He stated that this is a comprehensive planning document and yet there are constantly Comprehensive Plan updates, which can be confusing. He acknowledged that development is market driven and hoped that there would be a better way to communicate that this document should be flexible to a point.

Mayor Strommen stated that she views the Comprehensive Plan as a ten-year document that provides information to residents. She stated that while there is flexibility in some areas, the values, vision and for most part, the land use should stay as designated. She stated that perhaps there is a communication plan that goes along with the document that outlines expectations.

Community Development Director Gladhill stated that this is a conversation that planners have constantly and agreed that regular communication may help to answer those questions.

Councilmember Shryock agreed that adding language on the intention of the document would help to clarify that this will be used as a guide and not set in stone.

City Administrator Ulrich stated that the process to amend the plan could perhaps be spelled out, including the driving criteria.

Community Development Director Gladhill noted that language is not included in the current plan. He noted that the process is pretty clear, but perhaps additional information to encapsulate a narrative of why the plan could be amended could be drafted.

Councilmember Riley asked if a vocal minority has been a driving force.

Community Development Director Gladhill noted that staff has done a great job with the Steering Committee and to increase community engagement and participation to ensure that there is not a vocal minority driving conversation and input. He acknowledged that there may be a minority of population not participating in the process but noted that staff will continue, through implementation, to continue to reach out to ensure all portions of the City are represented throughout the process.

2.03: New City Website Project Update

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

Councilmember Kuzma stated that he does not like the website design. He stated that the type is too small to easily read, although acknowledging that he could zoom in. He believed that the type font could be increased.

Mayor Strommen agreed that the font size could be increased, noting that this appears to be a mobile layout that could be zoomed in. She stated that this is too stripped down for the homepage, noting that the four items are not applicable to residents. She stated that most of the items that a resident would contact City Hall for are not easily findable on the homepage.

Councilmember Kuzma stated that the consultant was selected because of their experience with municipalities but noted that perhaps this was the wrong choice.

Councilmember Shryock acknowledged that the intent is to be able to transition to mobile use but noted that the main site layout should not be just mobile looking in appearance. She noted that the residents that will use the site vary in age from young to old and therefore the site should be easy to use for all residents.

Mayor Strommen stated that people often look for information on the website rather than calling the City and this is not obvious as to where you would find the information. She stated that while she would agree the intent is not to clutter the site, this seems to go to the extreme in being simple. She stated that the majority of the homepage is a picture of a flower, and that does not make sense.

Information Technology Manager Fredrickson stated that because this is a still image, the font size is not to scale of what it will be, noting that the font size and type will be different as this is just a mock up. He stated that it would be helpful to have information on the design. He noted that the recommended number of selections for the main button options would be five and asked for input, noting that e-permits is already an option.

Assistant City Administrator/Economic Development Manager Brama stated that staff made similar comments on the text font and size, noting that there is difficulty in shrinking everything down to show on a presentation of this nature. He noted that many websites are going in this direction to have the dropdown menus that appear when you move the cursor over the text. He

recognized that the text size makes that difficult to see and acknowledged that perhaps that should have been changed for the presentation.

Councilmember Kuzma stated that would be hard to provide input on without being able to clearly see the information.

Mayor Strommen noted that employment does not need to be a main button as that is not the reason most people will go to the website.

Councilmember Shryock asked if there is traffic data on the current website use, as the most used features would show what those main buttons should be.

Information Technology Manager Frederickson stated that the current website does not have analytics. He stated that the new website does have that feature and therefore the main buttons could be amended after one year of use, when that most used features could be tracked.

City Administrator Ulrich stated that another option would be to look at similar benchmark cities that have updated websites to see the options that are promoted on their homepages.

Councilmember Kuzma asked if other options for the header photograph could be provided.

Information Technology Manager Fredrickson stated that the banner will be linked to a repository that would change the image upon each visit.

Mayor Strommen stated that she does not want people to see the flower image, as that is not the image the City wants to convey. She stated that the City logo is also too small and should be increased in size.

Information Technology Manager Fredrickson stated that he would also like to increase the size of the City logo and noted that the photograph could be changed at any time.

Councilmember Johns noted that she pulled up some other city websites during this discussion and their city name is much more visible.

Mayor Strommen suggested that another update be given soon to ensure that this does not go too far down the wrong path, given the strong input provided tonight.

Assistant City Administrator/Economic Development Manager Brama stated that staff will work to incorporate the comments made tonight and will come back with a presentation that provides a better feel for the actual sizes of font.

2.04: Discussion Regarding Improving the Board and Commission Interview Questions

Human Resources Manager Lasher reviewed the staff report.

Mayor Strommen stated that she likes the idea of tailoring specific to the Commission or Board, as better information is then received. She noted that if someone is interested in multiple Boards/Commissions, one question could be asked of each group. She stated that making the questions too broad makes it so that the Council does not really receive any information and therefore she would prefer to make more specific questions so that better information is received through the interview. She stated that one question from each Board/Commission could be asked for someone that has interest in two different groups and then you would be receiving information relative to each group.

Councilmember Shryock stated that she would like to see the questions kept more neutral or positive in nature, rather than asking for concerns, which could make it seem that the City is asking for complaints.

Councilmember Riley referenced question five, noting that there was vagueness and perhaps additional language should be added "in regard to the Economic Development Authority/Park Commission" which would provide more detail in the applicant's response.

Mayor Strommen agreed that the question could be made topical, such as related to economic development or park and recreation as some of the meetings are not televised and therefore asking for input on the topic in general could provide the clarity.

Councilmember LeTourneau referenced question three, which references ethics and integrity, and suggested rewording the question to ask for examples of how groups of people working together provides a positive outcome. He suggested removing the language "to the Board/Commission of your preference" and instead using language such as "to the City".

Mayor Strommen referenced the last question asking if there is anything else the applicant would want the City to know, which usually does not get much response and suggested instead asking a question that would give more information.

Councilmember LeTourneau agreed that question should be removed and instead a different question is asked that would give input on the person's personality if that is the desired outcome.

Councilmember Riley asked if HR would be concerned with that in terms of personal divulgence related to asking someone what they like to do in their spare time.

Human Resources Manager Lasher stated that while she would not ask that in an employment interview, it would be okay for this situation. She confirmed the consensus of the Council that additional interview questions will not be asked to the supplemental application and the changes will only be made to the interview questions. She confirmed that the website used to submit the applications is being changed from the previous format.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:58 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, December 12, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

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

1. CALL TO ORDER

Mayor Strommen called the regular meeting of the Ramsey City Council to order at 7:05 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

4.01: Receive Cash and Investments for Period Ending November 30, 2017

4.02: Note the Following Boards and Commissions Meeting Minutes

- Economic Development Authority Meeting Minutes dated October 12, 2017
- Planning Commission Meeting Minutes dated October 12, 2017
- Park and Recreation Commission Meeting Minutes dated October 12, 2017
- Environmental Policy Board Meeting Minutes dated October 16, 2017

4.03: Schedule Public Hearing to Consider Adoption of 2018-2027 Capital Improvement Plan

4.04: Approve Licenses:

Therapeutic Massage Therapist
MeiJuan Lu/14037 St. Francis Blvd NW

4.05: Approve the following Meeting Minutes:

1) City Council Work Session dated November 28, 2017
2) City Council Regular dated November 28, 2017

4.06: Approve Rental Licenses

4.07: Authorize Work Order from Tierney Brothers for Audio Visual Upgrades to City Hall Meeting Spaces

4.08: Authorize Renewal of Master Agreement with OPUS 21 (Utility Billing Provider) for Five Years

4.09: Adopt Resolution #17-12-310 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of November 23, 2017 through December 6, 2017

4.10: Adopt Resolution #17-12-314 Establishing Precinct and Polling Locations for 2018 Election Year

4.11: Adopt Resolution #17-12-312 to Hire Temporary Ice Rink Attendants

4.12: Adopt Resolution #17-12-313 to Hire a Temporary On-Call Snow Plow Driver

4.13: Adopt Resolution #17-12-301 Approving Final Payment to AAA Striping Service Company for IP #17-04, Sunwood Drive Striping Improvements

4.14: Adopt Resolution #17-12-135 Accepting Feasibility Report and Ordering Public Hearing for Improvement Project #18-03, 2018 Street Overlay Improvements

4.15: Adopt Resolution #17-12-311 Accepting Fee Title to Outlot A, Covenant Meadows per the Approved Planned Unit Development (Project No. 2017-102); Case of Brookview Estates, LLC

4.16: Report from the Public Works Committee Meeting dated November 21, 2017:

1) Consider Recommending City Council Approval of Pedestrian Trail Easement Vacation on Lot 6, Block 3, Wildlife Sanctuary Third Addition – *Ratify the recommendation of the Public Works Committee to not vacate the pedestrian trail easement on Lot 6, Block 3, Wildlife Sanctuary Third Addition, but talk with the resident about removing the blacktop with the resident responsible for restoration.*
2) Consider Request for Additional Stop Signs at the Intersection of 163rd Avenue/Marble Street – *Ratify the recommendation of the Public Works Committee to not install additional stop signs at this intersection based on the traffic counts and accident history, that speed limits signs be posted in both directions, and the Police Department continue to enforce the 30-mph speed limit in the area in an effort to reduce speeds on 163rd Avenue.*

3) Consider Public Infrastructure Feasibility Study for The COR – *Ratify the recommendation of the Public Works Committee to authorize the Bolton and Menk work order, not to exceed $25,384, to complete concept designs and feasibility reports for all remaining public infrastructure needed in The COR.*
4) Consider Recommending City Council Approval of September 2017 Comprehensive Sanitary Sewer Study Update – *Ratify the recommendation of the Public Works Committee to approve the September 2017 Comprehensive Sanitary Sewer Study Update.*
5) Consider Recommending City Council Approval of the September 2017 Comprehensive Water System Study Update – *Ratify the recommendation of the Public Works Committee to approve the September 2017 Comprehensive Water System Study Update and ask staff to address the questions raised relating to dead end stubs.*
6) Consider Recommending City Council Approval of Municipal State Aid Maintenance Allocation Reduction – *Ratify the recommendation of the Public Works Committee to approve reducing the City of Ramsey's MSA maintenance allocation from 35% to 25%.*
7) Consider the Addition of Street Lights in our Industrial Area – *Ratify the recommendation of the Public Works Committee to approve installation of priority street lights at the following intersections: Ramsey Boulevard/143rd Avenue; Jasper Street/143rd Avenue; Ebony Street/143rd Avenue; Ebony Street/141st Avenue; and Azurite Street/144th Avenue.*

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

5. APPROVE AGENDA

City Administrator Ulrich requested to move Item 7.10 to be considered as 7.00.

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

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

6. PUBLIC HEARING

6.01: Public Hearing to Consider 2018 Levies and General Fund Budget and Adopt Resolution #17-12-302 Adopting the 2017, Payable 2018 Municipal Tax Levy; Adopt Resolution #17-12-303 Adopting the 2018 General Fund Budget and Adopt Resolution #17-12-304 Adopting the 2018 Economic Development Authority (EDA) Budget

Presentation

Finance Director Lund reviewed the staff report and recommendation to adopt Resolution #17-12-302 adopting the 2017, payable 2018 municipal tax levies in the amount of $11,374,395.

Public Hearing

Mayor Strommen called the public hearing to order at 7:27 p.m.

Citizen Input

There was none.

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

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

The public hearing was closed at 7:27 p.m.

Council Business

Councilmember Riley stated that this is the same budget and levy that was voted on earlier this fall. He stated that there was hope that amount would be decreased and asked if there were options reviewed to decrease the levy and budget.

Finance Director Lund stated that staff had reviewed the budget in depth prior to the preliminary adoption of the budget and noted that there were multiple worksessions with the Council to reach the preliminary budget and levy figures with the understanding that those would be the final amounts.

City Administrator Ulrich noted that there were not additional budget cuts made since the preliminary adoption and the figures are reflective of the adoptions made in September.

Councilmember Riley stated that he is disappointed that zero cuts were made to the preliminary figures. He stated that this is an 8.5 percent increase which seems out of line and therefore he will not be supporting this as proposed.

Councilmember LeTourneau stated that it is a fair question that Councilmember Riley asked, noting that Councilmember Riley was not present at the last worksession discussion regarding the budget where the Council delved into the line items to find out the reasoning behind the amounts. He stated that he received feedback from the community and wanted to be aware of the reasons behind requests. He stated that he came to the conclusion that the budget is driven by the growth of the community, which allows the Council to make the appropriate decisions for the community. He stated that there was a discussion regarding the service level the City would be able to provide and that is the test he used, as there were promises made to the community to provide those services and items such as road improvement.

Mayor Strommen offered a different perspective, noting that general metrics of inflation that Councilmember Riley used for comparison do not adequately apply to the City. She stated that as the City continues to grow, there are different expectations on the roads, trail and park maintenance and the City needs to continue to meet those expectations. She stated that the Council considered what is needed to meet that level of service and carefully reviewed the personnel requests that came forward to ensure that each of the added positions address the expectations for service to the community. She stated that the additional parks maintenance worker is related to the increased demands for the parks and the city planner is a direct relation to the number of development applications and permits that continue to be received and the staff needed to review those requests. She stated that she was shocked to find the City Engineer is doing his own administrative work and therefore she sees the need for the administrative assistant for that position to ensure that his time is better spent providing service to the needs of the community. She stated that if the Council has not picked positions that are a need to the community, she would invite those comments from the public.

Councilmember Kuzma stated that there were a number of items mentioned by Mayor Strommen that expressed support for the budget but believed there to be additional items that should be highlighted. He stated that Ramsey is growing and provided further explanation noting that there are additional miles of road that have been added and therefore an additional plow truck was needed to ensure that resident expectations are still met for plowing the roads. He stated that the road repair debt is a major item and the roads need to be fixed. He stated that the City did not address that problem for a number of years and that continues to impact future budgets.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #17-12-302 Adopting the 2017, Payable 2018, Municipal Tax Levy; and Resolution #17-12-303 Adopting the 2018 City of Ramsey General Fund Operating Budget; and Resolution #17-12-304 Adopting the 2018 City of Ramsey Economic Development Authority Fund Budget.

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

7. COUNCIL BUSINESS

7.00: Consider Adopting Resolution #17-12-309 Approving a Beekeeping License for the Property Located at 16137 Dysprosium St NW (Project No. 17-154); Case of Kathleen Rosenow (Previously Agenda Item 7.10)

City Planner Anderson reviewed the staff report and recommendation to adopt Resolution #17-12-309. He noted that the request complies with all standards outlined in Ramsey City Code Section 10-1(f) and all of the immediate neighbors have signed a form stating that they have no objections to the Beekeeping License request.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to Adopt Resolution #17-12-309 Approving a Beekeeping License on a Residential Property Generally Known as 16137 Dysprosium Street NW.

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

7.01: Consider Adopting Resolution #17-12-305 to Authorize the City's 2018 Non-Union City Health and Dental Insurance Contributions and Cost of Living Adjustments

Human Resources Manager Lasher reviewed the staff report and recommendation to authorize the non-union City health and dental insurance contributions and the non-union cost of living adjustment.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to Adopt Resolution #17-12-305 to Authorize the City's 2018 Non-Union City Health and Dental Insurance Contributions and Non-Union Cost of Living Adjustments.

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

7.02: Consider Adopting Resolution #17-12-307 to Hire a City Planner in Community Development

Human Resources Manager Lasher reviewed the staff report and recommendation to adopt Resolution #17-12-307 to hire Ms. McGuire Brigl as a non-union, exempt employee; as City Planner, effective on or near January 2, 2018.

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to Adopt Resolution #17-12-307 to Hire a City Planner in Community Development.

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

7.03: Consider Adopting Resolution #17-12-308 to Hire a Streets Maintenance Worker to Fill a Vacant Position

Human Resources Manager Lasher reviewed the staff report and recommendation to hire Scott Berscheid as a full-time Public Works Streets Maintenance Worker, effective on or near December 13, 2017.

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to Adopt Resolution #17-12-308 to Hire a Streets Maintenance Worker to Fill a Vacant Position.

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

7.04: Consider Adoption of Resolution #17-12-306 to Approve Increasing the IT Support Technician to Full-Time

Human Resources Manager Lasher reviewed the staff report and recommendation to increase the IT Support Technician to full-time.

Mayor Strommen noted that these were all positions that were discussed in depth as a part of the budget discussion and simply need to be approved for hiring.

Motion by Councilmember Shryock, seconded by Councilmember Johns, to Adopt Resolution #17-12-306 to Approving Increasing the IT Support Technician to Full-Time.

Further discussion: Councilmember LeTourneau stated that this employee has been with the City for a few years and has done an excellent job. He noted that this is a great opportunity to increase his hours and opportunity for a career with the City.

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

7.05: Consider Approving Contract for Prosecution Legal Services with the Law Firm of Eckberg Lammers

Police Chief Katers reviewed the staff report and recommendation to formally enter into a contract with the law firm of Eckberg Lammers to provide the criminal prosecution legal services and related services.

Councilmember Kuzma asked for input from the attorneys.

Joe Van Thomme, Eckberg Lammers, stated that they are very excited for the opportunity to work for the City as prosecutors. He stated that Eckberg Lammers has a long history of municipal experience. He stated that he is most excited by their true partnership with communities to meet the needs of their city. He stated that a focus from the Ramsey police department through the RFP was on traffic enforcement. He stated that they attempt to meet the goals of the community comprehensively to reach the desired outcomes for that community. He stated that he is a proud representative of Eckberg Lammers and is excited to work with the City of Ramsey.

Councilmember Riley asked the office location.

Mr. Van Thomme replied that the office is in Stillwater. He noted that they provide representation across five counties and have not had an issue with the distance or different municipalities.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to approve entering into a contract with the law firm of Eckberg Lammers to provide criminal prosecution services and related services for a term effective January 1, 2018 through December 31, 2021, with renewable options.

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

7.06: Consider Adopting Ordinance #17-17 Vacating Drainage and Utility Easements on Outlot A, Estates of Silver Oaks (Project No. 17-119); Case of Royal Oaks Realty

City Planner Anderson reviewed the staff report and recommendation to adopt Ordinance #17-17 vacating the drainage and utility easements over, under, and across Outlot A, Estates of Silver Oaks.

Councilmember Riley asked for clarification on the contingency that could be made and what benefit that would provide.

City Planner Anderson noted that the property is an outlot now and no improvements could be made until a plat is approved and therefore the easements could be vacated as the lot is not currently buildable. He noted that the contingency would make it so that vacation would not go into effect until the Final Plat for the Estates of Silver Oaks 2nd Addition is recorded.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to waive the City Charter requirement to read the ordinance aloud and Adopt Ordinance #17-17 Vacating Drainage and Utility Easements on Outlot A, Estates of Silver Oaks, contingent on the recording of the Final Plat for the Estates of Silver Oaks 2nd Addition.

A roll call vote was performed by the Recording Secretary:

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

Motion carried.

Mayor Strommen thanked staff for their extraordinary efforts to contact the property owner that made public comments at the first reading of the ordinance.

7.07: Consider Approving COR System Plans: Public Infrastructure Feasibility Study

Assistant City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to award the work order to Bolton & Menk based on the record of accomplishment of the company helping City staff successfully with similar projects and the fact that Bolton & Menk has completed several recent projects in The COR and is familiar with The COR. He noted that the Parks Commission will be considering a separate work order, from a landscape architect, to complete concept level planning for the Lake Ramsey area and moving the Bolton & Menk work order forward now will allow both studies (infrastructure and park) to

be completed at the same time, which will allow for communication that will make the plans more cohesive and effective.

Mayor Strommen stated that she appreciates the review by the EDA, but also wanted to ensure that the Planning Commission is also kept in the loop. She recognized that this focuses on economic development but stated that this would also provide an overall benefit to planning.

Councilmember Riley stated that one of the EDA Workplan items was to prepare all City owned land, to the extent possible, to sell and this would remove an unknown.

Motion by Councilmember Riley, seconded by Councilmember Johns, to authorize the Bolton & Menk work order, not to exceed $25,384, to complete concept designs and feasibility reports for all remaining public infrastructure needed in The COR.

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

7.08: Consider Approving COR System Plans: Schematic Design for Parks

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and noted that Bruce Jacobson and LHB have a demonstrated effectiveness in working with City staff and the Park and Recreation Commission in developing the *COR Parks + Public Places – Public Realm Framework* document. He noted that the plan has informed, in a favorable way, many aspects of The COR Interim Development Plan. He noted that Mr. Jacobson is intimately familiar with The COR, having worked with the City's staff, Park and Recreation Commission and City Council over the years. He stated that staff is very comfortable recommending the consulting team of Bruce Jacobson and LHB for the work discussed in this case.

Councilmember Kuzma stated that it seemed that there was a proposal for a study that would include a comprehensive study of all the parks and asked how this would be different.

Parks and Assistant Public Works Superintendent Riverblood noted that the overall study looks comprehensively at all the parks and planning for future parks throughout the entire system. He noted that this study would look at the itemized planning for these two parks including elevations and spatial dimensions, and grading for the area.

Councilmember Riley asked if the price was surprising as the cost is $10,000 higher than the cost for the infrastructure for the entire COR.

Parks and Assistant Public Works Superintendent Riverblood noted that the infrastructure study is more an overall comprehensive study while this will be a more in-depth schematic.

Councilmember Shryock noted that between the two studies this will give the City a better idea of what The COR will be.

Motion by Councilmember Shryock, seconded by Councilmember Johns, to authorize the Schematic Design Proposal (consulting team of Bruce Jacobson and LHB) at a not to exceed cost of $30,000, with a $5,000 contingency to complete concept designs and feasibility reports for the two park spaces in The COR.

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

7.09: Consider Adopting Resolution #17-12-316 Ordering Plans and Specifications for Improvement Project 18-05, Bunker Lake Boulevard and Puma Street Improvements

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #17-12-316 ordering Plans and Specifications for Improvement Project #18-05, Bunker Lake Boulevard and Puma Street Improvements.

City Administrator Ulrich asked for the exhibit to be displayed for the benefit of the public viewing the meeting.

City Engineer Westby displayed the aerial photograph, identifying the proposed improvement area.

Councilmember Kuzma asked the funding source.

City Engineer Westby replied that TIF and Anoka County HRA funds would be used for the project.

Councilmember Riley asked if those funds would be used for the feasibility report.

City Engineer Westby explained the assessment agreement that was reached, noting that these funding sources (TIF and Anoka County HRA) would be used to cover the City's portion of the funds for both the engineering and construction costs.

Motion by Councilmember Shryock, seconded by Councilmember LeTourneau, to Adopt Resolution #17-12-316 Ordering Plans and Specifications for Improvement Project #18-05, Bunker Lake Boulevard and Puma Street Improvements.

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

7.10: Consider Adopting Resolution #17-12-309 Approving a Beekeeping License for the Property Located at 16137 Dysprosium St NW (Project No. 17-154); Case of Kathleen Rosenow (Previously Agenda Item 7.10)

This item was considered as Case 7.00.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 8:40 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. 8.**

Meeting Date: 01/09/2018

Submitted For: Jo Thieling, Administrative Services

By: Jo Thieling, Administrative Services

Information

Title

Approve Request to Declare Surplus Property

Purpose/Background:

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

- 2012 Chevrolet Caprice - VIN #6G1MK5R25CL663057 - 74,689 Miles

This vehicle was an old squad that has been replaced with a new unit. The vehicle has had some mechanical issues in the past and is no longer needed by any other departments within the City.

Recommendation:

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

Action:

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

2012 Chevrolet Caprice - VIN #6G1MK5R25CL663057 - 74,689 Miles

Attachments

No file(s) attached.

Form Review

Form Started By: Jo Thieling Started On: 01/04/2018 01:26 PM

Final Approval Date: 01/04/2018

CC Regular Session **4. 9.**

Meeting Date: 01/09/2018

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title

Approve Greenway Terrace Right of Entry Agreement

Purpose/Background:

PURPOSE

Approve the attached right-of-entry agreement.

During construction of the proposed apartment complex, located on Lot 1 Block 1 Greenway Terrace, Aeon's general contractor will need access to the adjoining city-owned property for temporary construction staging and access (Outlot A, Greenway Terrace). This temporary agreement will allow for orderly and efficient construction of the proposed project. This is a common request for construction projects. Staff considers this an administrative request--and has reviewed this agreement with the City Attorney.

BACKGROUND

On November 29, 2017, the city closed on the sale of a roughly 88,000 sf parcel of city-owned land to Aeon. The City began working on this project in March of 2016 (site selection) and entered into a purchase agreement in May of 2016. This project is located in The COR, just north of The Draw, and includes a 54-unit workforce apartment complex. The City sold its property for $183,000. This project is anticipated for completion by the end of 2018.

Staff would note, Aeon has a separate second PA in place with the City, for a 59,000 sf property located directly adjacent to, and contiguous with, the 54-unit apartment project mentioned above. Aeon is hopeful to begin working on this second site soon. Closing on the second site is planned for fall of 2018. The proposed right-of-entry agreement would be located on the "phase II" parcel.

Notification:

NA

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

NA

Action:

Motion to approve:

The attached right-of-entry agreement, for the Greenway Terrace Apartment Complex construction project.

Attachments

Aeon Plat

Right of Entry Agreement

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:37 PM
Form Started By: Patrick Brama		Started On: 12/21/2017 12:28 PM
Final Approval Date: 01/04/2018		

OFFICIAL PLAT

21872291.003

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 17 day of NOVEMBER 2017.

City of Ramsey, a Minnesota municipal corporation

By: _____ its MAYOR

SARAH STROMMEN
Printed Name

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on 17th day of November, 2017 by Sarah Strommen, its Mayor of City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

JoAnn E. Shaw
Anoka County,
My commission expires 1/31/2020

JoAnn E. Shaw
Printed Name

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 6 day of NOVEMBER, 2017

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

STATE OF MINNESOTA
COUNTY OF Dakota

This instrument was acknowledged before me on this 6th day of November 2017 by Marcus F. Hampton.

Scott County, Minnesota
My commission expires January 31, 2019

Patrick Miller
Printed Name

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 22nd day of August, 2017, 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

_____ 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 28 TH day of November, 2017.

Larry D. Hoium by Charles F. Gletzer, Deputy
Larry D. Hoium, Anoka County Surveyor

COUNTY AUDITOR/TREASURUER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2017 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 28th day of November, 2017.

Jonell M. Sawyer
Property Tax Administrator

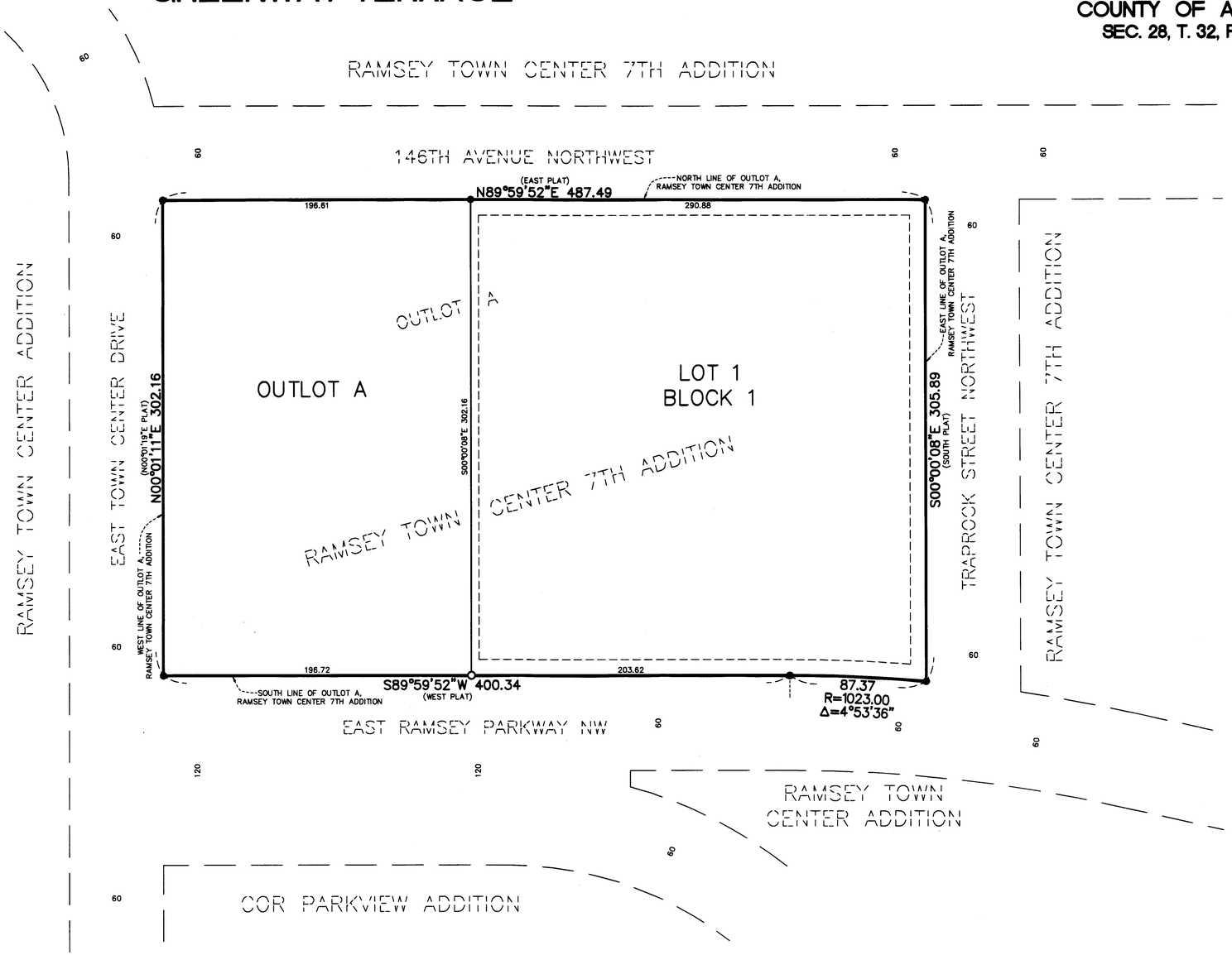
By: _____ Deputy

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

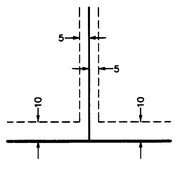
I hereby certify that this plat of GREENWAY TERRACE was filed in the office of the County Recorder/Registrar of Titles for public record on this 8 day of November, 2017, at 12:33 o'clock P. M. and was duly recorded as Document Number 2187229.003.

Jonell M. Sawyer
County Recorder/Registrar of Titles

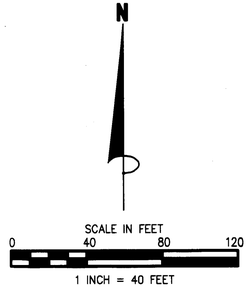
By: _____ Deputy



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

$50

JAMES R. HILL, INC.

Recc
Acco

Record ID 4072869

THIS DOCUMENT NUMBER REPRESENTS A PLAT

This page has been added for recording purposes only. It is not part of the document.

MUNICIPALITY: RAMSEY CERTIFIED BY: MDK ON: 11/28/17

MAP # 4363

2187229.003

DOC. DATE: 11/17/17 NO OF PAGES: 1

PLAT
SHORT NAME: GREENWAY TERRACE

LONG NAME: GREENWAY TERRACE

A/T	PARENT PINS & TCA CODES	RES	GRANTORS (Fees, C/Ps, Mortgagees)
A	28-32-25-13-0033 630111	N	RAMSEY CITY OF

FILED BY: Commercial Partners Title PHONE: 612-337-2490

TAXPAYER NAME: RAMSEY CITY OF

ADDRESS: 7550 SUNWOOD DRIVE, RAMSEY, MN 55303

NEW PARCELS

LOT	BLOCK	LOT	BLOCK	LOT	BLOCK
1	1				
O/L A					

DELQ & CURRENT TAXES ARE PAID: INITIALS: _____ DATE: _____

DIV. NO.: _____

ANOKA COUNTY MINNESOTA

Document No.: 2187229.003 ABSTRACT

I hereby certify that the within instrument was filed in this office for record on: 11/28/2017 12:33:00 PM

Fees/Taxes In the Amount of $56.00

JONELL M. SAWYER

Anoka County Property Tax Administrator/Recorder/Registrar of Titles

MDK, Deputy

Record ID: 4072869

RIGHT OF ENTRY AGREEMENT

This **AGREEMENT,** made on this _____ day of January, 2018 by and between the **CITY OF RAMSEY**, a municipal corporation under the laws of Minnesota ("**City**"), and Ramsey Station Apartments Limited Partnership ("**Owner**").

I. RECITALS

1.01. **City** is the fee owner of the real property legally described as follows ("**PROPERTY**"):

Outlot A, Greenway Terrace, Anoka County, Minnesota.

1.02. **OWNER** seeks to access the **Property** as part of the development of the Greenway Terrace building and site work on the adjacent parcel.

1.03. **City** is willing to permit **the Owner** and its agents, employees, contractors and invitees to enter onto the **Property** for construction purposes. This access right is limited to construction staging and materials storage for the construction of Greenway Terrace.

II. AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

2.01. **Entry.** Effective upon the date hereof, **City** hereby grants the **Owner** and its agents, employees, contractors and invitees the right to enter upon the **Property** for the purpose of construction consistent with Section 1.03. This right of entry expires the earlier of the issuance of a Certificate of Occupancy for Owner's adjacent parcel or December 31, 2018.

2.02. **Indemnification of the City.** In consideration for such entry, **Owner** agrees to and shall indemnify, defend and hold harmless **City**, its agents, employees and personal representatives from and against any action, claim, damage, liability, loss, cost or expense (including, without limitation, attorney's fees and costs), resulting from **Owner's** access of and construction within the **Property**.

2.03 **Hazardous Materials.** Owner shall not deposit or store hazardous materials on the Property, or carry hazardous materials across the Property, without the City's written permission. Owner is solely liable for any and all damages to people or property, and for any and all environmental response and/or clean-up costs, arising out of Owner's deposit, storage or transfer of hazardous materials upon or across the Property.

2.03. **Governing Law.** This agreement shall be interpreted in accordance with and governed by the laws of the state of Minnesota.

2.04. Notices and Demands. All notices, demands or other communications under this agreement shall be effective only if made in writing and shall be sufficiently given and deemed given when delivered personally or mailed by certified mail (return receipt requested), postage prepaid, properly addressed as follows:
(a) City of Ramsey, 7550 Sunwood Drive NW, Ramsey, Minnesota 55303, Attention Kurt Ulrich, City Administrator

(b) Ramsey Station Apartments Limited Partnership, 901 N 3rd Street, Suite 150, Minneapolis, MN 55401, Attention: Leslie Roering

or to such other persons as the parties may, from time to time, designate in writing and forward to the other as proved in this section.

2.05 **Repair and Restore.** Buyer must repair any damage Buyer or its employees, agents or contractors cause to the Property, specifically including damage to concrete curb and gutters, remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property, and restore the Property to the condition it was in prior to Owner accessing the Property.

2.06. Amendment. This agreement may be amended by the parties hereto only by written instrument executed with the same procedures and formality followed in the execution of this agreement.

IN WITNESS WHEREOF, the parties have caused this agreement to be duly executed in their names and behalves and on or as of the date first above written.

The City of Ramsey, Minnesota

By: _____ Dated: _____, 2018
Sarah Strommen, Mayor

By: _____ Dated: _____, 2018
Kurt Ulrich, City Administrator

Ramsey Station Apartments Limited Partnership

By: _____ Dated: _____, 2018
Caroline Horton, Vice President/Treasurer

CC Regular Session **4. 10.**

Meeting Date: 01/09/2018

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution # 18-011 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 7, 2017 through December 28, 2017

Action:

Motion to Adopt Resolution # 18-011 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 7, 2017 through December 28, 2017.

Attachments

Bills List 12/28/2017

Resolution 01/09/2018

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	01/02/2018 08:03 AM
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:43 PM
Form Started By: Jackie Lipski		Started On: 12/28/2017 02:45 PM
Final Approval Date: 01/04/2018		

CITY OF RAMSEY - FINANCE OFFICE Printed 12/27/2017

RAMSEY CITY COUNCIL MEETING

12/28/2017

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 12/7/17-12/28/17	405,688.42
Accounts Payable 12/7/17-12/28/17	475,671.38
Payroll 12/15/17	157,000.82
Pay Estimates- Projects	340,503.32

Saul Stern
12/28/2017

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 1,378,863.94**

	APPROVED PREV. MTG	2017 Y.T.D.
DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:		
NET PAYROLL TOTAL	$ 158,397.12	$ 3,851,276.69
- CORRECTION TO PAYROLL		
PREPAIDS	235,910.58	7,347,287.11
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE	1,411,672.51	2,909,685.02
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	294,441.74	5,507,771.70
ADD (DELETE) BILLS LIST SUBMITTED PAY ESTIMATE(S)	11,986.10	2,867,871.42
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 2,112,408.05**	**$ 22,483,891.94**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
104518	**12/7/2017**		**100948 ANOKA COUNTY LICENSE CENTER**						
		47.00	RENEWAL TABS 352		89380	120617	0194.6249		MISCELLANEOUS OPERA
		47.00							
104519	**12/7/2017**		**100948 ANOKA COUNTY LICENSE CENTER**						
		21.75	TABS 372 UNMARKED		89432	120717	0211.6249		MISCELLANEOUS OPERA
		21.75							
104520	**12/7/2017**		**106687 BLUML, BRAD**						
		14.99	PD HOLIDAY CARDS		89381	120417	0211.6204		STATIONERY, ENVELOPE
		14.99							
104521	**12/7/2017**		**114612 BRUMMER REALTY**						
		2,058.85	UB REFUND 15406-A FLUORINE ST		89382	113017	9601.4651		WATER REVENUE
		2,058.85							
104522	**12/7/2017**		**116081 CHA VANG, TSAI**						
		155.00	REFUND DAMAGE/KEY DEPOSIT		89383	120617	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
104523	**12/7/2017**		**110734 CITY OF RAMSEY**						
		30.00	# 713463949		89385	120717	9601.4651		WATER REVENUE
		30.00							
104524	**12/7/2017**		**111696 CITY OF RAMSEY**						
		300.00	REF CREDIT 6760 HWY 10 NW		89384	113017	9601.4651		WATER REVENUE
		300.00							
104525	**12/7/2017**		**100116 CONNEXUS ENERGY**						
		11.66	6401 W HWY 10- SHELL STATION		89386	444931-270863 NOV 17	9603.6371		ELECTRIC UTILITIES
		1,235.74	MISC CITY ACCOUNTS		89387	759126-303107 NOV 17	0220.6371		ELECTRIC UTILITIES
		6,332.19	MISC CITY ACCOUNTS		89387	759126-303107 NOV 17	0194.6371		ELECTRIC UTILITIES
		131.34	MISC CITY ACCOUNTS		89387	759126-303107 NOV 17	0194.6371		ELECTRIC UTILITIES
		73.17	MISC CITY ACCOUNTS		89387	759126-303107 NOV 17	9230.6249		MISCELLANEOUS OPERA
		4,664.80	MISC CITY ACCOUNTS		89387	759126-303107 NOV 17	9240.6371		ELECTRIC UTILITIES
		31.03	MISC CITY ACCOUNTS		89387	759126-303107 NOV 17	9410.6371	00041018	ELECTRIC UTILITIES
		658.36	MISC CITY ACCOUNTS		89387	759126-303107 NOV 17	9410.6371	00041012	ELECTRIC UTILITIES
		532.72	MISC PW ACCOUNTS		89388	759126-303106 NOV 17	0311.6371		ELECTRIC UTILITIES
		1,654.79	MISC PW ACCOUNTS		89388	759126-303106 NOV 17	0452.6371		ELECTRIC UTILITIES
		177.57	MISC PW ACCOUNTS		89388	759126-303106 NOV 17	9601.6371		ELECTRIC UTILITIES
		177.57	MISC PW ACCOUNTS		89388	759126-303106 NOV 17	9602.6371		ELECTRIC UTILITIES
		177.57	MISC PW ACCOUNTS		89388	759126-303106 NOV 17	9605.6371		ELECTRIC UTILITIES
		883.74	TRAFFIC SIGNALS		89389	759126-303100	0260.6371		ELECTRIC UTILITIES

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104525	12/7/2017		100116 CONNEXUS ENERGY						Continued.
						NOV 17			
		85.00	SIRENS		89390	759126-303095	0220.6371		ELECTRIC UTILITIES
						NOV 17			
		9,633.00	STREET LIGHTS		89391	759126-303101	9603.6371		ELECTRIC UTILITIES
						NOV 17			
		7,421.01	WTR TWR/WELLS/LIFT STATIONS		89392	759126-303102	9601.6371		ELECTRIC UTILITIES
						NOV 17			
		620.55	WTR TWR/WELLS/LIFT STATIONS		89392	759126-303102	9602.6371		ELECTRIC UTILITIES
						NOV 17			
		34,501.81							
104526	12/7/2017		100141 DAVE PERKINS CONTRACTING INC						
		4,684.00	WORK AT 7699 147TH WAY		89393	26294	9601.6489		OTHER CONTRACTED SE
		4,684.00							
104527	12/7/2017		100158 ECM PUBLISHERS INC						
		217.00	PW STREETS POSITION- AD		89394	549053	0130.6354		HELP WANTED ADVERTIS
		217.00							
104528	12/7/2017		100870 EDINA REALTY TITLE						
		138.15	UB REFUND 14862 PERIDOT ST NW		89395	113017	9601.4651		WATER REVENUE
		29.69	UB REFUND 16540 YTTRIUM		89396	113017A	9601.4651		WATER REVENUE
		167.84							
104529	12/7/2017		116059 ELECTRO SIGNS AND DESIGN						
		1,435.00	PYLON SIGN 50% DEPOSIT		89397	1026171	0130.6246		MARKETING & PROMOTI
		1,435.00							
104530	12/7/2017		111356 EXECUTIVE TITLE OF MN						
		159.58	UB REFUND 14230 XENON ST		89398	113017	9601.4651		WATER REVENUE
		159.58							
104531	12/7/2017		111674 FIRST AMERICAN TITLE						
		41.19	UB REFUND 7298 147TH LANE NW		89399	113017	9601.4651		WATER REVENUE
		41.19							
104532	12/7/2017		116060 FIRST AMERICAN TITLE CO						
		118.78	UB REFUND 15206 COBALT ST NW		89400	113017	9601.4651		WATER REVENUE
		118.78							
104533	12/7/2017		116061 HENDERSON, SARA L.						
		146.28	UB REFUND 5670 156TH LANE NW		89401	113017	9601.4651		WATER REVENUE
		146.28							
104534	12/7/2017		116062 HOLCOMB, BRIAN						
		170.83	UB REFUND 15216 KRYPTON TER		89402	113017	9601.4651		WATER REVENUE
		170.83							
104535	12/7/2017		113561 HOME TITLE INC						
		169.44	UB REFUND 16154 LITHIUM CT		89403	113017	9601.4651		WATER REVENUE
		169.44							
104536	12/7/2017		116063 KNOKE, JODI						
		6.58	UB REFUND 6918 139TH LN NW		89404	113017	9601.4651		WATER REVENUE
		6.58							

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104536	12/7/2017		116063 KNOKE, JODI						Continued.
104537	12/7/2017		113464 LAND TITLE						
		175.50	UB REFUND 15228 TUNGSTEN ST		89405	113017	9601.4651		WATER REVENUE
		175.50							
104538	12/7/2017		111865 LIBERTY TITLE INC						
		196.18	UB REFUND 15340 RADIUM WAY		89406	113017	9601.4651		WATER REVENUE
		172.46	UB REFUND 5664 154TH CT NW		89407	113017A	9601.4651		WATER REVENUE
		151.56	UB REFUND 14044 DYSPROSIUM ST		89408	113017B	9601.4651		WATER REVENUE
		146.93	UB REFUND 5815 158TH AVE NW		89409	113017C	9601.4651		WATER REVENUE
		83.78	UB REFUND 5563 153RD CT NW		89410	113017D	9601.4651		WATER REVENUE
		40.11	UB REFUND 7318 BUNKER LK BLVD		89411	113017E	9601.4651		WATER REVENUE
		30.72	UB REFUND 17151 WILLEMITE ST		89412	113017F	9601.4651		WATER REVENUE
		821.74							
104539	12/7/2017		115334 MINNESOTA TITLE LLC						
		162.77	UB REFUND 14601 OLIVINE TER		89414	113017	9601.4651		WATER REVENUE
		162.77							
104540	12/7/2017		100329 MN FALL MAINTENANCE EXPO						
		100.00	MN FALL EXPO 2017		89413	101717	0311.6335		TRAINING
		100.00							
104541	12/7/2017		115449 MODERN TITLE						
		108.56	UB REFUND 15241 TONTO ST NW		89415	113017	9601.4651		WATER REVENUE
		108.56							
104542	12/7/2017		116064 NELSON, LANCE						
		172.32	UB REFUND 5672 154TH AVE NW		89416	113017	9601.4651		WATER REVENUE
		172.32							
104543	12/7/2017		116065 PARTNERS TITLE						
		32.91	UB REFUND 6854 139TH LN NW		89418	113017	9601.4651		WATER REVENUE
		32.91							
104544	12/7/2017		116066 PARTNERS TITLE						
		7.58	UB REFUND 6117 146TH AVE NW		89419	113017	9601.4651		WATER REVENUE
		7.58							
104545	12/7/2017		113962 PARTNERS TITLE OF NORTH SUBURBAN						
		128.72	UB REFUND 6030 145TH LN NW		89417	113017	9601.4651		WATER REVENUE
		128.72							
104546	12/7/2017		116067 PEKA, RUTH						
		34.84	UB REFUND 7072 139TH AVE NW		89420	113017	9601.4651		WATER REVENUE
		34.84							
104547	12/7/2017		100391 POSTMASTER						
		1,540.39	RAMSEY RECYCLER FALL 17-POST		89421	120517	9604.6249		MISCELLANEOUS OPERA
		1,540.39							
104548	12/7/2017		116068 PROPERTIES BY JSUN INC						
		54.30	UB REFUND 5561 148TH LN		89422	113017	9601.4651		WATER REVENUE
		54.30							

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									Continued.
104549	12/7/2017		116080 ROSELAWN STABLES						
		500.00	TROLLEY-TREE LIGHTING 2017		89423	120417	0111.6249		MISCELLANEOUS OPERA
		500.00							
104550	12/7/2017		116069 RUGUT, STANLEY						
		3.26	UB REFUND 5553 154TH TER		89424	113017	9601.4651		WATER REVENUE
		3.26							
104551	12/7/2017		116043 SAFETY SIGNS LLC						
		1,935.95	RENTAL-SAFETY ROAD SIGNS		89425	17001900	9605.6249		MISCELLANEOUS OPERA
		1,935.95							
104552	12/7/2017		106915 SHANK, KENNETH L						
		250.00	SANTA- TREE LIGHTING 2017		89426	112817	0111.6249		MISCELLANEOUS OPERA
		250.00							
104553	12/7/2017		101103 SPRINT						
		54.90	OCT-NOV 17 SERVICE		89427	570683319-192	0130.6323		CELLULAR PHONES
		109.80	OCT-NOV 17 SERVICE		89427	570683319-192	0191.6323		CELLULAR PHONES
		54.90	OCT-NOV 17 SERVICE		89427	570683319-192	0240.6323		CELLULAR PHONES
		514.10	OCT-NOV 17 SERVICE		89427	570683319-192	0211.6323		CELLULAR PHONES
		122.10	OCT-NOV 17 SERVICE		89427	570683319-192	0194.6323		CELLULAR PHONES
		266.60	OCT-NOV 17 SERVICE		89427	570683319-192	0311.6323		CELLULAR PHONES
		319.42	OCT-NOV 17 SERVICE		89427	570683319-192	0452.6323		CELLULAR PHONES
		252.98	OCT-NOV 17 SERVICE		89427	570683319-192	0301.6323		CELLULAR PHONES
		164.87	OCT-NOV 17 SERVICE		89427	570683319-192	0220.6323		CELLULAR PHONES
		109.80	OCT-NOV 17 SERVICE		89427	570683319-192	0192.6321		TELEPHONE
		227.07	OCT-NOV 17 SERVICE		89427	570683319-192	9601.6323		CELLULAR PHONES
		2,196.54							
104554	12/7/2017		115045 TITLE NEXUS LLC						
		137.84	UB REFUND 15242 KRYPTON TER		89428	113017	9601.4651		WATER REVENUE
		137.84							
104555	12/7/2017		115456 TITLE SMART						
		41.19	UB REFUND 14735 OLIVINE ST		89429	113017	9601.4651		WATER REVENUE
		41.19							
104556	12/7/2017		113610 TRADEMARK TITLE						
		132.68	UB REFUND 6001 146TH AVE NW		89430	113017	9601.4651		WATER REVENUE
		132.68							
104557	12/7/2017		116070 VANG, XONG						
		114.52	UB REFUND 14304 WACO ST NW		89431	113017	9601.4651		WATER REVENUE
		114.52							
104622	12/14/2017		100012 ACE SOLID WASTE INC						
		25,945.85	DEC 17 CONTRACT RECYCLE		89509	3348161	9604.6489		OTHER CONTRACTED SE
		185.86	DEC 17 PW MISC ACCTS		89510	3348176	0194.6374		REFUSE/RECYCLING
		172.63	DEC 17 PW MISC ACCTS		89510	3348176	0311.6374		REFUSE/RECYCLING
		165.92-	DEC 17 PW MISC ACCTS		89510	3348176	0452.6374		REFUSE/RECYCLING
		57.54	DEC 17 PW MISC ACCTS		89510	3348176	9601.6374		REFUSE/RECYCLING
		57.54	DEC 17 PW MISC ACCTS		89510	3348176	9602.6374		REFUSE/RECYCLING
		119.58	DEC 17 PW MISC ACCTS		89510	3348176	9604.6249		MISCELLANEOUS OPERA
		57.54	DEC 17 PW MISC ACCTS		89510	3348176	9605.6374		REFUSE/RECYCLING
		26,430.62							

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104622	12/14/2017		100012 ACE SOLID WASTE INC						Continued.
104623	12/14/2017		113076 BRAMA, PATRICK						
		57.67	MILEAGE REIMB		89511	121317	9230.6331		TRAVEL & LODGING
		57.67							
104624	12/14/2017		100167 CORNERSTONE FORD						
		434.24	REPAIR 557		89512	16195673/1	0220.6388		OTHER VEHICLE REPAIR
		434.24							
104625	12/14/2017		112272 CUSTOM REMOLDELERS INC						
		77.00	CANCEL RA035666		89513	120517	9101.4205		BUILDING PERMIT
		1.00	CANCEL RA035666		89513	120517	9101.2081		SURCHARGES-PERMITS
		78.00							
104626	12/14/2017		115959 HOSCH, HELEN						
		23.90	REPLACE UB REFUND 15035 RAMSEY		89514	121417	9601.4651		WATER REVENUE
		23.90							
104627	12/14/2017		100291 MET COUNCIL SAC						
		181,405.00	NOV 17 SAC CHARGES		89515	120817	9602.2083		SAC CHARGES
		1,814.05-	NOV 17 SAC CHARGES		89515	120817	9602.4356		SEWER AVAILABILITY CH
		179,590.95							
104628	12/14/2017		112624 NELSON, CINDY						
		25.47	REIMB MILEAGE APA MTG		89516	121217	0153.6335		TRAINING
		25.47							
104629	12/14/2017		115595 ORACLE AMERICA INC						
		912.50	2018 1ST QTR SERVICE		89517	604496	9101.1550		PREPAID EXPENSE
		912.50							
104630	12/14/2017		100391 POSTMASTER						
		1,465.97	18 JAN/FEB RAM RES POSTAGE		89518	121417	9101.1550		PREPAID EXPENSE
		1,465.97							
104631	12/14/2017		114151 TASC (FEES)						
		377.50	REBA/VEBA NOV 17 FEES		89519	IN1172539	0130.6315		MISCELLANEOUS PROFE
		377.50							
104632	12/14/2017		115008 THOMSEN CONSTRUCTION SERVICES LLC						
		1,500.00	REFUND ERO ESC 6405 GREEN VALL		89520	121417	9804.6433	00115893	REFUNDS
		1,500.00							
104633	12/14/2017		109912 ULRICH, KURTIS G.						
		537.06	REIMB. ICMA CONF OCT 2017		89521	120817	0130.6331		TRAVEL & LODGING
		537.06							
104634	12/14/2017		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	6701 HWY 10 YOUTH FIRST		89522	150-1687-1105 NOV 17	9410.6315	00041012	MISCELLANEOUS PROFE
		24.95	7650 SUNWOOD DR NW		89523	150-1681-4280 NOV 17	9240.6315		MISCELLANEOUS PROFE
		24.95	7550 SUNWOOD DR NW		89524	150-1681-6340 NOV 17	0194.6489		OTHER CONTRACTED SE
		77.85							

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104634	12/14/2017		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						Continued.
104635	12/18/2017		100257 LAW ENFORCEMENT LABOR SRV INC						
		563.50			89305	1130171117333	9101.2177		UNION DUES
		563.50			89501	121417806332	9101.2177		UNION DUES
		1,127.00							
104636	12/18/2017		100298 MN AFSCME COUNCIL 5						
		725.83			89306	1130171117334	9101.2177		UNION DUES
		725.83			89502	121417806333	9101.2177		UNION DUES
		1,451.66							
104637	12/21/2017		100012 ACE SOLID WASTE INC						
		84.53	DEC 17 FIRE STATIONS		89588	3358991	0220.6374		REFUSE/RECYCLING
		84.53							
104638	12/21/2017		111377 ANOKA MUNICIPAL UTILITY						
		56.80	RAMSEY STREET LIGHTS		89589	22-990005-01 DEC 17	9603.6371		ELECTRIC UTILITIES
		104.92	CTY RD 116/HWY 47 SIGNAL		89590	22-613120-01 DEC 17	0260.6371		ELECTRIC UTILITIES
		32.81	BUNKER/DYSPOSIUM SIGNAL		89591	22-612000-01 DEC 17	0260.6371		ELECTRIC UTILITIES
		194.53							
104639	12/21/2017		110734 CITY OF RAMSEY						
		32.91	# 721489		89592	122017	9601.4651		WATER REVENUE
		600.00	# 725870		89592	122017	9601.4651		WATER REVENUE
		632.91							
104640	12/21/2017		109213 MOLDENHAUER, DREW						
		28.41	TRAINING LUNCHES DEC 2017		89593	121917	0211.6331		TRAVEL & LODGING
		28.41							
104641	12/21/2017		116094 STEINKE, GARY						
		500.00	REFUND ERO ESC 15825 JUNIPER		89594	122117	9804.6433	00116049	REFUNDS
		500.00							
104642	12/21/2017		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	5650 ALPINE DR - FIRE STATION		89595	150-1691-2206 NOV 17	0220.6489		OTHER CONTRACTED SE
		27.95	7550 SUNWOOD DR- POLICE		89596	150-1682-6501 NOV 17	0211.6489		OTHER CONTRACTED SE
		55.90							
90444809	12/15/2017		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		50.00			89439	1211171552311	9101.2174		PERA-EMPLOYEE
		50.00			89440	1211171552312	9101.2183		PERA-EMPLOYER
		17,365.81			89503	121417806334	9101.2174		PERA-EMPLOYEE
		23,115.48			89504	121417806335	9101.2183		PERA-EMPLOYER
		40,581.29							
91289664	12/15/2017		100601 MN DEPT OF REV WH						
		345.07			89435	1211171216351	9101.2172		STATE WITHHOLDING
		83.00			89441	1211171552313	9101.2172		STATE WITHHOLDING
		9,594.88			89505	121417806336	9101.2172		STATE WITHHOLDING

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91289664	12/15/2017		100601 MN DEPT OF REV WH						Continued.
		10,022.95							
95053732	12/15/2017		101306 IRS						
		373.48			89436	1211171216352	9101.2171		FEDERAL WITHHOLDING
		1,626.25			89437	1211171216353	9101.2173		FICA & MEDICARE-EMPL(
		1,626.25			89438	1211171216354	9101.2182		FICA & MEDICARE-EMPL(
		361.66			89442	1211171552314	9101.2171		FEDERAL WITHHOLDING
		249.31			89443	1211171552315	9101.2173		FICA & MEDICARE-EMPL(
		249.31			89444	1211171552316	9101.2182		FICA & MEDICARE-EMPL(
		24,019.42			89506	121417806337	9101.2171		FEDERAL WITHHOLDING
		10,735.87			89507	121417806338	9101.2173		FICA & MEDICARE-EMPL(
		10,735.87			89508	121417806339	9101.2182		FICA & MEDICARE-EMPL(
		49,977.42							
98121507	12/15/2017		115568 ALERUS FINANCIAL NA						
		960.00			89500	1214178063314	9101.2176		LIFE/HEALTH-EMPLOYEE
		960.00							
98121517	12/15/2017		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		3,112.56			89496	1214178063310	9101.2176		LIFE/HEALTH-EMPLOYEE
		3,112.56							
99121417	12/14/2017		100629 MN DEPT OF REV SALES TX						
		31.71	Nov Sales & Use Tax		89433	11302017	9101.4305		RENTAL FEES
		8.44	Nov Sales & Use Tax		89433	11302017	9101.4328		ACCIDENT REPORTS
		4.99	Nov Sales & Use Tax		89433	11302017	9101.4308		SALES OF MAPS & PUBLI
		.14	Nov Sales & Use Tax		89433	11302017	9101.4609		OTHER MISCELLANEOUS
		156.72	Nov Sales & Use Tax		89433	11302017	9601.2082		SALES/USE TAX PAYABLE
		202.00							
99121517	12/15/2017		108768 COMDATA NETWORK INC						
		47.94	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6229		SHOP MATERIALS
		13.99	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		287.34	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES
		16.57	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		15.99	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		15.99	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		15.99	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6275		OTHER EQUIPMENT PAR
		208.89	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES
		.01	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES
		91.98	AMAZON MKTPLACE PMTS , BLUML		89445	NOV 17 COMDATA PCARD	0211.6237		CRIME SCENE KIT MATEI
		31.96	AMAZON MKTPLACE PMTS W , BLUML		89445	NOV 17 COMDATA PCARD	0211.6229		SHOP MATERIALS
		26.10	AMAZON.COM AMZN.COM/BI , BLUML		89445	NOV 17 COMDATA PCARD	0211.6207		TRAINING SUPPLIES

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									Continued.
99121517	12/15/2017		108768 COMDATA NETWORK INC						
		189.24	JIMMY JOHNS - , BLUML		89445	NOV 17 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		50.00	SAFE KIDS WORLDWIDE , BLUML		89445	NOV 17 COMDATA PCARD	0280.6335		TRAINING
		25.00	TLO TRANSUNION , BLUML		89445	NOV 17 COMDATA PCARD	0211.6315		MISCELLANEOUS PROFE
		188.90	WEATHER TECH, BLUML SQ 377		89445	NOV 17 COMDATA PCARD	0211.6550		MOTOR VEHICLES
		118.95	WEATHER TECH, BLUML SQ 372		89445	NOV 17 COMDATA PCARD	0211.6550		MOTOR VEHICLES
		17.56	AMAZON MKTPLACE PMTS , FREDRIC		89445	NOV 17 COMDATA PCARD	0311.6208		MISCELLANEOUS OFFICI
		.01	AMAZON MKTPLACE PMTS , FREDRIC		89445	NOV 17 COMDATA PCARD	0311.6208		MISCELLANEOUS OFFICI
		43.95	AMAZON MKTPLACE PMTS , FREDRIC		89445	NOV 17 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		39.98	AMAZON MKTPLACE PMTS , FREDRIC		89445	NOV 17 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		31.67	AMAZON MKTPLACE PMTS , FREDRIC		89445	NOV 17 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		35.80	AMAZON MKTPLACE PMTS , FREDRIC		89445	NOV 17 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		103.44	AMAZON MKTPLACE PMTS , FREDRIC		89445	NOV 17 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		36.18	AMAZON MKTPLACE PMTS , FREDRIC		89445	NOV 17 COMDATA PCARD	0130.6208		MISCELLANEOUS OFFICI
		68.99	WWW.NEWEGGBUSINESS.COM , FREDR		89445	NOV 17 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		59.96	WWW.NEWEGGBUSINESS.COM , FREDR		89445	NOV 17 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		25.00	ECM SUBSCRIPTIONS , GLADHILL		89445	NOV 17 COMDATA PCARD	0191.6452		SUBSCRIPTIONS
		320.00	CHIEF SUPPLY CRM , KOHNER		89445	NOV 17 COMDATA PCARD	0220.6249		MISCELLANEOUS OPERA
		436.85	POSITIVE PROMOTIONS IN , KOHNE		89445	NOV 17 COMDATA PCARD	0220.6249		MISCELLANEOUS OPERA
		195.00	AMERICAN PLANNING A , LASHER		89445	NOV 17 COMDATA PCARD	0130.6354		HELP WANTED ADVERTIS
		400.00	ASSESSMENTLEADERS.COM , LASHER		89445	NOV 17 COMDATA PCARD	0130.6315		MISCELLANEOUS PROFE
		32.94	COBORN'S SUPERSTORE , LASHER		89445	NOV 17 COMDATA PCARD	0130.6249		MISCELLANEOUS OPERA
		52.88	SUBWAY , LASHER		89445	NOV 17 COMDATA PCARD	0130.6335		TRAINING
		58.67	ELK RIVER LANDVILLE , RIEMER		89445	NOV 17 COMDATA PCARD	0311.6374		REFUSE/RECYCLING
		110.00	SQ *SQ *OTI, INC. GOSQ , RIEME		89445	NOV 17 COMDATA PCARD	0452.6374		REFUSE/RECYCLING
		130.00	U OF M CONTLEARNING , RIEMER		89445	NOV 17 COMDATA PCARD	0311.6335		TRAINING
		67.67	TLF*WHITE BEAR FLORAL , THIELI		89445	NOV 17 COMDATA PCARD	0130.6249		MISCELLANEOUS OPERA
		13.92	AMAZON MKTPLACE PMTS , TORSETH		89445	NOV 17 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI

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99121517	12/15/2017		108768 COMDATA NETWORK INC						
		14.99	AMAZON MKTPLACE PMTS , TORSETH		89445	NOV 17 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICI
		125.00	U OF M CONTLEARNING , WESTBY		89445	NOV 17 COMDATA PCARD	0301.6335		TRAINING
		3.98	THE HOME DEPOT , NELSON		89445	NOV 17 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR E
		3.98	THE HOME DEPOT , NELSON		89445	NOV 17 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR E
		3.98	THE HOME DEPOT , NELSON		89445	NOV 17 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR E
		16.98	THE HOME DEPOT , NELSON		89445	NOV 17 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR E
		16.98	THE HOME DEPOT , NELSON		89445	NOV 17 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR E
		199.00	THE HOME DEPOT , NELSON		89445	NOV 17 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR E
		143.09	BACKFLOW PREVENTION DE , RIEME		89445	NOV 17 COMDATA PCARD	9601.6249		MISCELLANEOUS OPERA
		44.44	NORTHERN TOOL EQUIP , NELSON		89445	NOV 17 COMDATA PCARD	9602.6249		MISCELLANEOUS OPERA
		49.41	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		10.68	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		23.52	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		20.89	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		38.00	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0311.6223		GASOLINE
		42.45	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		41.46	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0301.6223		GASOLINE
		47.64	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		40.75	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0240.6223		GASOLINE
		65.65	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		43.33	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0240.6223		GASOLINE
		31.76	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		33.38	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		56.64	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		50.25	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		35.33	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		31.35	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE

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		55.25	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		24.31	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		23.35	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		63.50	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		37.34	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		31.95	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		21.07	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		34.01	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		17.01	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		16.62	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		51.29	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		30.00	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		28.49	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		24.90	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		3.20	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		106.03	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		50.04	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		30.95	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0240.6223		GASOLINE
		34.50	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0240.6223		GASOLINE
		36.32	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0240.6223		GASOLINE
		60.00	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0311.6223		GASOLINE
		37.80	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0240.6223		GASOLINE
		55.77	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0301.6223		GASOLINE
		38.72	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0301.6223		GASOLINE
		53.38	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0311.6223		GASOLINE
		65.16	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		24.75	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE

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99121517	12/15/2017		108768 COMDATA NETWORK INC						Continued.
		19.00	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		38.71	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		104.52	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0311.6223		GASOLINE
		84.74	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		50.01	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		29.54	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		63.59	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		49.91	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		65.60	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		30.66	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0301.6223		GASOLINE
		58.14	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		41.08	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0301.6223		GASOLINE
		57.73	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0311.6223		GASOLINE
		54.74	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0194.6223		GASOLINE
		43.48	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0194.6223		GASOLINE
		53.80	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0301.6223		GASOLINE
		26.65	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		27.89	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		46.84	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6225		DIESEL FUEL
		32.58	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		20.35	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		39.04	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0194.6223		GASOLINE
		26.39	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		26.74	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		32.34	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0220.6223		GASOLINE
		49.41	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE
		57.22	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0452.6223		GASOLINE

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		64.20	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0311.6223		GASOLINE
		53.43	SUPERAMERICA		89446	NOV 17 COMDATA FUEL	0301.6223		GASOLINE
		53.76	SUPERAMERICA		89446	NOV 17 COMDATA FUEL	0301.6223		GASOLINE
		55.04	SUPERAMERICA		89446	NOV 17 COMDATA FUEL	0311.6223		GASOLINE
		59.22	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		53.86	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		33.12	CASEYS GEN STORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		35.85	CASEYS GEN STORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		35.58	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		17.86	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		43.45	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		38.56	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		15.54	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		35.67	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		31.39	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		31.75	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		23.70	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		29.28	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		31.59	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		32.62	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		15.34	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		31.56	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		23.91	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		14.38	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		24.80	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		23.66	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		27.85	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE

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99121517	12/15/2017		108768 COMDATA NETWORK INC						Continued.
		21.88	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		28.95	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		21.16	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		30.42	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		21.14	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		25.04	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		14.39	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		33.23	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		19.81	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		25.41	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		37.56	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		23.00	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		19.00	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		12.90	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		25.39	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		56.15	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		33.51	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		38.19	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		13.72	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		13.64	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		10.89	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		10.15	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		37.29	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		49.24	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		73.75	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		33.19	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		40.46	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE

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99121517	12/15/2017		108768 COMDATA NETWORK INC						Continued.
		46.44	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		36.75	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		31.10	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		39.50	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		37.81	CASEYS RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		34.59	HOLIDAY DEALER		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		50.00	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		19.88	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		40.12	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		27.57	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		32.82	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		26.76	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		30.82	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		38.99	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		31.75	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		38.10	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		39.57	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		25.96	HOLIDAY STNSTORE		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		74.37	KWIK TRIP		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		36.02	KWIK TRIP		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		17.66	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		46.50	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		22.58	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		22.26	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		30.37	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		49.47	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		25.68	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE

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99121517	12/15/2017		108768 COMDATA NETWORK INC						Continued.
		49.48	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		11.83	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		56.48	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		37.88	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		26.21	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		30.12	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		21.58	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		13.23	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		39.96	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		13.98	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		31.20	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		33.06	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		31.30	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		16.56	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		24.30	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		25.93	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		39.73	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		34.74	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		27.40	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		20.31	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		39.40	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		18.77	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		21.31	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		13.60	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		35.58	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		34.15	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		18.07	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99121517	12/15/2017		108768 COMDATA NETWORK INC						Continued.
		42.92	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		55.44	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		30.64	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		32.43	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		8.51	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		32.71	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		15.86	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		20.88	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		24.47	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		12.93	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		29.92	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		11.11	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		20.37	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		32.42	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		24.08	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		28.09	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		22.24	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		20.05	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		18.02	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		21.23	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		11.58	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		52.31	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		31.18	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		49.48	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		55.84	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		17.38	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		17.05	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99121517	12/15/2017		108768 COMDATA NETWORK INC						Continued.
		38.79	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		53.36	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		45.19	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		36.16	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		28.16	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		34.65	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		33.95	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		38.54	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		39.22	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		33.50	SUPERAMERICA		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		37.02	SUPERAMERICA		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		38.50	SUPERAMERICA		89446	NOV 17 COMDATA FUEL	0211.6223		GASOLINE
		50.85	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	9601.6223		GASOLINE
		36.67	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	9601.6223		GASOLINE
		73.55	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	9602.6223		GASOLINE
		80.00	BILL'S SUPERETTE		89446	NOV 17 COMDATA FUEL	9602.6223		GASOLINE
		74.08	LITTLE DUKES RAMSEY		89446	NOV 17 COMDATA FUEL	9602.6223		GASOLINE
		12,083.99							
99121817	12/18/2017		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						
		534.80	NOV 17 PURCHSES		89525	112817	0220.6249		MISCELLANEOUS OPERA
		534.80							
99122117	12/21/2017		107885 DEPARTMENT OF LABOR AND INDUSTRY						
		5,089.39	Nov Surcharges		89434	11302017	9101.2081		SURCHARGES-PERMITS
		101.81-	Nov Surcharges		89434	11302017	9101.4604		SURCHARGES
		4,987.58							
99223819	12/15/2017		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		1,298.75			89499	1214178063313	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,298.75							
99232557	12/15/2017		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		8,715.00			89498	1214178063312	9101.2175		DEFERRED COMPENSAT
		8,715.00							
99241217	12/15/2017		114486 SUN LIFE ASSURANCE COMPANY OF CANADA						
		828.62			89300	11301711173312	9101.2176		LIFE/HEALTH-EMPLOYEE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99241217	**12/15/2017**		**114486 SUN LIFE ASSURANCE COMPANY OF CANADA**						**Continued.**
		827.53			89497	1214178063311	9101.2176		LIFE/HEALTH-EMPLOYEE
		21.40	COBRA Payment		89497	1214178063311	9101.2176		LIFE/HEALTH-EMPLOYEE
		781.50	LTD		89497	1214178063311	9101.2170		DENTAL/DISABILITY/LIFE
		23.50	Berscheid Life Insurance		89497	1214178063311	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,482.55							
99530469	**12/15/2017**		**100223 ICMA RETIREMENT TRUST 457**						
		2,045.33			89495	121417806331	9101.2175		DEFERRED COMPENSAT
		2,045.33							
		405,688.42	Grand Total						

Payment Instrument Totals

Checks	268,684.20
EFT Payments	137,004.22
Total Payments	405,688.42

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Originator	JLIPSKI
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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
111610	A DYNAMIC DOOR CO. INC.	ANNUAL DOOR MAINT. PW	PV	89447	001	09101	12/11/2017	21712071	912.45
	A DYNAMIC DOOR CO. INC.	ANNUAL DOOR MAINT. PW	PV	89447	002	09101	12/11/2017	21712071	161.94
	4588 194TH AVENUE NE EAST BETHEL MN 55092				Summary Total				1,074.39
					Payment Amount				1,074.39
100009	ACCAP RAMSEY TOWNHOMES LTD	TIF 9 SITE IMPROVEMENTS	PV	89597	001	09209	12/21/2017	122117	20,700.00
	ACCAP RAMSEY TOWNHOMES LTD 1201 89TH AVENUE NE SUITE 345 BLAINE MN 55434				Summary Total				20,700.00
					Payment Amount				20,700.00
110402	ADVANCE AUTO PARTS	NOV 17 PURCHASES	PV	89559	001	09101	11/30/2017	113017	124.05
	ADVANCE AUTO PARTS	NOV 17 PURCHASES	PV	89559	002	09101	11/30/2017	113017	81.75
	AAP FINANCIAL SERVICES	NOV 17 PURCHASES	PV	89559	003	09101	11/30/2017	113017	38.32
	P O BOX 742063	NOV 17 PURCHASES	PV	89559	004	09101	11/30/2017	113017	129.94
	ATLANTA GA 30374-2063	NOV 17 PURCHASES	PV	89559	005	09101	11/30/2017	113017	9.96
		NOV 17 PURCHASES	PV	89559	006	09101	11/30/2017	113017	30.08
					Summary Total				414.10
					Payment Amount				414.10
100017	AIRGAS USA, LLC	MISC GASES	PV	89448	001	09101	11/30/2017	9949233484	28.00
	AIRGAS USA LLC P O BOX 802576 CHICAGO IL 60680-2576				Summary Total				28.00
					Payment Amount				28.00
106641	AMERICAN PRESSURE INC	HOSE/ASSEMBLY/BRACKET	PV	89560	001	09101	12/19/2017	99060	195.70
	AMERICAN PRESSURE INC 3810 W BROADWAY ROBBINSDALE MN 55422				Summary Total				195.70
					Payment Amount				195.70
100033	ANOKA COUNTY ATTORNEY	DRUG FORFEITURE	PV	89598	001	09290	12/15/2017	121517	82.00
	ANOKA COUNTY ATTORNEY				Summary Total				82.00

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	2100 - 3RD AVENUE NORTH ANOKA MN 55303								
				Payment Amount					82.00
108468	ANOKA COUNTY HISTORICAL SOCIETY	HISTORY PROGRAM 11/9/2017	PV	89528	001	09101	11/25/2017	131	150.00
	ANOKA COUNTY HISTORICAL SOCIETY 2135 THIRD AVE N. ANOKA MN 55303								
				Summary Total					150.00
				Payment Amount					150.00
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	2017 PICTOMETRY FLIGHT	PV	89662	001	09101	12/4/2017	120417	3,470.95
	ANOKA COUNTY PROPERTY RECORDS TAXATION								
				Summary Total					3,470.95
	2100 - 3RD AVENUE ANOKA MN 55303	NOV 17 CHARGES	PV	89663	001	09804	12/1/2017	534 12/1/2017	66.00
		NOV 17 CHARGES	PV	89663	002	09804	12/1/2017	534 12/1/2017	138.00
		NOV 17 CHARGES	PV	89663	003	09804	12/1/2017	534 12/1/2017	46.00
				Summary Total					250.00
				Payment Amount					3,720.95
107587	ANOKA COUNTY TREASURY DEPARTMENT	JAN 2018 BROADBAND	PV	89664	001	09101	12/4/2017	B171204M	604.50
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303								
				Summary Total					604.50
				Payment Amount					604.50
111377	ANOKA MUNICIPAL UTILITY	14034 DYSPOSIUM ST LT	PV	89617	001	09603	12/8/2017	22-610280-00 DEC 17	51.67
	ANOKA MUNICIPAL UTILITY CITY HALL 2015 FIRST AVENUE NO ANOKA MN 55303								
				Summary Total					51.67
				Payment Amount					51.67
100052	ANOKA POLICE DEPARTMENT	ANIMAL CONTAINMENT NOV 17	PV	89599	001	09101	12/11/2017	121117	225.00
	ANOKA POLICE DEPARTMENT 275 HARRISON STREET								
				Summary Total					225.00

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ANOKA MN 55303								
				Payment Amount					225.00
100063	ASPEN MILLS	MISC- K. BROTKOWSKI	PV	89449	001	09101	11/30/2017	207639	1,118.00
	ASPEN MILLS			Summary Total					1,118.00
	8201 C CENTRAL AVE NE	HAT- A. PIPENHAGEN	PV	89450	001	09101	11/30/2017	207640	14.00
	SPRING LAKE PARK MN 55432			Summary Total					14.00
		A. PIPENHAGEN MISC	PV	89451	001	09101	11/30/2017	207638	123.63
				Summary Total					123.63
		K. CAMACHO - SHIRTS	PV	89452	001	09101	11/30/2017	207641	97.70
				Summary Total					97.70
		CHIEF KOHNER- SHIRT/MISC	PV	89529	001	09101	12/7/2017	208113	62.80
				Summary Total					62.80
		K. BROTKOWSKI- KNIT CAP	PV	89600	001	09101	12/7/2017	208115	14.00
				Summary Total					14.00
		A. ERICKSON BOOTS	PV	89601	001	09101	12/7/2017	208114	149.95
				Summary Total					149.95
				Payment Amount					1,580.08
106346	BAUER BUILT INCORPORATED	WORK ON 668	PV	89453	001	09101	12/5/2017	940048272	3,579.48
	BAUER BUILT INCORPORATED	WORK ON 668	PV	89453	002	09101	12/5/2017	940048272	502.00
	8270 W 35W SERVICE DR			Summary Total					4,081.48
	BLAINE MN 55449			Payment Amount					4,081.48
100086	BLUE VELVET INC	FIRE DEPT WASHES DEC 17	PV	89454	001	09101	12/4/2017	120417	149.75
	BLUE VELVET INC			Summary Total					149.75
	14101 ST FRANCIS BLVD	PD NOV 17 WASHES	PV	89455	001	09101	12/4/2017	120417A	299.50
	RAMSEY MN 55303			Summary Total					299.50
				Payment Amount					449.25
100647	BOLTON AND MENK INC	RAMSEY BLVD BENEFIT COST	PV	89531	001	09101	11/22/2017	0210915	3,812.50

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	BOLTON AND MENK INC			Summary Total					3,812.50
	1960 PREMIER DRIVE	MISS SKYWAY FIN DESIGN NOV 17	PV	89564	001	09805	12/14/2017	0211704	36,378.49
	MANKATO MN 56001-5900			Summary Total					36,378.49
				Payment Amount					40,190.99
103641	BOYER TRUCKS ROGERS	CLAMP MIRROR 668	PV	89456	001	09101	12/7/2017	189207R	29.19
	BOYER TRUCKS			Summary Total					29.19
	2601 NE BROADWAY	HEAD MIRROR	PV	89457	001	09101	12/6/2017	189171R	64.95
	MINNEAPOLIS MN 55413			Summary Total					64.95
		MISC PARTS 662	PV	89532	001	09101	12/13/2017	189428R	71.44
				Summary Total					71.44
		WORK ON 668	PV	89565	001	09101	12/14/2017	476604	1,295.30
		WORK ON 668	PV	89565	002	09101	12/14/2017	476604	2,680.50
				Summary Total					3,975.80
		PARTS FOR 669	PV	89566	001	09101	12/19/2017	189656R	151.34
				Summary Total					151.34
				Payment Amount					4,292.72
100619	BRAUN INTERTEC CORPORATION	2017 MILL AND OVERLAY	PV	89530	001	09435	12/7/2017	B114366	2,500.00
	BRAUN INTERTEC CORPORATION			Summary Total					2,500.00
	NW 7644 PO BOX 1450	SERVICES DEC 17-SITE 37	PV	89567	001	09201	12/14/2017	B115377	1,291.50
	MINNEAPOLIS MN 55485-7644			Summary Total					1,291.50
				Payment Amount					3,791.50
100095	BRIGGS AND MORGAN PA INC	COR- GENERAL MCDONALDS	PV	89602	001	09214	12/21/2017	610544	14,709.17
	BRIGGS AND MORGAN			Summary Total					14,709.17
	P O BOX 64591	RE: TIF #15	PV	89603	001	09215	12/21/2017	610002	500.00
	ST PAUL MN 55164-0591			Summary Total					500.00
		RE: TIF # 16	PV	89604	001	09230	12/21/2017	610010	3,500.00
				Summary Total					3,500.00
		RE: TIF # 14	PV	89605	001	09214	12/21/2017	609993	500.00
				Summary Total					500.00
				Payment Amount					19,209.17

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Originator	JLIPSKI	
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
100297	CENTERPOINT ENERGY	6701 HIGHWAY 10	PV	89533	001	09410	12/8/2017	6011580-5 DEC17	220.17
				Summary Total					220.17
	CENTERPOINT ENERGY P O BOX 4671	7550 SUNWOOD DR	PV	89568	001	09101	12/8/2017	6702493-5 DEC 2017	2,784.86
				Summary Total					2,784.86
	HOUSTON TX 77210-4671	15050 ARMSTRONG	PV	89640	001	09101	12/8/2017	5914352 DEC 2017	267.58
				Summary Total					267.58
		14515 E TOWN CENTER DR	PV	89641	001	09601	12/8/2017	8782239-1 DEC 2017	155.81
				Summary Total					155.81
		5650 ALPINE DR	PV	89642	001	09101	12/8/2017	5961540-1 DEC 2017	432.29
				Summary Total					432.29
		PW MISC ACCOUNTS	PV	89666	001	09101	12/18/2017	8000014064-2 DEC 17	562.51
		PW MISC ACCOUNTS	PV	89666	002	09101	12/18/2017	8000014064-2 DEC 17	187.50
		PW MISC ACCOUNTS	PV	89666	003	09101	12/18/2017	8000014064-2 DEC 17	187.50
		PW MISC ACCOUNTS	PV	89666	004	09101	12/18/2017	8000014064-2 DEC 17	187.51
		PW MISC ACCOUNTS	PV	89666	005	09101	12/18/2017	8000014064-2 DEC 17	434.31
				Summary Total					1,559.33
				Payment Amount					5,420.04
112019	CENTRAL HYDRAULICS INC	MISC PARTS 672	PV	89458	001	09101	12/11/2017	0050628	148.98
				Summary Total					148.98
	CENTRAL HYDRAULICS INC 21877 INDUSTRIAL COURT	PIPE	PV	89534	001	09101	12/15/2017	0050718	11.80
				Summary Total					11.80
	ROGERS MN 55374	MISC PARTS	PV	89535	001	09101	12/15/2017	0050714	96.79
				Summary Total					96.79
				Payment Amount					257.57
100404	CENTURYLINK	NOV/DEC 17 SERVICE	PV	89665	001	09101	11/25/2017	763 422-1452 795 NOV 17	65.35
				Summary Total					65.35
	CENTURYLINK P O BOX 91154 SEATTLE WA 98111-9254								
				Payment Amount					65.35

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CITY OF RAMSEY

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Bank Account	00002224 CASH IN BANK
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Originator	JLIPSKI
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
110734	CITY OF RAMSEY	CASH UTILITY PYMTS	PV	89643	001	09601	12/22/2017	122217	170.00
	CITY OF RAMSEY P O BOX 251100 ST PAUL MN 55125-6100					Summary Total			170.00
						Payment Amount			170.00
108228	COBORN'S INC	RE: L. MCDOWALL	PV	89536	001	09101	11/9/2017	103218857	47.08
	COBORN'S INC 1921 COBORN BLVD ST CLOUD MN 56301					Summary Total			47.08
						Payment Amount			47.08
100112	COMMISSIONER OF TRANSPORTATION	MATERIAL TEST/CONCRETE INSPEC	PV	89569	001	09402	11/30/2017	P00008685	325.93
	COMMISSIONER OF TRANSPORTATION					Summary Total			325.93
						Payment Amount			325.93
100116	CONNEXUS ENERGY	WTR TWR/LIFT STAT/WELLS	PV	89645	001	09601	12/21/2017	759126-303102DEC17	6,773.37
	CONNEXUS ENERGY	WTR TWR/LIFT STAT/WELLS	PV	89645	002	09601	12/21/2017	759126-303102DEC17	685.56
	PO BOX 1808 MINNEAPOLIS MN 55480-1808					Summary Total			7,458.93
		PW MISC ACCTS	PV	89646	001	09101	12/21/2017	759126-303106 DEC 17	616.97
		PW MISC ACCTS	PV	89646	002	09101	12/21/2017	759126-303106 DEC 17	205.66
		PW MISC ACCTS	PV	89646	003	09101	12/21/2017	759126-303106 DEC 17	205.66
		PW MISC ACCTS	PV	89646	004	09101	12/21/2017	759126-303106 DEC 17	205.64
		PW MISC ACCTS	PV	89646	005	09101	12/21/2017	759126-303106 DEC 17	795.57
						Summary Total			2,029.50
		TRAFFIC LIGHTS	PV	89647	001	09101	12/21/2017	759126-303100 DEC 17	841.65
						Summary Total			841.65
		SUNFISH STATION	PV	89648	001	09603	12/18/2017	44931-270863 DEC 17	12.39
						Summary Total			12.39
		MISC CITY ACCOUNTS	PV	89649	001	09230	12/21/2017	759126-303107 DEC 17	72.59

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		MISC CITY ACCOUNTS	PV	89649	002	09230	12/21/2017	759126-303107 DEC 17	2,261.89
		MISC CITY ACCOUNTS	PV	89649	003	09230	12/21/2017	759126-303107 DEC 17	30.95
		MISC CITY ACCOUNTS	PV	89649	004	09230	12/21/2017	759126-303107 DEC 17	862.44
		MISC CITY ACCOUNTS	PV	89649	005	09230	12/21/2017	759126-303107 DEC 17	5,513.53
		MISC CITY ACCOUNTS	PV	89649	006	09230	12/21/2017	759126-303107 DEC 17	4,809.80
		MISC CITY ACCOUNTS	PV	89649	007	09230	12/21/2017	759126-303107 DEC 17	120.69
				Summary Total					13,671.89
		STREET LIGHTS	PV	89650	001	09603	12/21/2017	759126-303101 DEC 17	9,598.27
				Summary Total					9,598.27
		SIRENS	PV	89651	001	09101	12/21/2017	759126-303095 DEC 17	85.00
				Summary Total					85.00
				Payment Amount					33,697.63
100117	CONNEXUS ENERGY	STREET LGT 143RD/EBONY	PV	89622	001	09603	9/15/2017	LGT0000405	3,485.50
				Summary Total					3,485.50
	CONNEXUS ENERGY 14601 RAMSEY BLVD NW	STREET LGT JASPAR/143RD AVE	PV	89623	001	09603	9/15/2017	LGT0000397	10,473.00
	RAMSEY MN 55303			Summary Total					10,473.00
		STREET LGT 144TH AVE/AZURITE	PV	89624	001	09603	9/15/2017	LGT0000395	6,269.50
				Summary Total					6,269.50
		STREET LGT EBONY/141ST AVE	PV	89625	001	09603	9/15/2017	LGT0000394	3,485.50
				Summary Total					3,485.50
		STREET LGT 143RD AVE/RAMSEY BL	PV	89644	001	09603	9/15/2017	LGT0000396	5,722.50
				Summary Total					5,722.50
				Payment Amount					29,436.00
100167	CORNERSTONE FORD	JET KIT 406	PV	89459	001	09101	12/8/2017	15211024	9.54
	CORNERSTONE FORD 17219 HIGHWAY 10 NW			Summary Total					9.54

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	PO BOX 304 ELK RIVER MN 55330								
				Payment Amount					9.54
100125	COUNTRYSIDE PRINTING INC	FIRE- BUSINESS CARDS	PV	89460	001	09101	12/6/2017	35004	118.00
	COUNTRYSIDE PRINTING 6250 BUNKER LAKE BLVD NW SUITE 113 RAMSEY MN 55303			Summary Total					118.00
		WINDOW ENVELOPES-FINANCE	PV	89461	001	09101	12/1/2017	34998	280.00
				Summary Total					280.00
		RAMSEY RECYCLER 2017	PV	89667	001	09604	12/15/2017	35013	2,071.30
				Summary Total					2,071.30
		CERTIFICATES- FIRE DEPT	PV	89668	001	09101	12/13/2017	35011	48.00
				Summary Total					48.00
				Payment Amount					2,517.30
100127	CROW RIVER FARM EQUIPMENT COMPANY	MISC SUPPLIES	PV	89537	001	09101	12/7/2017	186945	88.01
	CROW RIVER FARM EQUIPMENT COMPANY 17685 - 53RD STREET NE ROGERS MN 55374			Summary Total					88.01
				Payment Amount					88.01
100129	CRYSTEEL TRUCK EQUIPMENT	CUTTING EDGES	PV	89462	001	09101	12/11/2017	F41031	1,578.96
	CRYSTEEL MANUFACTURING 1130 73RD AVENUE NE FRIDLEY MN 55432			Summary Total					1,578.96
		HEADLIGHT KIT 637	PV	89538	001	09101	12/14/2017	F41062	477.00
				Summary Total					477.00
				Payment Amount					2,055.96
111818	DEANO'S COLLISION SPECIALISTS INC	NEW BUILD SQUAD 377	PV	89463	001	09101	12/7/2017	49188	1,056.05
	DEANO'S COLLISION SPECIALISTS INC 11063 173RD AVENUE ELK RIVER MN 55330			Summary Total					1,056.05
				Payment Amount					1,056.05
113306	DEFINITIVE TECHNOLOGY	DEC 2017 CONTRACT	PV	89669	001	09101	12/22/2016	INV156443	228.64

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	SOLUTIONS INC								
	DEFINITIVE TECHNOLOGY SOLUTIONS INC 9401 JAMES AVENUE SOUTH SUITE 120 BLOOMINGTON MN 55431			Summary Total					228.64
				Payment Amount					228.64
100144	DEHN OIL COMPANY	DIESEL FUEL	PV	89464	001	09101	12/8/2017	58883	2,108.00
	DEHN OIL COMPANY 6735 141ST AVENUE NW RAMSEY MN 55303			Summary Total					2,108.00
		DIESEL FUEL	PV	89465	001	09101	12/8/2017	58884	705.00
				Summary Total					705.00
		FUEL	PV	89570	001	09101	12/15/2017	58943	268.80
				Summary Total					268.80
		DIESEL FUEL	PV	89571	001	09101	12/15/2017	58942	1,820.43
				Summary Total					1,820.43
		DIESEL FUEL	PV	89670	001	09101	12/21/2017	58982	1,054.00
				Summary Total					1,054.00
		DIESEL FUEL	PV	89697	001	09101	12/21/2017	58983	235.00
				Summary Total					235.00
				Payment Amount					6,191.23
111093	DOUGLAS KERR UNDERGROUND LLC	LIFT STATION 8 COATING	PV	89671	001	09602	12/21/2017	2017-11S-1A	9,540.00
	DOUGLAS KERR UNDERGROUND LLC P O BOX 85 MORA MN 55051			Summary Total					9,540.00
				Payment Amount					9,540.00
115192	EAST SIDE OIL COMPANIES	RECYCLE OIL AND FILTERS	PV	89573	001	09101	12/4/2017	R71570	75.00
	EAST SIDE OIL COMPANIES 625 LINCOLN AVENUE SE ST CLOUD MN 56304			Summary Total					75.00
				Payment Amount					75.00
100158	ECM PUBLISHERS INC	PROPOSED BUDGET 2018 PH	PV	89466	001	09101	12/1/2017	553709	37.63
	ECM PUBLISHERS INC 4095 COON RAPIDS BLVD			Summary Total					37.63
		ORD 17-13	PV	89539	001	09101	12/8/2017	555180	53.75

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	COON RAPIDS MN 55433					Summary Total			53.75
		ORD 17-19	PV	89540	001	09101	12/8/2017	555183	53.75
						Summary Total			53.75
		ORD 17-20	PV	89541	001	09101	12/8/2017	555182	80.63
						Summary Total			80.63
		ORD- 17-14	PV	89542	001	09101	12/8/2017	555181	59.13
						Summary Total			59.13
		ORD 17-18	PV	89543	001	09101	12/1/2017	553708	86.00
						Summary Total			86.00
		ADMIN ASST. AD	PV	89672	001	09101	12/24/2017	559563	186.00
						Summary Total			186.00
		ORD 17-17	PV	89673	001	09101	12/22/2017	559213	48.38
						Summary Total			48.38
		SCHOOL DISTRICT- PH	PV	89674	001	09804	12/22/2017	559214	75.25
						Summary Total			75.25
						Payment Amount			680.52
104267	ELITE SANITATION	TOILET RENTAL NOV 17	PV	89544	001	09101	12/7/2017	24564	108.00
	ELITE SANITATION					Summary Total			108.00
	PO BOX 526								
	ELK RIVER MN 55330								
						Payment Amount			108.00
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	LIGHTS FOR 372	PV	89606	001	09101	12/8/2017	WC120817-21	95.12
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC					Summary Total			95.12
	2755 GENEVA AVE N	MISC LIGHTS FOR 377	PV	89607	001	09101	12/1/2017	AW111617-7	114.90
	OAKDALE MN 55128					Summary Total			114.90
		WORK ON 372	PV	89626	001	09101	12/18/2017	AW121517-3	270.80
						Summary Total			270.80
		WORK ON 377	PV	89627	001	09101	12/19/2017	AW121917-4	110.45
						Summary Total			110.45
						Payment Amount			591.27
113991	EMERGENCY RESPONSE SOLUTIONS	ALTAIR CHARGER	PV	89545	001	09101	12/5/2017	9920	95.24
	EMERGENCY RESPONSE SOLUTIONS					Summary Total			95.24
	4817 VIKING BLVD SUITE	GAS MONITOR CALIB.	PV	89546	001	09101	12/7/2017	9936	300.00

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102									
	EAST BETHEL MN 55092			Summary Total					300.00
		REPLACE SENSOR	PV	89675	001	09101	12/15/2017	9971	310.51
				Summary Total					310.51
		STREAMLIGHT	PV	89676	001	09101	12/13/2017	9950	355.58
				Summary Total					355.58
				Payment Amount					1,061.33
102862	ENERGY SALES, INC	FILTERS AND BOOT REPLACE KIT	PV	89618	001	09101	12/15/2017	33897	823.05
	ENERGY SALES, INC 1200 EAST 115TH STREET BURNSVILLE MN 55337			Summary Total					823.05
				Payment Amount					823.05
113321	FACTORY MOTOR PARTS CO	SPLASHWASH	PV	89467	001	09101	12/6/2017	6-1490817	11.94
	FACTORY MOTOR PARTS CO			Summary Total					11.94
	BIN 139107	SHOP SUPPLIES	PV	89468	001	09101	12/5/2017	6-1490664	13.02
	P O BOX 9107			Summary Total					13.02
	MINNEAPOLIS MN 55480-9107	SPLASHWASH	PV	89608	001	09101	12/20/2017	6-1491920	34.11
				Summary Total					34.11
		OIL- PD SUPPLY	PV	89609	001	09101	12/6/2017	6-1490818	33.48
				Summary Total					33.48
				Payment Amount					92.55
107099	FASTENAL	MISC PARTS	PV	89572	001	09101	12/7/2017	MNTC8159565	7.08
	FASTENAL COMPANY			Summary Total					7.08
	P O BOX 1286	MISC PARTS	PV	89574	001	09101	12/11/2017	MNTC8159631	15.11
	WINONA MN 55987			Summary Total					15.11
				Payment Amount					22.19
112421	FIRST SCRIBE	DEC 17 ROWAY WEB	PV	89469	001	09101	12/1/2017	2475356	200.00
	FIRST SCRIBE 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00
				Payment Amount					200.00

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116084	FORD OF HIBBING	2017 FORD EXPLORER PD 372	PV	89470	001	09101	11/29/2017	9992074	30,104.00
	FORD OF HIBBING			Summary Total					30,104.00
	2627 13TH AVENUE E	2017 FORD TAURUS 377	PV	89471	001	09101	11/29/2017	9992075	26,420.71
	HIBBING MN 55746			Summary Total					26,420.71
				Payment Amount					56,524.71
100186	FRANKENSIGNS INC	GRAPHIC- EMERG. PHONE	PV	89575	001	09101	11/30/2017	270872	90.00
	FRANKENSIGNS			Summary Total					90.00
	9133 DAVENPORT STREET NE								
	P O BOX 490301								
	BLAINE MN 55449								
				Payment Amount					90.00
100189	G AND K SERVICES INC	UNIFORM CLEANING	PV	89472	001	09101	12/6/2017	6006808071	21.00
	G AND K SERVICES INC	UNIFORM CLEANING	PV	89472	002	09101	12/6/2017	6006808071	5.00
	P O BOX 842385	UNIFORM CLEANING	PV	89472	003	09101	12/6/2017	6006808071	25.69
	BOSTON MA 02284-2385	UNIFORM CLEANING	PV	89472	004	09101	12/6/2017	6006808071	25.69
				Summary Total					77.38
		FIRE- MATS	PV	89473	001	09101	11/29/2017	6006796897	13.20
				Summary Total					13.20
		UNIFORM CLEANING	PV	89576	001	09101	12/13/2017	6006819275	21.00
		UNIFORM CLEANING	PV	89576	002	09101	12/13/2017	6006819275	5.00
		UNIFORM CLEANING	PV	89576	003	09101	12/13/2017	6006819275	21.52
		UNIFORM CLEANING	PV	89576	004	09101	12/13/2017	6006819275	21.52
				Summary Total					69.04
		UNIFORM CLEANING	PV	89620	001	09101	12/20/2017	6006830460	21.00
		UNIFORM CLEANING	PV	89620	002	09101	12/20/2017	6006830460	5.00
		UNIFORM CLEANING	PV	89620	003	09101	12/20/2017	6006830460	22.69
		UNIFORM CLEANING	PV	89620	004	09101	12/20/2017	6006830460	22.69
				Summary Total					71.38
		FIRE DEPT- MATS	PV	89677	001	09101	12/20/2017	6006830458	16.56
				Summary Total					16.56
				Payment Amount					247.56
100204	GRAFIX SHOPPE	WORK ON 372	PV	89474	001	09101	11/30/2017	118171	843.00
	GRAFIX SHOPPE			Summary Total					843.00
	3240 MIKE COLLINS DRIVE								

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	EAGAN MN 55121								
				Payment Amount					843.00
100650	GRAINGER	SNOW PUSHERS	PV	89577	001	09101	12/11/2017	9640758893	138.86
				Summary Total					138.86
	GRAINGER INC								
	DEPT. 806511127	TIMER/COFFEE FIL. BASKET	PV	89578	001	09101	12/15/2017	9645164212	44.62
	PALATINE IL 60038-0001								
				Summary Total					44.62
		GLOVES-COLD WEATHER	PV	89621	001	09101	12/20/2017	9649916989	153.15
				Summary Total					153.15
				Payment Amount					336.63
100211	HAWKINS INC	CHEMICALS	PV	89678	001	09601	12/11/2017	4196584	770.69
				Summary Total					770.69
	HAWKINS INC								
	P O BOX 860263								
	MINNEAPOLIS MN 55486-0263								
				Payment Amount					770.69
112154	HOPE HAVEN INC	PAINTED LATHS	PV	89579	001	09101	11/30/2017	27066	1,417.06
				Summary Total					1,417.06
	HOPE HAVEN INC								
	P O BOX 70								
	ROCK VALLEY IA 51247								
				Payment Amount					1,417.06
104027	INK WIZARDS INC	FIRE -KNIT BLACK BEANIES	PV	89475	001	09101	12/4/2017	1336	142.45
				Summary Total					142.45
	INK WIZARDS INC								
	9958 HIGHWAY 10 NW	JACKET- J. DIXON	PV	89628	001	09101	12/19/2017	1433	63.00
	ELK RIVER MN 55330								
				Summary Total					63.00
				Payment Amount					205.45
112475	INNOVATIVE OFFICE SOLUTIONS	MISC OFFICE SUPPLIES	PV	89547	001	09101	12/5/2017	IN1850673	79.55
	INNOVATIVE OFFICE SOLUTIONS	MISC OFFICE SUPPLIES	PV	89547	002	09101	12/5/2017	IN1850673	142.47
	AB # 1004	MISC OFFICE SUPPLIES	PV	89547	003	09101	12/5/2017	IN1850673	20.99
	P O BOX 249004	MISC OFFICE SUPPLIES	PV	89547	004	09101	12/5/2017	IN1850673	103.98
	APPLE VALLEY MN 55124-9017	MISC OFFICE SUPPLIES	PV	89547	005	09101	12/5/2017	IN1850673	214.83

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				Summary Total					561.82
		MISC OFFICE SUPPLIES	PV	89548	001	09101	12/5/2017	IN1850730	57.76
				Summary Total					57.76
		MISC OFFICE SUPPLIES	PV	89549	001	09101	12/7/2017	IN1854562	24.63
		MISC OFFICE SUPPLIES	PV	89549	002	09101	12/7/2017	IN1854562	19.17
				Summary Total					43.80
		OFFICE SUPPLIES	PV	89610	001	09101	12/14/2017	IN1863467	49.70
				Summary Total					49.70
		OFFICE SUPPLIES	PV	89611	001	09601	12/15/2017	IN1865312	66.68
		OFFICE SUPPLIES	PV	89611	002	09601	12/15/2017	IN1865312	25.69
		OFFICE SUPPLIES	PV	89611	003	09601	12/15/2017	IN1865312	169.83
				Summary Total					262.20
		15 COUNCIL CHAIRS	PV	89629	001	09234	12/22/2017	PF-SO-1874893	11,200.00
				Summary Total					11,200.00
				Payment Amount					12,175.28
106324	INSPECTRON INC INSPECTRON INC CODE COMPLIANCE INSPECTIONS 15120 CHIPPENDALE AVE SUITE 202 ROSEMOUNT MN 55068	NOV 17 SERVICE	PV	89679	001	09101	12/14/2017	121417	7,200.00
				Summary Total					7,200.00
				Payment Amount					7,200.00
100254	LAKE SUPERIOR COLLEGE LAKE SUPERIOR COLLEGE	J. FERIANCEK GRADING/BASE II	PV	89550	001	09101	12/15/2017	121517	575.00
				Summary Total					575.00
				Payment Amount					575.00
100258	LEAGUE OF MINNESOTA CITIES LEAGUE OF MN CITIES FINANCE DEPT 145 UNIVERSITY AVE WEST ST PAUL MN 55103-2044	METRO MTG 11/29/17 K. ULRICH	PV	89476	001	09101	11/30/2017	265942	45.00
				Summary Total					45.00
				Payment Amount					45.00
100259	LEAGUE OF MN CITIES INS TRUST LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC	RE: YANG/HINNENKAMP	PV	89680	001	09702	12/15/2017	121517	2,720.93
				Summary Total					2,720.93

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	P O BOX 581517 MINNEAPOLIS MN 55458-1517								
								Payment Amount	2,720.93
102954	LITTLE FALLS MACHINE INC	WING CLEVISES	PV	89619	001	09101	12/12/2017	350583	1,675.76
	LITTLE FALLS MACHINE INC 300 LINDBERGH DRIVE SOUTH LITTLE FALLS MN 56345-1598							Summary Total	1,675.76
								Payment Amount	1,675.76
100266	LOGIS	NOV 2017 SERVICES	PV	89652	001	09101	11/30/2017	44504	12,372.00
	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS							Summary Total	12,372.00
	5750 DULUTH STREET	NETWORK NOV 17	PV	89653	001	09101	11/30/2017	44564	258.75
	GOLDEN VALLEY MN 55422-4036							Summary Total	258.75
								Payment Amount	12,630.75
114282	LOUCKS ASSOCIATES	SITE PLAN- EO PLASTICS	PV	89551	001	09230	12/4/2017	32892	3,673.50
	LOUCKS ASSOCIATES 7200 HEMLOCK LANE SUITE 300 MINNEAPOLIS MN 55369							Summary Total	3,673.50
								Payment Amount	3,673.50
100270	MACQUEEN EQUIPMENT INC	MISC PARTS	PV	89580	001	09101	12/18/2017	P10065	904.87
	MACQUEEN EQUIPMENT INC 1125 7TH STREET EAST ST PAUL MN 55106							Summary Total	904.87
								Payment Amount	904.87
100271	MAIN MOTORS	LAMP FOR 402	PV	89552	001	09101	12/13/2017	329862	42.30
	MAIN MOTORS 435 WEST MAIN STREET ANOKA MN 55303							Summary Total	42.30
								Payment Amount	42.30
113658	MARCO	DIGITAL SIGNAGE EQUIPMENT	PV	89681	001	09101	11/30/2017	INV4796919	6,988.24

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	MARCO			Summary Total					6,988.24
	NW 7128 PO BOX 1450								
	MINNEAPOLIS MN 55485-7128								
				Payment Amount					6,988.24
100283	MENARDS COON RAPIDS	MISC SUPPLIES	PV	89553	001	09101	12/4/2017	62213	65.40
	MENARDS COON RAPIDS			Summary Total					65.40
	3045 MAIN STREET								
	COON RAPIDS MN 55433								
				Payment Amount					65.40
100284	MENARDS ELK RIVER	MISC SUPPLIES	PV	89477	001	09101	11/29/2017	46496	32.80
	MENARDS ELK RIVER			Summary Total					32.80
	19521 EVANS STREET NW	MISC SUPPLIES	PV	89654	001	09601	12/15/2017	47772	132.09
	ELK RIVER MN 55330-1077			Summary Total					132.09
		SNOW PUSHER	PV	89658	001	09101	12/16/2017	47866	24.99
				Summary Total					24.99
				Payment Amount					189.88
100285	MET COUNCIL ENVIRONMENTAL SRV	WASTE WATER JAN 2018	PV	89478	001	09602	12/6/2017	0001075680	63,101.29
	MET COUNCIL ENVIRONMENTAL SRV			Summary Total					63,101.29
	P O BOX 856513								
	MINNEAPOLIS MN 55485-6513								
				Payment Amount					63,101.29
108208	METRO PRODUCTS INC	MISC SHOP SUPPLIES	PV	89554	001	09101	12/13/2017	131177	43.00
	METRO PRODUCTS INC			Summary Total					43.00
	7401 CENTRAL AVENUE NE								
	FRIDLEY MN 55432								
				Payment Amount					43.00
106555	MINNEAPOLIS, CITY OF	NOV 17 TRANSACTIONS	PV	89630	001	09101	12/14/2017	400451001669	111.60
	MINNEAPOLIS FINANCE DEPT			Summary Total					111.60
	P O BOX 77038								
	MINNEAPOLIS MN 55480-7738								
				Payment Amount					111.60
115334	MINNESOTA TITLE LLC	REISSUE FILE E53152	PV	89631	001	09601	12/27/2017	122717	54.62

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Payment Instrument		Check Payment
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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	MINNESOTA TITLE LLC 14300 NICOLLET COURT SUITE 110 BURNSVILLE MN 55306			Summary Total					54.62
				Payment Amount					54.62
107595	MN DEPARTMENT OF PUBLIC SAFETY	REG NEW UNMARKED SQ 377	PV	89479	001	09101	12/7/2017	120717	36.75
	MN DEPARTMENT OF PUBLIC SAFETY OFFICE OF JUSTICE PROGRAMS 445 MINNESOTA STREET SUITE 2300 ST. PAUL MN 55101			Summary Total					36.75
				Payment Amount					36.75
113909	MOBILE VEHICLE INTEGRATION	WORK ON 372	PV	89632	001	09101	12/15/2017	1712231	2,335.00
	MOBILE VEHICLE INTEGRATION 835 XENIA AVENUE NW ELK RIVER MN 55330			Summary Total					2,335.00
				Payment Amount					2,335.00
113946	MUNICIPAL EMERGENCY SERVICES INC	JACKET REPAIR FIRE DEPT	PV	89655	001	09101	12/12/2017	IN1185031	51.37
	MUNICIPAL EMERGENCY SERVICES INC DEPOSITORY ACCOUNT 75 REMITTANCE DRIVE SUITE 3135 CHICAGO IL 60675			Summary Total					51.37
				Payment Amount					51.37
100345	NAPA AUTO PARTS ELK RIVER	CABIN AIR FILTERS-PLOW TRUCKS	PV	89480	001	09101	12/7/2017	939380	107.22
	NAPA AUTO PARTS ELK RIVER			Summary Total					107.22
	17137 YALE STREET NW	FUEL FILTERS	PV	89612	001	09101	12/20/2017	941192	69.92
	P O BOX 1041 ELK RIVER MN 55330			Summary Total					69.92
				Payment Amount					177.14
115167	NET TRANSCRIPTS INC	NOV 17 TRANSCRIPTIONS	PV	89613	001	09101	11/15/2017	0015976	492.83
	NET TRANSCRIPTS INC			Summary Total					492.83
	3707 N. 7TH STREET	NOV 17	PV	89633	001	09101	11/30/2017	0016215	342.25

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	SUITE 320	TRANSCRIPTIONS							
	PHOENIX AZ 85014			Summary Total					342.25
				Payment Amount					835.08
100354	NEWMAN TRAFFIC SIGNS	SIGN MATERIAL	PV	89682	001	09101	12/20/2017	TI-0317120	177.97
	NEWMAN TRAFFIC SIGNS			Summary Total					177.97
	PO BOX 1728								
	JAMESTOWN ND 58402-1728			Payment Amount					177.97
100360	NORTH STAR TOWING INC	INV 57040/57083	PV	89614	001	09101	12/1/2017	120117	130.00
	NORTH STAR TOWING INC			Summary Total					130.00
	833 NORTH STREET								
	ANOKA MN 55303			Payment Amount					130.00
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	89656	001	09101	12/21/2017	189161	394.37
	NORTHERN SANITARY SUPPLY CO			Summary Total					394.37
	341 COON RAPIDS BLVD	CUPS/TOWELS	PV	89683	001	09101	12/21/2017	189165	167.80
	MINNEAPOLIS MN 55433			Summary Total					167.80
				Payment Amount					562.17
115232	NORTHERN TECHNOLOGIES LLC	COR THREE	PV	89684	001	09804	12/2/2017	24632	401.25
	NORTHERN TECHNOLOGIES LLC			Summary Total					401.25
	3522 4TH AVENUE S	RIVERSTONE 1ST ADD.	PV	89685	001	09804	12/2/2017	25049	2,392.00
	FARGO ND 58103			Summary Total					2,392.00
		BROOKFIELD 8TH ADD.	PV	89686	001	09804	12/2/2017	24743	342.00
				Summary Total					342.00
		BUNKER LK IND PRK	PV	89687	001	09804	12/2/2017	24738	2,317.75
				Summary Total					2,317.75
		RIVERDALE DRIVE EXT	PV	89688	001	09402	12/2/2017	25050	4,371.75
				Summary Total					4,371.75
		BUNKER LK IND PARK-LOT 2	PV	89689	001	09804	12/2/2017	24778	458.50
				Summary Total					458.50
		SUNFISH LK GAS	PV	89690	001	09410	12/2/2017	24713	988.50

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
		STATION							
				Summary Total					988.50
				Payment Amount					11,271.75
115071	NORTHLAND OCCUPATIONAL HEALTH	PRE EMPLOY-DRUG TESTS	PV	89481	001	09101	12/6/2017	1414	550.00
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303			Summary Total					550.00
				Payment Amount					550.00
110547	NORTHWEST LIGHTING SYSTEMS CO.	MISC SUPPLIES	PV	89482	001	09101	12/8/2017	105189	311.08
	NORTHWEST LIGHTING SYSTEMS CO. 746 CRAIG AVENUE TRACY MN 56175			Summary Total					311.08
				Payment Amount					311.08
111525	OFFICE OF THE SECRETARY OF STATE	REAPPOINT NOTARY- C. LASHER	PV	89634	001	09101	12/27/2017	122717	120.00
	OFFICE OF THE SECRETARY OF STATE ATTENTION: NOTARY RETIREMENT SYSTEMS OF MN BUILDING 60 EMPIRE DRIVE SUITE 100 ST PAUL MN 55103			Summary Total					120.00
				Payment Amount					120.00
112824	PARKPLACE STUDIO	RAMSEY PD PHOTOS	PV	89483	001	09101	12/4/2017	120417	190.00
	PARKPLACE STUDIO 6093 146TH LANE NW RAMSEY MN 55303			Summary Total					190.00
				Payment Amount					190.00
111368	POLLARDWATER.COM	DJ MILL DISC	PV	89582	001	09101	12/12/2017	0095412	201.39
	POLLARDWATER.COM			Summary Total					201.39
	200 ATLANTIC AVENUE	GLOVES	PV	89657	001	09602	12/15/2017	0095928-1	129.22
	NEW HYDE PARK NY 11040			Summary Total					129.22
		GLOVES	PV	89659	001	09601	12/11/2017	0095928	358.25
				Summary Total					358.25

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					688.86
111488	POPP.COM INC	NOV 17 SERVICE	PV	89691	001	09101	11/30/2017	992452808	119.21
	POPP.COM INC	NOV 17 SERVICE	PV	89691	002	09101	11/30/2017	992452808	27.09
	620 MENDELSSOHN AVENUE NORTH SUITE 101	NOV 17 SERVICE	PV	89691	003	09101	11/30/2017	992452808	32.51
	GOLDEN VALLEY MN 55427	NOV 17 SERVICE	PV	89691	004	09101	11/30/2017	992452808	184.23
		NOV 17 SERVICE	PV	89691	005	09101	11/30/2017	992452808	32.51
		NOV 17 SERVICE	PV	89691	006	09101	11/30/2017	992452808	92.12
		NOV 17 SERVICE	PV	89691	007	09101	11/30/2017	992452808	37.93
		NOV 17 SERVICE	PV	89691	008	09101	11/30/2017	992452808	108.66
		NOV 17 SERVICE	PV	89691	009	09101	11/30/2017	992452808	86.67
		NOV 17 SERVICE	PV	89691	010	09101	11/30/2017	992452808	106.36
		NOV 17 SERVICE	PV	89691	011	09101	11/30/2017	992452808	57.78
				Summary Total					885.07
				Payment Amount					885.07
100393	PRAIRIE RESTORATIONS INC	MONARCH TRAIL PREP.	PV	89494	001	09270	11/30/2017	10095	1,365.00
	PRAIRIE RESTORATIONS INC 31646 128TH STREET PRINCETON MN 55371			Summary Total					1,365.00
				Payment Amount					1,365.00
112959	PREMIUM WATERS INC	FD- BOTTLED WATER	PV	89555	001	09101	11/30/2017	621331-11-17	52.74
	PREMIUM WATERS INC P O BOX 9128			Summary Total					52.74
		FD- BOTTLED WATER	PV	89556	001	09101	11/30/2017	621332-11-17	49.74
	MINNEAPOLIS MN 55480-9128			Summary Total					49.74
				Payment Amount					102.48
100403	QUICKSILVER EXPRESS COURIER	RE: COMMERCIAL PARTNERS	PV	89635	001	09804	11/30/2017	6564134	37.24
	QUICKSILVER EXPRESS COURIER	RE: COMMERCIAL PARTNERS	PV	89635	002	09804	11/30/2017	6564134	60.12
	PO BOX 64417 ST PAUL MN 55164-0417			Summary Total					97.36
				Payment Amount					97.36
100413	RANDALL GOODRICH AND HAAG PLC	NOV 17 PROSECUTION BILLING	PV	89484	001	09101	12/7/2017	120717	2,833.00

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	RANDALL GOODRICH AND HAAG PLC					Summary Total			2,833.00
	2140 FOURTH AVENUE NORTH	DEC 17 PROSECUTION	PV	89636	001	09101	12/26/2017	122617	2,925.80
	ANOKA MN 55303					Summary Total			2,925.80
						Payment Amount			5,758.80
113737	RATWIK ROSZAK AND MALONEY PA	NOV 17 SERVICES	PV	89583	001	09101	11/30/2017	61524	4,886.00
	RATWIK ROSZAK AND MALONEY PA	NOV 17 SERVICES	PV	89583	002	09101	11/30/2017	61524	29.00
	300 U.S. TRUST BUILDING	NOV 17 SERVICES	PV	89583	003	09101	11/30/2017	61524	304.50
	730 SECOND AVENUE SOUTH	NOV 17 SERVICES	PV	89583	004	09101	11/30/2017	61524	222.00
	MINNEAPOLIS MN 55402	NOV 17 SERVICES	PV	89583	005	09101	11/30/2017	61524	55.50
		NOV 17 SERVICES	PV	89583	006	09101	11/30/2017	61524	92.50
		NOV 17 SERVICES	PV	89583	007	09101	11/30/2017	61524	388.50
						Summary Total			5,978.00
		NOV 17 RETANIER	PV	89584	001	09410	11/30/2017	61525	116.00
		NOV 17 RETANIER	PV	89584	002	09410	11/30/2017	61525	145.00
		NOV 17 RETANIER	PV	89584	003	09410	11/30/2017	61525	145.00
		NOV 17 RETANIER	PV	89584	004	09410	11/30/2017	61525	2,654.00
						Summary Total			3,060.00
						Payment Amount			9,038.00
116092	ROADKILL ANIMAL CONTROL	3 DEER PICK UP NOV 17	PV	89637	001	09101	12/18/2017	121817	279.00
	ROADKILL ANIMAL CONTROL 520 HAROLD DRIVE BURNSVILLE MN 55337					Summary Total			279.00
						Payment Amount			279.00
115972	ROBINSON, SCOTT	RAMSEY RES ADS JAN/FEB 2018	PV	89485	001	09101	12/4/2017	120417	1,223.00
	SCOTT ROBINSON P O BOX 10 PINE CITY MN 55063					Summary Total			1,223.00
						Payment Amount			1,223.00
100431	SAFETY KLEEN CORPORATION	RECYCLE OIL	PV	89486	001	09101	11/30/2017	CN05938726	110.97
	SAFETY KLEEN CORPORATION PO BOX 382066					Summary Total			110.97

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	PITTSBURGH PA 15250-8066								
				Payment Amount					110.97
107711	SCHINDLER ELEVATOR	DEC 17- FEB 18 RAMP	PV	89487	001	09240	12/1/2017	8104676981	1,292.13
	SCHINDLER ELEVATOR			Summary Total					1,292.13
	P O BOX 93050								
	CHICAGO IL 60673-3050								
				Payment Amount					1,292.13
101103	SPRINT	SPRINT NOV/DEC 2017	PV	89698	001	09101	12/18/2017	570683319-193	54.04
	SPRINT	SPRINT NOV/DEC 2017	PV	89698	002	09101	12/18/2017	570683319-193	108.08
	PO BOX 4181	SPRINT NOV/DEC 2017	PV	89698	003	09101	12/18/2017	570683319-193	54.04
	CAROL STREAM IL	SPRINT NOV/DEC 2017	PV	89698	004	09101	12/18/2017	570683319-193	550.35
	60197-4181								
		SPRINT NOV/DEC 2017	PV	89698	005	09101	12/18/2017	570683319-193	118.66
		SPRINT NOV/DEC 2017	PV	89698	006	09101	12/18/2017	570683319-193	191.73
		SPRINT NOV/DEC 2017	PV	89698	007	09101	12/18/2017	570683319-193	258.86
		SPRINT NOV/DEC 2017	PV	89698	008	09101	12/18/2017	570683319-193	312.54
		SPRINT NOV/DEC 2017	PV	89698	009	09101	12/18/2017	570683319-193	223.63
		SPRINT NOV/DEC 2017	PV	89698	010	09101	12/18/2017	570683319-193	145.02
		SPRINT NOV/DEC 2017	PV	89698	011	09101	12/18/2017	570683319-193	108.08
				Summary Total					2,125.03
				Payment Amount					2,125.03
113273	STATE OF MINNESOTA	DRUG FORFEITURE	PV	89616	001	09290	12/15/2017	121517	41.00
	STATE OF MINNESOTA			Summary Total					41.00
	DEPARTMENT OF FINANCE								
	TREASURY DIVISION- SEIZED PROPERTY								
	P O BOX 64577								
	ST PAUL MN 55164-0577								
				Payment Amount					41.00
110313	SUMMIT FIRE PROTECTION	FIRE 1 ANNUAL INSPECT	PV	89557	001	09101	11/22/2017	1225410	68.80
	SUMMIT FIRE PROTECTION			Summary Total					68.80
	P O BOX 6205								
	CAROL STREAM IL 60197-6205								
				Payment Amount					68.80
100485	TIMESAVER OFF SITE SECRETARIAL INC	NOV 2017 MTGS	PV	89489	001	09101	11/30/2017	M23395	1,604.13

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	TIMESAVER OFF SITE SECRETARIAL INC					Summary Total			1,604.13
	5291 RIVER OAK DRIVE	DEC 2017 MTGS	PV	89585	001	09101	12/13/2017	M23428	650.63
	SAVAGE MN 55378					Summary Total			650.63
						Payment Amount			2,254.76
112688	TITAN MACHINERY	AIR FILTERS 688	PV	89488	001	09101	12/8/2017	10275801	93.00
	TITAN MACHINERY 14375 JAMES ROAD ROGERS MN 55374					Summary Total			93.00
						Payment Amount			93.00
112079	TOKLE INSPECTIONS INC	NOV 2017 INSPECTIONS	PV	89490	001	09101	12/6/2017	120617	3,519.00
	TOKLE INSPECTIONS INC 1748 123RD AVENUE NW COON RAPIDS MN 55448					Summary Total			3,519.00
						Payment Amount			3,519.00
114178	TOP LINE FENCE	IMPROV. ALPINE PARK	PV	89586	001	09805	12/13/2017	1188	1,758.00
	TOP LINE FENCE					Summary Total			1,758.00
	12700 FERNBROOK LANE N	IMPROV ALPINE PARK	PV	89587	001	09805	12/13/2017	1200	34,680.00
	DAYTON MN 55327					Summary Total			34,680.00
						Payment Amount			36,438.00
107705	TWIN CITY GARAGE DOOR CO	WEATHER STRIP REPLACEMENT	PV	89491	001	09101	11/28/2017	495458	472.50
	TWIN CITY GARAGE DOOR CO 5601 BOONE AVE N MINNEAPOLIS MN 55428					Summary Total			472.50
						Payment Amount			472.50
111742	TWIN CITY WATER CLINIC INC	NOV 17 WATER TESTS	PV	89492	001	09601	11/30/2017	10812	200.00
	TWIN CITY WATER CLINIC INC 617 13TH AVENUE SOUTH HOPKINS MN 55343					Summary Total			200.00
						Payment Amount			200.00
106990	USA BLUE BOOK	RETURN BRASS ELBOW	PD	89638	001	09605	12/7/2017	437580	225.95-

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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
	USA BLUE BOOK			Summary Total					225.95-
	PO BOX 9004	BRASS ELBOW	PV	89639	001	09605	11/28/2017	428568	248.48
	GURNEE IL 60031-9004			Summary Total					248.48
				Payment Amount					22.53
100510	VERIZON WIRELESS	NOV/DEC 17 SERVICE	PV	89660	001	09101	12/10/2017	9797852218	308.11
	VERIZON WIRELESS			Summary Total					308.11
	P O BOX 25505	NOV/DEC 17 SERVICE	PV	89661	001	09101	12/9/2017	9797757261	13.01
	LEHIGH VALLEY PA	NOV/DEC 17 SERVICE	PV	89661	002	09101	12/9/2017	9797757261	13.01
	18002-5505			Summary Total					26.02
				Payment Amount					334.13
115839	VOLKER, ANDREA	NOV 17 YOGA CLASSES	PV	89558	001	09101	12/7/2017	120717	180.00
	ANDREA VOLKER			Summary Total					180.00
	1312 3RD STREET SOUTH								
	PRINCETON MN 55371			Payment Amount					180.00
110317	W PROPERTIES	TIF 8 IMPROVEMENTS	PV	89615	001	09208	12/21/2017	122117	15,899.00
	W PROPERTIES			Summary Total					15,899.00
	6750 143 RD AVENUE NW								
	RAMSEY MN 55303			Payment Amount					15,899.00
105628	WELLS CATERING SERVICE	CC MTG 12/12/17	PV	89493	001	09101	12/12/2017	43590	81.23
	WELLS CATERING SERVICE			Summary Total					81.23
	7533 SUNWOOD DRIVE SUITE 108								
	RAMSEY MN 55303			Payment Amount					81.23
100529	WENDELL'S INC	SIGNS/BADGES	PV	89695	001	09101	12/21/2017	2249390	11.68
	WENDELL'S INC			Summary Total					11.68
	6601 BUNKER LAKE BLVD	BADGE- J. THIELING	PV	89696	001	09101	12/22/2017	2249674	5.23
	PO BOX 458			Summary Total					5.23
	RAMSEY MN 55303-0458			Payment Amount					16.91

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
112515	WSB AND ASSOCIATES INC	NOV 17 GENERAL PLANNING	PV	89692	001	09101	12/21/2017	11 NOV 17	5,771.00
	WSB AND ASSOCIATES INC	NOV 17 GENERAL PLANNING	PV	89692	002	09101	12/21/2017	11 NOV 17	639.00
	701 XENIA AVENUE SOUTH SUITE 300				Summary Total				6,410.00
	MINNEAPOLIS MN 55416	2040 COMP PLAN NOV 17	PV	89693	001	09101	12/21/2017	14	1,440.25
					Summary Total				1,440.25
		2017 RAMSEY CODE EN NOV 17	PV	89694	001	09101	12/21/2017	11 CODE ENFOR.	252.00
					Summary Total				252.00
					Payment Amount				8,102.25
					Total Amount to be Processed				475,671.38
					Total Number of Payments to be Processed				108

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
111093	DOUGLAS KERR UNDERGROUND LLC	PAY EST 1 PUMA STREET UTIL.IMP	PV	89526	001	09437	12/14/2017	121417	219,340.06
	DOUGLAS KERR UNDERGROUND LLC						Summary Total		219,340.06
	P O BOX 85	PAY EST 3 RIVERDALE EXT IMPRO	PV	89527	001	09402	12/15/2017	121517	121,163.26
	MORA MN 55051						Summary Total		121,163.26
							Payment Amount		340,503.32
							Total Amount to be Processed		340,503.32
							Total Number of Payments to be Processed		1

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-011

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF DECEMBER 7, 2017 THROUGH DECEMBER 28, 2017.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of December 7, 2017, through December 28, 2017, in the amount of $1,378,863.94 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 December 7, 2017, through December 28, 2017, in the amount of $ 1,378,863.94.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____

Mayor

ATTEST:

City Clerk

CC Regular Session **4. 11.**

Meeting Date: 01/09/2018

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution #18-015 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 29, 2017 through January 3, 2018

Action:

Motion to Adopt Resolution #18-015 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 29, 2017 through January 3, 2018.

Attachments

Bills List 1/9/2018

Resolution 1/9/2018

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	01/03/2018 11:22 AM
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:55 PM
Form Started By: Jackie Lipski		Started On: 01/03/2018 10:48 AM
Final Approval Date: 01/04/2018		

RAMSEY CITY COUNCIL MEETING

1/9/2018

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 12/29/17-1/3/18	110,902.96
Accounts Payable 12/29/17-1/9/18	48,075.17
Payroll 12/29/17	143,869.63

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 302,847.76**

		APPROVED PREV. MTG	2018 Y.T.D.
DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:			
	NET PAYROLL TOTAL	$	$
-	CORRECTION TO PAYROLL		
	PREPAIDS		
-	PREPAID ADJUSTMENTS		
	WIRE TRANSFERS FOR DEBT SERVICE		
-	CORRECTION TO D.S.		
	ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
-	BILLS LIST SUBMITTED		
	ADD (DELETE) BILLS LIST SUBMITTED		
	PAY ESTIMATE(S)		
-	CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED		**$ 0.00**	**$ 0.00**

CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

12/28/2017 -- 12/31/2018

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
90374929	**12/29/2017**		**101306 IRS**						
		25,046.42			89704	1228171349465	9101.2171		FEDERAL WITHHOLDING
		11,186.86			89705	1228171349466	9101.2173		FICA & MEDICARE-EMPL(
		11,186.86			89706	1228171349467	9101.2182		FICA & MEDICARE-EMPL(
		47,420.14							
90446791	**12/29/2017**		**100398 PUBLIC EMPLOYEES RETIREMENT ASSN**						
		17,758.06			89701	1228171349462	9101.2174		PERA-EMPLOYEE
		23,645.82			89702	1228171349463	9101.2183		PERA-EMPLOYER
		41,403.88							
97368896	**12/29/2017**		**100601 MN DEPT OF REV WH**						
		10,014.78			89703	1228171349464	9101.2172		STATE WITHHOLDING
		10,014.78							
99029165	**12/29/2017**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		8,715.00			89708	1228171349469	9101.2175		DEFERRED COMPENSAT
		8,715.00							
99030595	**12/29/2017**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		1,303.91			89700	12281713494610	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,303.91							
99122917	**12/29/2017**		**100223 ICMA RETIREMENT TRUST 457**						
		2,045.25			89699	1228171349461	9101.2175		DEFERRED COMPENSAT
		2,045.25							
		110,902.96	Grand Total						

Payment Instrument Totals

Checks	
EFT Payments	110,902.96
Total Payments	110,902.96

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
112718	AID ELECTRIC CORPORATION	ELECT WORK AT IND. AUTO	PV	89709	001	09410	12/27/2017	54387	3,750.00
	AID ELECTRIC CORPORATION					Summary Total			3,750.00
	1622 93RD LANE NE	ELEC WORK IND AUTO	PV	89710	001	09410	12/27/2017	54378	2,810.00
	BLAINE MN 55449					Summary Total			2,810.00
						Payment Amount			6,560.00
116111	ALLSTREAM	UPGRADE PHONE SERVER	PV	89711	001	09101	12/18/2017	120390519	1,875.00
	ALLSTREAM NW 5814 P O BOX1450 MINNEAPOLIS MN 55485-5814					Summary Total			1,875.00
						Payment Amount			1,875.00
111274	AMBO	2018 ANNUAL DUES	PV	89751	001	09101	12/13/2017	121317	200.00
	AMBO JON SUTHERLAND 712 NORTHWOOD DRIVE DELANO MN 55328					Summary Total			200.00
						Payment Amount			200.00
100021	AMERICAN PUBLIC WORKS ASSN	2018 DUES B. WESTBY	PV	89727	001	09101	12/20/2017	122017	245.00
	AMERICAN PUBLIC WORKS ASSN PO BOX 802296 KANSAS CITY MO 64108-2296					Summary Total			245.00
						Payment Amount			245.00
100029	ANOKA AREA CHAMBER OF COMMERCE	2018 CHAMBER COHORT	PV	89725	001	09230	12/12/2017	22857	5,000.00
	ANOKA AREA CHAMBER OF COMMERCE 12 BRIDGE SQUARE ANOKA MN 55303					Summary Total			5,000.00
						Payment Amount			5,000.00
100036	ANOKA COUNTY CHIEFS OF POLICE ASSN	2018 DUES- J. KATERS	PV	89726	001	09101	12/20/2017	122017	138.00
	ANOKA COUNTY CHIEFS OF POLICE ASSN ATTN: KELLY HAIGH (ACSO) ANOKA COUNTY SHERIFF OFFICE					Summary Total			138.00

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	13301 HANSON BLVD NW ANDOVER MN 55304								
						Payment Amount			138.00
108468	ANOKA COUNTY HISTORICAL SOCIETY	DEC 17 HISTORY CLASS-RECIPES	PV	89720	001	09101	12/29/2017	122917	150.00
	ANOKA COUNTY HISTORICAL SOCIETY 2135 THIRD AVE N. ANOKA MN 55303								
						Summary Total			150.00
						Payment Amount			150.00
106953	ATOM	PD MEMBERSHIP 2018	PV	89728	001	09101	12/20/2017	122017	250.00
	ATOM PO BOX 26274 MINNEAPOLIS MN 55426								
						Summary Total			250.00
						Payment Amount			250.00
100480	BEARENCE MANAGEMENT GROUP LLC	RENEW-AGENCY FEE 2018	PV	89729	001	09101	12/4/2017	605534	6,200.00
	BEARENCE MANAGEMENT GROUP LLC 2010 CENTRE POINTE BLVD MENDOTA HEIGHTS MN 55120								
						Summary Total			6,200.00
						Payment Amount			6,200.00
112547	BEN ROSSUM/ICO RAMSEY POLICE EXPLORERS	2018 RENEW EXPLORERS POST	PV	89730	001	09101	12/21/2017	122117	440.00
	BEN ROSSUM/ICO RAMSEY POLICE EXPLORERS 7550 SUNWOOD DRIVE NW RAMSEY MN 55303								
						Summary Total			440.00
						Payment Amount			440.00
100647	BOLTON AND MENK INC	RE: WELL HOUSE 3 NAT GAS GEN	PV	89744	001	09601	12/19/2017	0212070	873.50
	BOLTON AND MENK INC								
						Summary Total			873.50
	1960 PREMIER DRIVE	MISS RIVER TRAIL PH 3	PV	89745	001	09805	12/19/2017	0212072	1,920.00
	MANKATO MN 56001-5900								
						Summary Total			1,920.00
						Payment Amount			2,793.50

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
106624	EHLERS AND ASSOCIATES, INC	GENERAL TIF NOV 17	PV	89712	001	09230	12/11/2017	75681	1,320.00
	EHLERS & ASSOCIATES, INC 3060 CENTRE POINTE DRIVE ROSEVILLE MN 55113-1105						Summary Total		1,320.00
							Payment Amount		1,320.00
100189	G AND K SERVICES INC	UNIFORM CLEANING	PV	89746	001	09101	12/27/2017	6006841759	21.00
	G AND K SERVICES INC	UNIFORM CLEANING	PV	89746	002	09101	12/27/2017	6006841759	5.00
	P O BOX 842385	UNIFORM CLEANING	PV	89746	003	09101	12/27/2017	6006841759	25.56
	BOSTON MA 02284-2385	UNIFORM CLEANING	PV	89746	004	09101	12/27/2017	6006841759	25.57
							Summary Total		77.13
							Payment Amount		77.13
100209	HAKANSON ANDERSON ASSOC INC	GAS STATION DEMO NOV 17	PV	89713	001	09410	12/18/2017	39309	4,446.85
	HAKANSON ANDERSON ASSOC INC 3601 THURSTON AVENUE ANOKA MN 55303-1063						Summary Total		4,446.85
							Payment Amount		4,446.85
111269	IAATI	2018 RENEWAL MEMBERSHIP	PV	89732	001	09101	12/7/2017	120717	40.00
	IAATI JOHN V. ABOUNADER P O BOX 223 CLINTON NY 13323-0223						Summary Total		40.00
							Payment Amount		40.00
115007	ITERIS, INC	JAN 2018 FORECASTING	PV	89750	001	09101	1/2/2018	324454	400.00
	ITERIS, INC P O BOX 842123 LOS ANGELES CA 90084-2123						Summary Total		400.00
							Payment Amount		400.00
115127	MN ASSOC OF PLUMBING MECHANICAL OFFICIAL	2018 MEMBERSHIP DUES	PV	89752	001	09101	12/14/2017	121417	100.00
	MN ASSOC OF PLUMBING MECHANICAL OFFICIAL ATTEN: PAT MCCULLOUGH, SECRETARY						Summary Total		100.00

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	P O BOX 4424 ST PAUL MN 55104								
				Payment Amount					100.00
100326	MN CHIEFS OF POLICE ASSN	2018 DUES- B. BLUML	PV	89731	001	09101	12/1/2017	7091	143.00
	MN CHIEFS OF POLICE ASSN			Summary Total					143.00
	803 OLD HIGHWAY 8 NW	RENEW 2018 T. FRANKFURTH	PV	89733	001	09101	12/1/2017	7116	143.00
	NEW BRIGHTON MN 55112			Summary Total					143.00
		RENEW 2018 J. KATERS	PV	89734	001	09101	12/1/2017	7393	319.00
				Summary Total					319.00
				Payment Amount					605.00
102215	MN POLICE AND PEACE OFFICER ASSOC	2018 DUES J. KATERS	PV	89736	001	09101	12/12/2017	121217	50.00
	MN POLICE AND PEACE OFFICER ASSOC 525 PARK STREET SUITE 250 ST PAUL MN 55103			Summary Total					50.00
				Payment Amount					50.00
100602	MN POLLUTION CONTROL AGENCY	2018 CERT. JOHN NELSON	PV	89737	001	09602	12/15/2017	121517	23.00
	MINNESOTA POLLUTION CONTROL AGENCY 520 LAFAYETTE ROAD NORTH ST PAUL MN 55155-4194			Summary Total					23.00
				Payment Amount					23.00
100313	MN RECREATION AND PARK ASSN	2018 DUES M. RIVERBLOOD	PV	89738	001	09101	11/20/2017	112017	280.00
	MN RECREATION AND PARK ASSN 200 CHARLES STREET NE FRIDLEY MN 55432			Summary Total					280.00
				Payment Amount					280.00
113909	MOBILE VEHICLE INTEGRATION	BUILD 377	PV	89714	001	09101	12/19/2017	1712235	1,258.00
	MOBILE VEHICLE INTEGRATION			Summary Total					1,258.00
	835 XENIA AVENUE NW	REPAIR PUSHBUMPER 331	PV	89715	001	09101	12/20/2017	1712236	85.00

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ELK RIVER MN 55330				Summary Total				85.00
		SEAT REPAIR 331	PV	89716	001	09101	12/20/2017	1712237	63.75
					Summary Total				63.75
					Payment Amount				1,406.75
116078	MPPOA LDF	2018 LEGAL DEF FUND	PV	89735	001	09101	11/13/2017	111317	96.00
	MPPOA LDF				Summary Total				96.00
	525 PARK STREET SUITE 250								
	ST PAUL MN 55103								
					Payment Amount				96.00
108091	MUNICIPAL CODE CORPORATION	2018 WEB HOSTING	PV	89739	001	09101	12/7/2017	00300380	950.00
	MUNICIPAL CODE CORPORATION				Summary Total				950.00
	P O BOX 2235	ADMIN SUPPORT 2018	PV	89740	001	09101	12/12/2017	00300967	350.00
	TALLAHASSEE FL 32316				Summary Total				350.00
					Payment Amount				1,300.00
100345	NAPA AUTO PARTS ELK RIVER	MIRROR/AIR FRESHNER	PV	89717	001	09101	12/22/2017	941487	14.91
	NAPA AUTO PARTS ELK RIVER				Summary Total				14.91
	17137 YALE STREET NW	FUEL FILTER 642	PV	89718	001	09605	12/27/2017	941896	22.90
	P O BOX 1041				Summary Total				22.90
	ELK RIVER MN 55330	FILTERS 642	PV	89747	001	09605	12/29/2017	942275	68.47
					Summary Total				68.47
					Payment Amount				106.28
100359	NORTH METRO MAYORS ASSN	2018 MEMBERSHIP FEES	PV	89741	001	09101	12/13/2017	99000498	12,008.00
	NORTH METRO MAYORS ASSN				Summary Total				12,008.00
	1000 WESTGATE DRIVE SUITE 252								
	ST PAUL MN 55114								
					Payment Amount				12,008.00
100363	NORTHERN SANITARY SUPPLY CO	PAPER PLATES	PV	89721	001	09101	12/27/2017	189209	44.33
	NORTHERN SANITARY SUPPLY CO				Summary Total				44.33
	341 COON RAPIDS BLVD								
	MINNEAPOLIS MN 55433								

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					44.33
110547	NORTHWEST LIGHTING SYSTEMS CO.	MISC LIGHTING SUPPLIES	PV	89722	001	09101	12/27/2017	105492	84.49
	NORTHWEST LIGHTING SYSTEMS CO. 746 CRAIG AVENUE TRACY MN 56175			Summary Total					84.49
				Payment Amount					84.49
113444	PRECISE	NOV 2017 SERVICE	PV	89748	001	09101	12/27/2017	IN200-1015281	490.90
	PRECISE 501 EAST CLIFF ROAD SIUTE 100 BURNSVILLE MN 55337			Summary Total					490.90
				Payment Amount					490.90
115583	SANDARIN, BARBARA	JAN 18 YOGA CLASSES	PV	89742	001	09101	1/2/2018	010218	285.00
	BARBARA SANDARIN 1824 113TH LANE NW COON RAPIDS MN 55433			Summary Total					285.00
				Payment Amount					285.00
106648	STRATEGIC INSIGHTS INC	2018 UPGRADE/RENEWAL	PV	89743	001	09101	12/13/2017	17-PLAN-IT-251	700.00
	STRATEGIC INSIGHTS INC 840 TIMBERLAKE WAY BELLINGHAM WA 98229			Summary Total					700.00
				Payment Amount					700.00
100469	STREICHER'S POLICE EQUIPMENT	BADGES- PD	PV	89719	001	09101	12/28/2017	I1294359	359.94
	STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55 MINNEAPOLIS MN 55441			Summary Total					359.94
				Payment Amount					359.94
106990	USA BLUE BOOK	RETURN- BRASS ELBOW	PD	89723	001	09605	12/31/2017	452290	225.95-
	USA BLUE BOOK			Summary Total					225.95-
	PO BOX 9004	BRASS ELBOW	PV	89724	001	09605	12/15/2017	443844	225.95
	GURNEE IL 60031-9004			Summary Total					225.95

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
********	3717 Amount Under Payment Limit							Payment Amount	
								Total Amount to be Processed	48,075.17
								Total Number of Payments to be Processed	32

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-015

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF DECEMBER 29, 2017 THROUGH JANUARY 3, 2018.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of December 29, 2017, through January 3, 2018, in the amount of $302,847.76 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 December 29, 2017, through January 3, 2018, in the amount of $ 302,847.76.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____

Mayor

ATTEST:

City Clerk

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

CC Regular Session **4. 12.**

Meeting Date: 01/09/2018

By: Jo Thieling, Administrative Services

Information

Title:

Adopt Resolution #18-001 for 2018 Council Organization; Resolution #18-006 Designating Financial Institutions as Official Depositories of City Funds for 2018; Resolution #18-008 Designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for the Year of 2018; and Resolution #18-007 Authorizing Signatures for Financial Transactions

Purpose/Background:

Purpose: To adopt the annual resolution appointing Council Members to Committees, etc. as well as designating the City's Official Newspaper, renewing contracts with TimeSaver Off-Site Recording Secretarial, Inc. and naming the firms the City will use for Legal Services. The purpose is to also adopt the resolutions designating financial institutions as official depositories of City funds, authorizing signatures for financial transactions, and designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for the year 2018.

Background: The City Council met in work session earlier this evening and discussed the organizational resolution. Discussion was held regarding who would serve on which committee, the City's official newspaper designation, designation of the law firms the City will use for legal services, and the agreement with TimeSaver Off-site Recording Secretarial, Inc. If any changes were made at the work session to the organizational resolution for Council appointment to Committees, the attached resolution will then be adopted, as amended by discussion at the work session, and staff will make those changes prior to executing the resolution.

It should be noted that the contract with Joseph Langel, Ratwik, Rozak & Maloney was up December 31, 2017; however, by adoption of this resolution, Council is agreeing to extending the contract for City Attorney an additional year.

Resolution #18-001 for 2018 Council Organization is attached.

Each year the Council must designate certain institutions as official depositories of City funds. A list of depositories is in Resolution #18-006 Designating Financial Institutions as Official Depositories of City Funds for 2018 - which is attached. The Council also must designate an official financial institution. Attached to this case is Resolution #18-008 Designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for the Year of 2018. The Council also authorizes annually two of its members, plus the City Administrator and certain members of staff to sign financial documents on behalf of the City. Resolution #18-007 Authorizing Signatures for Financial Transactions is attached for review and adoption.

Funding Source:

N/A

Recommendation:

Staff recommends adopting the attached resolutions.

Action:

Motion to adopt Resolution #18-001 for 2018 Council Organization - either as is - or as amended by discussion at the Council Work Session.

- and -

Motion to adopt Resolution #18-006 Designating Financial Institutions as Official Depositories of City Funds for 2018

- and -

Motion to adopt Resolution #18-008 Designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for the Year of 2018

- and -

Motion to adopt Resolution #18-007 Authorizing Signatures for Financial Transactions

---

Attachments

Org Resolution 18 001
Financial Inst Res 18 006
Desig Bank of West Res 18 008
Res Signatures Res 18 007

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 04:05 PM
Form Started By: Jo Thieling		Started On: 01/04/2018 01:44 PM
Final Approval Date: 01/04/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-001

RESOLUTION FOR 2018 COUNCIL ORGANIZATION

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 of Ramsey's official newspaper is as follows:

   a) Anoka County Union Herald - official newspaper of the City in which all legal notices, vacancies, advertisements, etc. will be published

2) That the Acting Mayor, Council standing committees, Ramsey/Nowthen Joint Powers Board, Economic Development Authority, County HRA, Health Authority, recording secretary and legal services designations, and delegate appointments are as follows:

		2017 Appt.	**2018 Appt.**
a)	Acting Mayor	John LeTourneau	John LeTourneau
b)	Public Works Committee	Jill Johns Chris Riley Mark Kuzma Melody Shryock (Alt)	Jill Johns Chris Riley Mark Kuzma Melody Shryock (Alt)
c)	Economic Development Auth	Chris Riley Kristine Williams * John LeTourneau (Alt)	Chris Riley John LeTourneau Jill Johns (Alt)

As of 10/24/17 – EDA changed to John LeTourneau as appointment and Jill Johns as Alternate

d)	Environmental Policy Board	John LeTourneau Melody Shryock (Alt)	John LeTourneau Melody Shryock (Alt)
e)	Happy Days Committee	Kristine Williams * Chris Riley (Alt)	Chris Riley Mark Kuzma (Alt)

Alternate became Appointment – no new alternate appointed in 2017

f)	Highway 10 Committee	Sarah Strommen John LeTourneau Melody Shryock Kurt Ulrich Elwyn Tinklenberg	Sarah Strommen John LeTourneau Melody Shryock Kurt Ulrich Elwyn Tinklenberg
		2015-2016 Appt.	**2017-2018 Appt.**
g)	Ramsey/Nowthen Joint Powers Board	Jill Johns Kristine Williams*	Jill Johns Mark Kuzma

		Mark Kuzma (Alt)	John LeTourneau(Alt)

JPA Alternate became Appointment - no new Alternate appointed in 2017

		2015-2016 Appt.	**2017-2018 Appt.**
h)	Joint Law Enforcement Council	Mark Kuzma Jeff Katers Chris Riley (Alt)	Jeff Katers Kurt Ulrich (No Council Alt Necessary)
i)	Anoka County Fire Joint Powers Group	Jill Johns Kristine Williams (Alt)*	Jill Johns Chris Riley (Alt)
	• ***No new Alternate appointed in 2017***		
j)	Lower Rum River Water Management Organization (LRRWMO)	Mark Kuzma Chris Riley (Alt)	Mark Kuzma Chris Riley (Alt)
k)	Lower Rum River WMO TAC	Bruce Westby	Bruce Westby
l)	North Metro Mayors Association: Operating Committee Management Committee	 Kurt Ulrich Sarah Strommen	 Kurt Ulrich Sarah Strommen
m)	Anoka County Solid Waste Abatement Advisory Team	Chris Anderson	Chris Anderson
n)	County Housing and Redevelopment Auth Liaisons	Patrick Brama	Patrick Brama Tim Gladhill
o)	Youth First	Melody Shryock Brad Bluml Jim Steffen Michelle Anderson Sarah Strommen (Alt)	Melody Shryock Brad Bluml Jim Steffen Michelle Anderson Sarah Strommen (Alt)
p)	Quad Cities Cable Communications Commission	John LeTourneau Kurt Ulrich Melody Shryock (Alt)	John LeTourneau Kurt Ulrich Melody Shryock (Alt)
q)	LOGIS Board of Directors	Jason Fredrickson Patrick Brama (Alt)	Jason Fredrickson Patrick Brama (Alt)
r)	Health Authority	Dr. James Long	Dr. James Long

		2017 Appt.	**2018 Appt.**
s)	Legal Services:		
	General Legal	Ratwik, Rozak & Maloney	Ratwik, Roszak&Maloney
	Prosecution	Randall, Goodrich & Haag	Ekberg Lammers
	Bond Counsel/TIF	Briggs & Morgan *Only 1 firm necessary*	Briggs & Morgan
t)	Recording Secretarial Services:		
	TimeSaver Off-Site Recording Secretary Service (TOSS)		TOSS

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-006

RESOLUTION DESIGNATING FINANCIAL INSTITUTIONS AS OFFICIAL DEPOSITORIES OF CITY FUNDS FOR 2018

WHEREAS, the City of Ramsey must designate certain institutions as official depositories of City funds in accordance with Minnesota Statutes Chapter 118A.04.

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 of Ramsey hereby appoints the following financial institutions as depositories of City funds for 2018:

Banking Institutions:

The Bank of the West
Ramsey, Minnesota
Walnut Creek, California

Minnesota Municipal Money Market Fund
Minneapolis, Minnesota

Village Bank
Ramsey, Minnesota

Brokerage Houses:

Northland Securities
Minneapolis, Minnesota

Institutional Cd's, Inc.
Scottsdale, Arizona

UBS Financial Services, Inc.
Minneapolis, Minnesota

Comerica Securities, Inc
Detroit, Michigan

Robert W. Baird & Associates
Edina, Minnesota

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-008

RESOLUTION DESIGNATING BANK OF THE WEST AS OFFICIAL FINANCIAL INSTITUTION FOR THE CITY OF RAMSEY BANKING SERVICES FOR THE YEAR OF 2018

WHEREAS, the City of Ramsey must designate certain institutions as official depositories of City funds in accordance with Minnesota Statutes Chapter 118A.04.

WHEREAS, the City of Ramsey has selected Bank of the West for its banking services for the year of 2018;

WHEREAS, banking services will consist of such items as daily deposits of cash receipts, wire transfers of funds, and automated payroll for direct deposit;

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 of Ramsey hereby appoints Bank of the West as the financial institution that will provide the City its banking services for the year 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 9th day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-007

RESOLUTION AUTHORIZING SIGNATURES FOR FINANCIAL TRANSACTIONS

WHEREAS, in order to conduct the business affairs of the City, the Council authorizes two of its members, the City Administrator and certain members of staff to sign financial documents on behalf of the City; and

WHEREAS, except for transfers within the City's accounts, this authorization provides for financial control by requiring two signatures on all such financial documents; and

WHEREAS, the Council hereby authorizes Kurt Ulrich, City Administrator, or Diana J. Lund, Finance Director, or Angela McIntire, Assistant Finance Director, to sign checks and other withdrawal documents from the City's checking and money market accounts; and

WHEREAS, for the purpose of confirming the authenticity of the documents already signed by one of the individuals named above, and consistent with the City's past financial practice which two signatures are required on all such documents, the Council designates Sara Strommen, Mayor, or John LeTourneau, Acting Mayor as counter-signatures for all such financial documents; and

WHEREAS, fund transfers (this also includes electronic fund transfers for payroll, sales tax, and all other taxes that are required to be deposited electronically) between the City's checking and money market accounts are generally verbal instructions and Kurt Ulrich, City Administrator, or Diana J. Lund, Finance Director, or Angela McIntire, Assistant Finance Director, are authorized to make such 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 City's authorized signatures for financial transactions as Kurt Ulrich, City Administrator; Diana J. Lund, Finance Director; and Angela McIntire, Assistant Finance Director and further designates Sarah Strommen, Mayor, and John LeTourneau, Acting Mayor, as the required counter-signatures.

2) That the Ramsey City Council hereby authorizes Kurt Ulrich, City Administrator; Diana J. Lund, Finance Director; and Angela McIntire, Assistant Finance Director, to make fund transfers between the City's checking and money market accounts.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 13.**

Meeting Date: 01/09/2018

By: Diana Lund, Finance

Information

Title

Adopt Resolution #18-009 Approving the City of Ramsey's 2019 Budget Calendar

Purpose/Background:

The city's Charter states that a budget calendar shall be established annually, by resolution, for the following year.

A draft resolution has been prepared to reflect all dates related to budget activities undertaken for the 2019 budget.

Observations/Alternatives:

The City is required by Charter to adopt a budget calendar.

Action:

Motion to adopt Resolution #18-009 Approving the City of Ramsey's 2019 Budget Calendar.

Attachments

Resolution #18-009 2019 Budget Calendar

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:40 PM
Form Started By: Diana Lund		Started On: 12/28/2017 07:42 AM
Final Approval Date: 01/04/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-009

RESOLUTION APPROVING THE CITY OF RAMSEY'S 2019 BUDGET CALENDAR

WHEREAS, the Ramsey City Charter states that a budget calendar shall be established annually by resolution; and

WHEREAS, the City of Ramsey's Finance Committee recommends the Council adopt the following calendar:

January 9	Council adopts the 2019 Budget Calendar.
January 15 – February 23	City Council and Staff Leadership Team meet to Review and Develop a Three-Year Strategic Action Plan.(Current Plan goes through 2018, amendments only)
April 23	Finance Director to distribute 2019 Cost Center Budget Worksheets to Department Heads and supervisors. Worksheets include actual expenditures for 2015, 2016, 2017, 2018-year-to-date and adopted 2018 budget.
April 23	Finance Director to distribute listing of fixed assets as of December 31, 2017 to Department Heads and supervisors for review including item existence, accuracy, replacement values and number of years remaining in useful life.
April 23	Finance Director to distribute current Schedule of Rates, Fees and Charges to staff.
April 23	City Administrator to distribute most recent version of goals, objectives and 3-year departmental plans to Department Heads and supervisors.
May 21	Department Heads and supervisors to submit completed budget worksheets and accompanying justifications to the Finance Director.
May 21	Department Heads and supervisors to return listing of fixed assets to the Finance Director with any corrections noted.
May 21	Staff to return Schedule of Rates, Fees and Charges to the Finance Director with recommendations for 2018 amendments noted.
May 21	Department Heads and supervisors to submit goals, objectives and 3-year departmental plans to the City Administrator.
June 18-June 30	City Administrator and staff work sessions on the preliminary 2019 budget.

June 25	City Administrator to distribute preliminary goals, objectives and 3-year departmental plans for staff work sessions.
July 10	Finance Director and City Administrator submit preliminary budget to the City Council.
July 30	Department of Revenue certifies LGA amounts to all cities with populations over 2,500 and those receiving LGA.
August 15	Counties notify cities of the dates, which school districts, metropolitan special districts, and the county have selected for 2018 Truth in Taxation Hearings.
August 1 - September 5	Final Budget Work sessions before adoption of proposed budget/levy.
August 13	Department Heads and supervisors to submit items to be included in the 2019-2028 Capital Improvement Program.
August 20- August 24	Staff work sessions to review goals, objectives and 3-year departmental plans.
September 11 or 25	Staff recommends a 2019 Proposed Municipal Budget; 2018 Levy, Payable 2019, Proposed Municipal Levy to the City Council.
September 11 or 25	City Council adopts the 2019 Proposed Municipal Budget; 2018 Levied Payable 2019 Proposed Municipal Levy and sets the 2018 hearing dates for the 2019 Budget Public Hearing(s).
September 28	City certifies 2019 Proposed Municipal Budget; 2018 Payable 2019 Proposed Municipal Levy and 2019 Budget Public Hearing date.
September/October	Council work sessions as needed.
Sept 10-Sept 21	City Council work sessions on 2019 Goals, Objectives and 3-Year Departmental Plans.
October 23	City Council review and adopt 2019-2028 Capital Improvement Program.
November 5-23	County mails notice of proposed property taxes for payable 2019.
November 27	City Council to review and adopt the 2019 Schedule of Rates, Fees and Charges.
November 27	2019 Goals, Objectives and 3-Year Departmental Plans submitted to City Council for adoption.

November 30 - December 28	Public Hearing(s) on Final 2019 Municipal Budget and Levy
December 11	Adopt 2019 Municipal Budget and Final 2018, Payable 2019 Levy
December 31	Final levy certification to County auditor and certification of compliance with Truth in Taxation requirements to the Department of Revenue.

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

1) That the City Council of Ramsey hereby approves the 2019 Budget Calendar.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 14.**

Meeting Date: 01/09/2018

By: Diana Lund, Finance

Information

Title

Adopt Resolution #18-014 Adopting 2018 Enterprise Fund Budgets

Purpose/Background:

Purpose: Annually the city adopts Enterprise Fund budgets related to Water, Sewer, Street Lighting, Recycling and Storm Drainage utilities. These five services are billed out quarterly via the utility bill and the budgets reflect the expected revenue to be generated and the offsetting operating expenditures that these revenues support.

Enclosed for your review are the 2018 Enterprise Fund Budgets which cover the Water Utility Fund, Sewer Utility Fund, Street Light Utility Fund, Recycling Utility Fund and Storm Water Utility Fund. While formal budgets are required to be prepared and adopted annually for the General Fund, this is not the case for Enterprise funds.

Included in the 2018 Water and Sewer Utility Fund is $25,000 per utility to fund the purchase of a replacement for utility vehicle #652 which is a 2006 Chevy 1-Ton truck. The City's 2018-2027 Capital Improvement Plan (CIP) outlines this vehicle replacement as well as other utility capital improvements that are recorded directly to the balance sheet of an enterprise fund and only annual depreciation of said asset(s) are reflected in the expenditure section of the related utility fund budget.

In order to establish fair rates for all of the utilities that the City operates, it is necessary to determine the actual cost of providing those utilities to the residents. An important factor in these costs is the recovery of depreciation through the rate structures. We are required to keep the accounting for these funds on the full accrual method which means recognizing total depreciation, whether on City or developer installed systems. This is what we have attempted to do in preparing the attached Proposed 2018 Enterprise Fund Budgets.

Recommendation:

The recommendation for the Adoption of the 2018 Enterprise budgets is to approve Resolution #18-014 noting that the budget is an outline of how the revenues generated from the utility bill will be used in daily operations. The utility rates for each utility has already been adopted as part of the city's annual schedule of rates, fees and charges.

Action:

Motion to adopt Resolution #18-014 Adopting the 2018 Enterprise Fund Budgets.

Attachments

2018 Enterprise Budgets

Reso #18-014 Adopting 2018 Enterprise Budgets

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:50 PM

Form Started By: Diana Lund
Started On: 01/02/2018 12:31 PM
Final Approval Date: 01/04/2018

FUND **WATER**

BUDGET SUMMARY:						
Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9601	4140	CREDIT CARD PROCESSING FEES	$ (10,941)	$ (12,000)	$ (12,000)	$ -
9601	4506	PREPAID INTEREST	2,005	-	-	-
9601	4609	OTHER MISCELLANEOUS REVENUES	77,779	**62,000**	62,000	-
9601	4651	WATER REVENUE	669	-	-	-
9601	4652	WATER SALES - RESIDENTIAL	1,179,406	1,098,237	1,120,202	21,965
9601	4653	WATER SALES-COMMERCIAL	627,769	640,324	653,131	12,806
9601	4654	WATER PENALTIES	34,467	35,156	35,859	703
9601	4655	WATER METER INSTALLATION	12,320	10,000	15,000	5,000
9601	4656	WATER METERS	29,555	25,000	32,000	7,000
9601	4657	CONNECTION/RECONNECTION FEES	450	500	500	-
9601	4701	INTEREST ON INVESTMENTS	169,059	**120,000**	120,000	-
9601	4702	MISCELLANEOUS INTEREST	10,275	-	-	-
9601	4705	CAPTIAL CONTRIBUTIONS	1,161,026	-	-	-
Total Revenue			**$ 3,293,839**	**$ 1,979,218**	**$ 2,026,692**	**$ 47,474**

Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9601	6102	F.T. REGULAR-WAGES & SALARIES	238,242	223,557	236,198	$ 12,641
9601	6103	FULL TIME-REGULAR-OVERTIME	9,871	13,500	13,500	-
9601	6105	TEMPORARY-WAGES & SALARIES	16,229	17,066	17,066	-
9601	6121	PERA CONTRIBUTIONS	46,007	17,779	47,422	29,643
9601	6122	FICA/MEDICARE CONTRIBUTIONS	20,400	19,574	19,523	(51)
9601	6131	GROUP INSURANCE	34,462	28,356	33,177	4,821
9601	6133	WORKERS COMP INSURANCE PREMIUM	7,560	8,914	9,160	246
9601	6208	MISCELLANEOUS OFFICE SUPPLIES	530	600	600	-
9601	6223	GASOLINE	1,873	3,500	2,500	(1,000)
9601	6225	DIESEL FUEL	3,587	4,500	4,000	(500)
9601	6229	SHOP MATERIALS	230	500	500	-
9601	6231	UNIFORMS & TURN-OUT GEAR	2,255	2,800	2,900	100
9601	6249	MISCELLANEOUS OPERATING SUPPLY	16,871	18,000	18,000	-
9601	6257	OTHER VEHICLE PARTS	5,805	7,000	7,000	-
9601	6273	UTILITY SYSTEM MAINT SUPPLIES	72,161	75,000	75,000	-
9601	6281	SMALL TOOLS & MINOR EQUIPMENT	5,204	6,000	6,000	-
9601	6292	WATER METERS FOR RESALE	39,716	40,000	55,000	15,000
9601	6315	MISCELLANEOUS PROFESSIONAL SER	70,485	190,000	150,000	(40,000)
9601	6322	POSTAGE	792	1,000	2,600	1,600
9601	6323	CELLULAR PHONES	2,456	3,000	2,900	(100)
9601	6335	TRAINING	1,186	1,500	1,500	-
9601	6352	GENERAL NOTICE & PUBLIC INFOR	172	700	300	(400)
9601	6361	GENERAL LIABILITY/PROPERTY INS	25,339	30,554	28,000	(2,554)

9601	6371	ELECTRIC UTILITIES	101,802	120,000	125,000	5,000
9601	6372	WATER/IRRIGATION	-			-
9601	6373	GAS	2,575	4,000	3,000	(1,000)
9601	6374	REFUSE/RECYCLING	575	700	700	-
9601	6381	BUILDING & STRUCTURE REPAIR	2,690	2,000	3,000	1,000
9601	6388	OTHER VEHICLE REPAIR	-	-	-	
9601	6439	OTHER MISCELLANEOUS	23,985	53,000	58,000	5,000
9601	6451	MEMBERSHIP DUES	298	800	500	(300)
9601	6489	OTHER CONTRACTED SERVICES	69,867	72,000	74,000	2,000
9601	6722	DEPRECIATION	665,846	**705,629**	750,000	44,371
9601	6820	OPERATING TRANSFERS TO OTHER F	194,233	**40,000**	41,000	1,000
Total Expenditure			**$ 1,683,304**	**$ 1,711,529**	**$ 1,788,046**	**$ 76,517**

6315 Miscellaneous Professional Services

Public Works Campus Study	45,000	45,000
Emergency Well Repairs	25,000	25,000
SCADA System Repairs	5,000	5,000
Well #9 Study	75,000	75,000
Water Supply Rate Study	40,000	-
Total	190,000	150,000

6439 Other Miscellaneous

Water Appropriation	12,000	14,000
Well#1 Rehab (no longer included in CIP- Maintenance only)	38,000	41,000
Miscellaneous	3,000	3,000
Total	53,000	58,000

6489 Other Contracted Services

Water Tests	2,200	2,200
Annual Valve Replacements	50,000	50,000
OPUS 21	12,000	14,000
Miscellaneous	7,800	7,800
Total	72,000	74,000

2018 Capital Requests: Replace #652 - 2006 Chev 3500 (1/2 funded in 9602) $ 25,000

FUND SEWER

BUDGET SUMMARY:						
Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9602	4140	CREDIT CARD PROCESSING FEES	$ (9,620)	$ (11,000)	$ (11,000)	$ -
9602	4356	SEWER AVAILABILITY CHARGE-ADM	2,361	2,000	3,000	1,000
9602	4506	PREPAID INTEREST	2,005	-	2,000	2,000
9602	4609	OTHER MISCELLANEOUS REVENUES	14,037	15,000	5,000	(10,000)
9602	4661	RESIDENTIAL-SEWER CHARGES	1,086,895	1,138,447	1,161,216	22,769
9602	4662	COMMERCIAL-SEWER CHARGES	331,742	350,745	360,000	9,255
9602	4663	SEWER PENALTIES	30,829	40,152	42,030	1,878
9602	4701	INTEREST ON INVESTMENTS	101,379	70,000	80,000	10,000
9602	4702	MISCELLANEOUS INTEREST	14,976	15,276	15,581	306
9602	4705	CAPTIAL CONTRIBUTIONS	654,819	-	-	-
Total Revenue			**$ 2,229,423**	**$ 1,620,620**	**$ 1,657,827**	**$ 37,208**

Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9602	6102	F.T. REGULAR-WAGES & SALARIES	$ 120,324	$ 147,861	$ 155,382	$ 7,521
9602	6103	FULL TIME-REGULAR-OVERTIME	1,290	-	-	-
9602	6105	TEMPORARY-WAGES & SALARIES	6,609	-	-	-
9602	6121	PERA CONTRIBUTIONS	21,140	11,090	24,361	13,271
9602	6122	FICA/MEDICARE CONTRIBUTIONS	9,850	11,404	11,988	584
9602	6131	GROUP INSURANCE	6,568	7,821	11,396	3,575
9602	6133	WORKERS COMP INSURANCE PREMIUM	3,475	4,799	5,013	214
9602	6223	GASOLINE	2,667	3,500	3,500	-
9602	6225	DIESEL FUEL	2,128	2,500	2,500	-
9602	6249	MISCELLANEOUS OPERATING SUPPLY	7,692	11,500	17,000	5,500
9602	6275	OTHER EQUIPMENT PARTS	3,669	7,000	5,000	(2,000)
9602	6315	MISCELLANEOUS PROFESSIONAL SER	2,438	81,000	70,000	(11,000)
9602	6335	TRAINING	1,025	1,500	1,500	-
9602	6361	GENERAL LIABILITY/PROPERTY INS	15,268	18,540	18,540	-
9602	6371	ELECTRIC UTILITIES	11,333	15,000	17,000	2,000
9602	6373	GAS	1,487	3,000	3,000	-
9602	6374	REFUSE/RECYCLING	575	700	700	-
9602	6377	SEWER SERVICE CHARGE	717,861	755,600	757,216	1,616
9602	6489	OTHER CONTRACTED SERVICES	13,364	22,000	24,000	2,000
9602	6722	DEPRECIATION	489,380	498,397	510,000	11,603
9602	6820	OPERATING TRANSFERS TO OTHER F	151,033	34,000	35,000	1,000
Total Expenditure			**$ 1,589,176**	**$ 1,637,212**	**$ 1,673,096**	**$ 35,884**

6315 Miscellaneous Professional Services		
Public Works Campus Study	45,000	45,000
Sanitary Sewer Rate Study	30,000	-
Emergency Sewer Repairs	6,000	25,000
Total	81,000	70,000
6489 Other Contracted Services		
OPUS 21	12,000	14,000
Miscellaneous	10,000	10,000
Total	22,000	24,000
2018 Capital Requests: Replace #652 - 2006 Chev 3500 (1/2 funded in 9601)	$ -	$ 25,000

FUND STREET LIGHTING

BUDGET SUMMARY:						
Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9603	4140	CREDIT CARD PROCESSING FEES	$ (1,517)	$ (2,500)	$ (2,500)	$ -
9603	4681	CHARGES FOR STREET LIGHTS	143,530	145,000	146,800	1,800
9603	4682	ST LIGHT O/M CHARGE	2,548	-	-	-
9603	4683	STREET LIGHTING PENALTIES	4,938	5,300	6,968	1,668
9603	4684	PRIORITY STREET LIGHT	46,753	45,000	50,680	5,680
9603	4701	INTEREST ON INVESTMENTS	10,535	12,000	10,000	(2,000)
9603	4705	CAPITAL CONTRIBUTIONS	3,900	-	-	-
Total Revenue			**$ 210,687**	**$ 204,800**	**$ 211,948**	**$ 7,148**

Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9603	6371	ELECTRIC UTILITIES	$ 125,036	$ 130,000	$ 130,000	$ -
9603	6489	OTHER CONTRACTED SERVICES	11,413	12,000	14,000	2,000
9603	6722	DEPRECIATION	40,283	43,800	46,000	2,200
9603	6820	OPERATING TRANSFERS TO OTHER F	18,000	19,000	20,000	1,000
Total Expenditure			**$ 194,732**	**$ 204,800**	**$ 210,000**	**$ 5,200**

FUND **RECYCLING**

BUDGET SUMMARY:						
Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9604	4140	CREDIT CARD PROCESSING FEES	$ (1,884)	$ (2,100)	$ (3,000)	$ (900)
9604	4287	OTHER LOCAL GOVERNMENT GRANTS	67,100	66,000	69,000	3,000
9604	4609	OTHER MISCELLANEOUS REVENUES	328	-	-	-
9604	4671	RECYCLING CHARGES	302,360	302,000	302,000	-
9604	4672	RECYCLING PENALTIES	7,248	8,000	8,000	-
9604	4701	INTEREST ON INVESTMENTS	2,818	2,000	2,000	-
Total Revenue			**$ 377,970**	**$ 375,900**	**$ 378,000**	**$ 2,100**

Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9604	6102	F.T. REGULAR-WAGES & SALARIES	$ 21,516	$ 20,288	$ 20,906	$ 618
9604	6103	FULL TIME-REGULAR-OVERTIME	550	-	-	-
9604	6104	PART TIME-WAGES & SALARIES	1,592	7,280	7,280	-
9604	6121	PERA CONTRIBUTIONS	1,655	1,981	2,114	133
9604	6122	FICA/MEDICARE CONTRIBUTIONS	1,749	2,117	2,165	48
9604	6131	GROUP INSURANCE	839	2,110	2,359	249
9604	6133	WORKERS COMP INSURANCE PREMIUM	104	209	223	14
9604	6249	MISCELLANEOUS OPERATING SUPPLY	17,093	15,500	25,000	9,500
9604	6322	POSTAGE	277	400	400	-
9604	6489	OTHER CONTRACTED SERVICES	314,044	315,000	316,000	1,000
9604	6820	OPERATING TRANSFERS TO OTHER F	10,500	11,000	11,500	500
Total Expenditure			**$ 369,919**	**$ 375,885**	**$ 387,947**	**$ 12,062**

FUND STORM WATER

BUDGET SUMMARY:						
Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9605	4140	CREDIT CARD PROCESSING FEES	$ (3,053)	$ (3,500)	$ (4,200)	$ (700)
9605	4609	OTHER MISCELLANEOUS REVENUES	168,531	-	-	-
9605	4693	STORM WATER-RESIDENTIAL	430,461	474,000	511,920	37,920
9605	4694	STORM WATER-COMMERCIAL	423,101	465,800	503,064	37,264
9605	4695	STORM WATER-PENALTIES	15,511	17,062	18,427	1,365
9605	4701	INTEREST ON INVESTMENTS	16,586	10,000	10,000	-
9605	4705	CAPTIAL CONTRIBUTIONS	350,450	-	-	-
Total Revenue			**$ 1,401,587**	**$ 963,362**	**$ 1,039,211**	**$ 75,849**

Business Unit	**Object Account**	**Description**	**2016 Actual**	**2017 Adopted Budget**	**2018 Adopted Budget**	**Increase (Decrease) from Prior Year**
9605	6102	F.T. REGULAR-WAGES & SALARIES	$ 145,337	$ 126,773	$ 128,566	$ 1,793
9605	6103	FULL TIME-REGULAR-OVERTIME	173	-	-	-
9605	6105	TEMPORARY-WAGES & SALARIES	665	-	-	-
9605	6121	PERA CONTRIBUTIONS	24,676	9,508	24,350	14,842
9605	6122	FICA/MEDICARE CONTRIBUTIONS	11,122	9,724	9,863	139
9605	6131	GROUP INSURANCE	17,772	14,993	17,121	2,128
9605	6133	WORKERS COMP INSURANCE PREMIUM	4,256	3,516	4,146	630
9605	6223	GASOLINE	53	1,000	100	(900)
9605	6225	DIESEL FUEL	2,800	4,000	4,500	500
9605	6249	MISCELLANEOUS OPERATING SUPPLY	8,611	10,000	10,000	-
9605	6257	OTHER VEHICLE PARTS	6,720	8,000	9,000	1,000
9605	6315	MISCELLANEOUS PROFESSIONAL SER	9,207	60,000	60,000	-
9605	6361	GENERAL LIABILITY/PROPERTY INS	5,865	8,000	8,000	-
9605	6371	ELECTRIC UTILITIES	2,235	2,800	2,500	(300)
9605	6373	GAS	1,487	3,000	2,500	(500)
9605	6374	REFUSE/RECYCLING	575	700	700	-
9605	6451	MEMBERSHIP DUES	38,101	21,000	20,000	(1,000)
9605	6489	OTHER CONTRACTED SERVICES	14,683	20,000	40,000	20,000
9605	6722	DEPRECIATION	267,705	270,000	325,000	55,000
9605	6820	OPERATING TRANSFERS TO OTHER F	391,815	29,000	30,000	1,000
Total Expenditure			**$ 953,858**	**$ 602,014**	**$ 696,346**	**$ 94,332**

2018 Capital Requests: Elgin Sweeper to Replace 2004 Elgin Sweeper - $211,000

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-014

RESOLUTION ADOPTING THE 2018 CITY OF RAMSEY ENTERPRISE FUNDS OPERATING BUDGETS

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

1) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2018 is hereby adopted for the Water Utility Fund as follows:

WATER UTILITY FUND

Revenues:	
Operating Revenues	$1,844,692
Other Revenues-	
Miscellaneous Revenues	62,000
Interest Earnings	120,000
Total Revenues	$2,026,692
Expenses:	
Operating Expenses	$997,046
Other Expenses	
Depreciation	750,000
Administrative Transfer	41,000
Total Expenses	$1,788,046

2) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2018 is hereby adopted for the Sewer Utility Fund as follows:

SEWER UTILITY FUND

Revenues:	
Operating Revenues	$1,572,827
Other Revenues-	
Miscellaneous Revenues	5,000
Interest Earnings	80,000
Total Revenues	$1,657,827
Expenses:	
Operating Expenses	$1,128,096
Other Expenses	
Depreciation	510,000
Administrative Transfer	35,000
Total Expenses	$1,673,096

3) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2018 is hereby adopted for the Street Light Utility Fund as follows:

STREET LIGHT UTILITY FUND

Revenues:	
Operating Revenues	$201,948
Other Revenues-	
Interest Earnings	10,000
Total Revenues	$211,948
Expenses:	
Operating Expenses	$144,000
Other Expenses	
Depreciation	46,000
Administrative Transfer	20,000
Total Expenses	$210,000

4) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2018 is hereby adopted for the Recycling Utility Fund as follows:

RECYCLING UTILITY FUND

Revenues:	
Operating Revenues	$376,000
Other Revenues-	
Miscellaneous Revenue	0
Interest Earnings	2,000
Total Revenues	$378,000
Expenses:	
Operating Expenses	$376,447
Other Expenses	
Administrative Transfer	11,500
Total Expenses	$387,947

5) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2018 is hereby adopted for the Storm Water Utility Fund as follows:

STORM WATER UTILITY FUND

Revenues:	
Operating Revenues	$1,029,211
Other Revenues-	
Interest Earnings	10,000
Total Revenues	$1,039,211
Expenses:	
Operating Expenses	$ 341,346
Other Expenses	
Depreciation	325,000
Administrative Transfer	30,000
Total Expenses	$ 696,346

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 15.**

Meeting Date: 01/09/2018

Submitted For: Bruce Westby, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Adopt Resolution #18-003 Approving Partial Payment to Douglas-Kerr Underground LLC for IP 16-20 Riverdale Drive Extension from Traprock Street to Ramsey Blvd.

Purpose/Background:

Resolution and Pay Request attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to Douglas-Kerr Underground, LLC for IP 16-20 Riverdale Drive Extension from Traprock Street to Ramsey Boulevard in the amount of
$121,163.26.

Action:

Motion to adopt Resolution #18-003 approving partial payment to Douglas-Kerr Underground LLC for IP 16-20 Riverdale Drive Extension from Traprock Street to Ramsey Boulevard.

Attachments

Resolution

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/04/2018 10:07 AM
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:28 PM
Form Started By: MaryJo Warner		Started On: 12/19/2017 10:50 AM
Final Approval Date: 01/04/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-003

RESOLUTION APPROVING PARTIAL PAYMENT TO DOUGLAS-KERR UNDERGROUND LLC FOR RIVERDALE DRIVE EXTENSION FROM TRAPROCK STREET TO RAMSEY BOULEVARD, IMPROVEMENT PROJECT #16-20

WHEREAS, the City of Ramsey desires to extend Riverdale Drive from Traprock Street to Ramsey Boulevard, completing the south frontage road to U.S. Highway 10 between Armstrong Boulevard and Ramsey Boulevard; and

WHEREAS, the City of Ramsey's 2015 - 2019 Capital Improvement Program identifies this project for design and construction in calendar years 2016 - 2017; and

WHEREAS, this improvement project is identified as an immediate priority in the Highway 10 Access Planning Study completed in 2014 as a partnership between the Minnesota Department of Transportation (MnDOT) and the Anoka County Highway Department; and

WHEREAS, the City represents that this project provides benefit to the Trunk Highway system, as well as to the local community, making the project eligible for funding through MnDOT's Metro Municipal Agreement Program in the maximum amount of $584,280; and

WHEREAS, on September 21, 2015, MnDOT notified the City that this project received up to $584,280 in funding through MnDOT's Metro Municipal Agreement Program for eligible construction items, including construction engineering and inspection, in accordance with MnDOT's Cost Participation Policy; and

WHEREAS, upon accepting the funds the City agreed to prepare project plans and specifications conforming to MnDOT's design standards and format; and

WHEREAS, pursuant to a motion of the Ramsey City Council, adopted November 24, 2015, authorizing City staff to accept a proposal from Bolton & Menk, Inc. in the amount of $89,170 to prepare final Plans and Specifications for said improvements; and

WHEREAS, pursuant to a motion of the Ramsey City Council, adopted June 27, 2017, approving final Plans and Specifications and authorizing advertisements for bids for said improvements; and

WHEREAS, pursuant to a motion of the Ramsey City Council, adopted July 11, 2017, approving and authorizing execution of Cooperative Construction Agreement No. 1002020 for said improvements; and

WHEREAS, pursuant to a motion of the Ramsey City Council, adopted July 25, 2017, accepting bids and awarding a contract to the lowest responsible bidder, Douglas-Kerr Underground, LLC, Inc., in the amount of $701,270.54 for the total bid for construction of said improvements; and

WHEREAS, as of January 9, 2018 $414,016.13 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment to Douglas-Kerr Underground, LLC. in the amount of $121,163.26.

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

1) That the City Council hereby authorizes partial payment to Douglas-Kerr Underground, LLC for Improvement Project #16-20 Riverdale Drive Extension Improvements in the amount of $121,163.26.

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

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of January 9, 2018.

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

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CONTRACTOR'S PAY REQUEST **RIVERDALE DRIVE EXTENSION IMPROVEMENTS** **S.A.P. 119-115-003** **CITY OF RAMSEY, MN** **BMI PROJECT NO. R16.111092**	**DISTRIBUTION:** CONTRACTOR (1) OWNER (1) ENGINEER (1) BONDING CO. (1)

TOTAL AMOUNT BID PLUS APPROVED CHANGE ORDERS	$701,270.54
TOTAL, COMPLETED WORK TO DATE	$563,346.72
TOTAL, STORED MATERIALS TO DATE	$0.00
DEDUCTION FOR STORED MATERIALS USED IN WORK COMPLETED	$0.00
TOTAL, COMPLETED WORK & STORED MATERIALS	$563,346.72
RETAINED PERCENTAGE (5%)	$28,167.34
TOTAL AMOUNT OF OTHER PAYMENTS OR (DEDUCTIONS)	$0.00
NET AMOUNT DUE TO CONTRACTOR TO DATE	$535,179.39
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$414,016.13
PAY CONTRACTOR AS ESTIMATE NO. 3	$121,163.26

Certificate for Partial Payment

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

Contractor: Douglas-Kerr Underground, LLC
2142 330th Ave
Mora, MN 55051

By _____ Manager
Name Title

Date 12-11-17

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: BOLTON & MENK, INC., 7533 SUNWOOD DRIVE, SUITE 206, RAMSEY, MN 55303

By _____, PROJECT MANAGER
KEVIN P. KIELB, P.E.

Date 12/11/2017

APPROVED FOR PAYMENT:
OWNER: CITY OF RAMSEY

By _____ City Engineer 12/14/17
Name Title Date

And _____
Name Title Date

CC Regular Session **4. 16.**

Meeting Date: 01/09/2018

Submitted For: Bruce Westby, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Adopt Resolution #18-002 Approving Partial Payment to Douglas-Kerr Underground, LLC for IP 17-10, Puma Street Utility Improvements.

Purpose/Background:

Resolution and Pay Request attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommend partial payment to Douglas-Kerr Underground, LLC for IP 17-10, Puma Street Utility Improvements in the amount of $219,340.06.

Action:

Motion to adopt Resolution #18-002 approving partial payment to Douglas-Kerr Underground, LLC for IP 17-10, Puma Street Utility Improvements.

Attachments

Resolution

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/04/2018 10:10 AM
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:28 PM
Form Started By: MaryJo Warner		Started On: 12/20/2017 08:43 AM
Final Approval Date: 01/04/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-002

RESOLUTION APPROVING PARTIAL PAYMENT TO DOUGLAS-KERR UNDERGROUND, LLC FOR IMPROVEMENT PROJECT #17-10, PUMA STREET UTILITY IMPROVEMENTS

WHEREAS, in 2006, Bunker Lake Boulevard was extended west of Armstrong Boulevard and Puma Street was constructed between Bunker Lake Boulevard and Alpine Drive; and

WHEREAS, public utilities (sanitary sewer and watermain) were not constructed along the west end of Bunker Lake Boulevard, east of its intersection with Puma Street, or under Puma Street north of Bunker Lake Boulevard; and

WHEREAS, current and future developments along these streets will require public utilities to serve the developments; and

WHEREAS, the Riverstone Development proposes to construct numerous residential properties in the fall of 2017 requiring utility services to be extended along Puma Street, north of Bunker Lake Boulevard; and

WHEREAS, pursuant to a motion of the Ramsey City Council on July 25, 2017, the City Administrator was authorized to execute a contract with Bolton & Menk, Inc. to prepare plans and specifications for the making of such improvements per their proposal dated June 20, 2017; and

WHEREAS, pursuant to a motion of the Ramsey City Council on September 12, 2017, final Plans and Specifications were approved and advertisements for bids were authorized; and

WHEREAS, an Assessment Agreement exists to help pay for 40% of the project costs to extend utilities along Puma Street; and

WHEREAS, pursuant to Resolution #17-10-254 adopted the 10th Day of October, 2017 the bid of Douglas-Kerr Underground, LLC of Mora, Minnesota, in the amount of $727,667.07 in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted; and.

WHEREAS, as of January 9, 2018 $0 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment to Douglas-Kerr Underground, LLC in the amount of $219,340.06.

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

1) That the City Council hereby authorizes partial payment to Douglas-Kerr Underground, LLC for Improvement Project #17-10, Douglas-Kerr Underground, LLC in the amount of $219,340.06.

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

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of January 9, 2018.

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

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CONTRACTOR'S PAY REQUEST **2017 PUMA STREET UTILITY IMPROVEMENTS** **CITY OF RAMSEY, MN** **BMI PROJECT NO. R16.114473**	**DISTRIBUTION:** CONTRACTOR (1) OWNER (1) ENGINEER (1) BONDING CO. (1)

TOTAL AMOUNT BID PLUS APPROVED CHANGE ORDERS	$727,667.07
TOTAL, COMPLETED WORK TO DATE	$230,884.28
TOTAL, STORED MATERIALS TO DATE	$0.00
DEDUCTION FOR STORED MATERIALS USED IN WORK COMPLETED	$0.00
TOTAL, COMPLETED WORK & STORED MATERIALS	$230,884.28
RETAINED PERCENTAGE (5%)	$11,544.21
TOTAL AMOUNT OF OTHER PAYMENTS OR (DEDUCTIONS)	$0.00
NET AMOUNT DUE TO CONTRACTOR TO DATE	$219,340.06
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$0.00
PAY CONTRACTOR AS ESTIMATE NO. 1	$219,340.06

Certificate for Partial Payment

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

Contractor: Douglas-Kerr Underground, LLC
2142 330th Ave
Mora, MN 55051

By _____ Manager
Name Title

Date 12-11-17

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: BOLTON & MENK, INC., 7533 SUNWOOD DRIVE, SUITE 206, RAMSEY, MN 55303

By _____, PROJECT MANAGER
KEVIN P. KIELB, P.E.

Date 12/11/2017

APPROVED FOR PAYMENT:
OWNER: CITY OF RAMSEY

By _____ City Engineer 12/14/17
Name Title Date

And _____
Name Title Date

CC Regular Session **4. 17.**

Meeting Date: 01/09/2018

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #18-013 Rescinding Award of Contract for Improvement Project #17-13, Potassium Street Cul-De-Sac Improvements

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #18-013 rescinding the Award of Contract for Improvement Project #17-13, Potassium Street Cul-De-Sac Improvements.

Background:

The segment of Potassium Street north of old Nowthen Boulevard is a gravel road with no outlet which the City has maintained for decades, including the turn-around area on 15641 Potassium Street.

This property was recently sold and the new owners posted "No Trespassing" signs on the south edge of their property, contending the public has no right to use their property to turn around on. These signs caused Ace Solid Waste to inform its customers along Potassium Street that they would no longer serve their properties since they could not safely turn their trucks around at the north end of Potassium Street.

Following numerous meetings and discussions with the new property owners, they offered to pay a maximum of $8,050 of the cost to construct a temporary cul-de-sac contingent on several factors, including that the cul-de-sac would not be located on their property, and that the cul-de-sac could be constructed by December 31, 2017.

During this process, Staff solicited quotes from local contractors on three separate occasions. Based on the last request for quotes, Staff received a single quote from Dave Perkins Contracting, Inc. in the amount of $34,877. On October 24, 2017, the City Council accepted the quote and awarded a contract for construction to Dave Perkins Contracting in the amount of $34,877.

Notification:

Notifications were not required for this case.

Observations/Alternatives:

Observations:

Before construction could begin, easements needed to be acquired from two property owners. Staff met with the property owners to discuss easement acquisitions and during these discussions the two property owners said they would prefer to wait to see if the proposed Shade Tree Cottages plat would allow Potassium Street to connect to the stub street to the north, thereby removing the need to construct the temporary cul-de-sac.

In December, Public Works Staff constructed a temporary T-style turn-around west of Potassium Street near the north end using some of the crushed concrete and bituminous stockpiled on the future Public Works site. This work was done to provide a place for Ace Solid Waste's trucks, as well as other large vehicles, to turn around in. Once the temporary turn-around was constructed, Ace sent a truck out to test it and found it to be acceptable so no interruptions in trash service should occur moving forward.

Staff since contacted Dave Perkins Contracting to discuss the fact that construction of the temporary cul-de-sac is

no longer needed this fall/winter. They said they understood the situation and would not contest the City rescinding their Award of Contract, as long as the City again offers them a chance to provide a quote on this work if needed in the future. Staff assured them they would be contacted if this project were to move forward in the future.

Alternatives:
Alternative #1 – Adopt Resolution #18-013 rescinding Award of Contract to Dave Perkins Contracting, Inc. in the amount of $34,877 for Improvement Project #17-13, Potassium Street Cul-De-Sac Improvements.

Funding Source:
No funds are required to complete this action.

Recommendation:
Staff recommends alternative #1.

Action:
Adopt Resolution #18-013 rescinding Award of Contract to Dave Perkins Contracting, Inc. in the amount of $34,877 for Improvement Project #17-13, Potassium Street Cul-De-Sac Improvements.

Attachments

Resolution 18-013

Form Review

Inbox	Reviewed By	Date
Joe Langel	Bruce Westby	01/04/2018 03:57 PM
Bruce Westby (Originator)	Bruce Westby	01/04/2018 03:59 PM
Joe Langel	Kathy Schmitz	01/04/2018 03:59 PM
Kurt Ulrich	Kurt Ulrich	01/04/2018 04:02 PM
Form Started By: Bruce Westby		Started On: 12/29/2017 01:48 PM
Final Approval Date: 01/04/2018		

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

RESOLUTION #18-013

RESOLUTION RESCINDING AWARD OF CONTRACT FOR IMPROVEMENT PROJECT #17-13, POTASSIUM STREET CUL-DE-SAC IMPROVEMENTS

WHEREAS, the City of Ramsey has long maintained Potassium Street, north of old Nowthen Boulevard; and

WHEREAS, the current property owners on the north end Potassium Street are disputing that the street and cul-de-sac located on their property are public streets and therefore requested that the City construct a cul-de-sac outside of their property; and

WHEREAS, maintenance, service, and emergency response vehicles must be able to safely turn around at the north end of Potassium Street; and

WHEREAS, the City requested quotes from several local contractors to construct a temporary gravel surfaced cul-de-sac outside of the property on the north end of Potassium Street; and

WHEREAS, a quote was received from Dave Perkins Contracting, Inc. in the amount of $34,877 and was found to comply with the request for proposals; and

WHEREAS, pursuant to a resolution of the City Council adopted October 24, 2017, the quote of Dave Perkins Contracting, Inc. was accepted and a construction contract was awarded to Dave Perkins Contracting, Inc. in the amount of $34,877; and

WHEREAS, required easements could not be acquired from two property owners on the north end of Potassium Street which is preventing construction from proceeding per the approved plans.

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

1) The Mayor and City Administrator are hereby authorized and directed to rescind the award of contract to Dave Perkins Contracting, Inc. for said services for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 18.**

Meeting Date: 01/09/2018

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title

Adopt Resolution #18-019 Approving the Conveyance of a Permanent Ingress/ Egress Easement Across Lot 1, Block 1, COR Stone Brook Academy Plat

Purpose/Background:

PURPOSE

Consider approving the attached resolution which provides a public access easement across the Stone Brook Academy and Childcare Center site (Lot 1, Block 1, COR Stone Brook Academy Plat).

This request was specifically made by the City Council on multiple occasions to ensure the efficient/ orderly development this block, and allow public traffic to internally cross back-and-forth over this block of The COR.

Staff considers this an administrative case. The attached easement was drafted by the City Attorney.

BACKGROUND

On November 08, 2017, the city closed on the sale of a roughly 1-acre parcel of city-owned land to Stone Brook Children's Academy & Childcare Center. The City began working on this project in November of 2016 (site selection) and entered into a purchase agreement in March of 2017. This project is located in The COR, and includes a roughly 9,200 sf facility, a 2,200 sf playground, and will serve nearly 150 children. The City sold its property for $121,852.50. This project is anticipated for completion in 2018. This project includes the construction of Yolite Street, between Sunwood Drive and Veteran's Drive

Notification:

NA

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

NA

Action:

Motion to adopt Resolution #18-019:
Approving the conveyance of a permanent ingress/ egress easement across Lot 1, Block 1, COR Stone Brook Academy Plat.

Attachments

Res 18 019
Easement
Easement Exhibit
Draft Site Plan

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:54 PM
Form Started By: Patrick Brama		Started On: 01/02/2018 07:43 PM
Final Approval Date: 01/04/2018		

Councilmember_____introduced the following resolution and moved for its adoption:

RESOLUTION #18-019

RESOLUTION APPROVING THE CONVEYANCE OF A PERMANENT INGRESS/ EGRESS EASEMENT FROM MK JOHNSON PROPERTIES LLC, LOT 1, BLOCK 1, COR STONE BROOK ACADEMY, COUNTY OF ANOKA, STATE OF MINNESOTA.

WHEREAS, MK Johnson LLC entered into a Purchase Agreement with the City of Ramsey to construct a roughly 9,100 square foot children's academy within the City of Ramsey on March 15, 2017, contingent upon Submitting a Permanent Ingress/ Egress Easement; and

WHEREAS, on June 01, 2017, the City Council adopted Resolution #17-06-127 granting Preliminary and Final Plat and Site Plan Approval for COR Stone Brook Academy, contingent on submitting a Permanent Ingress/ Egress Easement; and

WHEREAS, MK Johnson LLC., the owner of Lot 1, Block 1 COR Stone Brook Academy, has agreed to convey to the City of Ramsey a Permanent Ingress/ Egress Easement.

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

1) That the Ramsey City Council hereby approves the acceptance of a Permanent Ingress/ Egress Easement from MK Johnson LLC over a portion of Lot 1, Block 1 COR Stone Brook Academy.

2) That the City of Ramsey hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to execute and record said Permanent Ingress/ Egress Easement.

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 XX day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

[Reserved for recording data.]

PERMANENT INGRESS/EGRESS EASEMENT

This Permanent Ingress/Egress Easement ("Permanent Easement") is entered into by and between **MK Johnson Properties, LLC**, a Minnesota limited liability corporation ("Grantor") and the **City of Ramsey**, a Minnesota municipal corporation ("Grantee") as of [DATE].

Recitals

1. Grantors are the fee simple owners of the land located in Ramsey, Minnesota ("the Property") legally described as follows:

Lot 1, Block 1, COR STONE BROOK ACADEMY, COUNTY OF ANOKA, STATE OF MINNESOTA

2. Grantor desires to grant, and the Grantee wishes to receive, a Permanent Easement across a portion of the Property for ingress/egress purposes for the Grantee and the public to access land to the west of the Property.

Easement

1. Grantor, in exchange for the promises set forth herein, a single payment of One Dollar, and other good and valuable consideration, hereby grants to Grantee a Permanent Easement across the Property described as follows:

A 24.00 foot wide permanent easement for public ingress/egress purposes over, under and across Lot 1, Block 1, COR STONE BROOK ACADEMY, Anoka County, Minnesota, the centerline of which is described as follows:

Beginning at the southeast corner of said Lot 1, thence North 23 degrees 43 minutes 04 seconds East assumed bearing along the east line of said Lot 1 a distance of 62.93 feet to the point of beginning of the centerline to be described; thence North 66 degrees 10 minutes 33 seconds West a distance of 136.23 feet to the west line of said Lot 1 and said centerline there terminating.

2. Upon completion of the construction of the proposed parking lot and drive on the Property by Grantor at the Grantor's expense, Grantor shall be responsible for all maintenance and repairs relating to the Permanent Easement and shall be responsible for the payment of all costs and expenses incurred in connection with such maintenance and repair.

3. This Permanent Easement is granted subject to all matters of record.

4. This Permanent Easement shall run with the land.

5. Grantor warrants it is the owners of the Property and has the right, title and capacity to convey this Permanent Easement to Grantee.

6. The parties' rights and responsibilities under this Permanent Easement are assignable with written consent from the other party, and said consent shall not be unreasonably withheld.

[Remainder of page left blank.]

MK Johnson Properties, LLC

By: _____
Michael Johnson, Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 201___, by Michael Johnson, Manager of MK Johnson Properties, LLC, on behalf of Grantor.

_____
Notary Public

City of Ramsey

By: _____
Sarah Strommen, Mayor

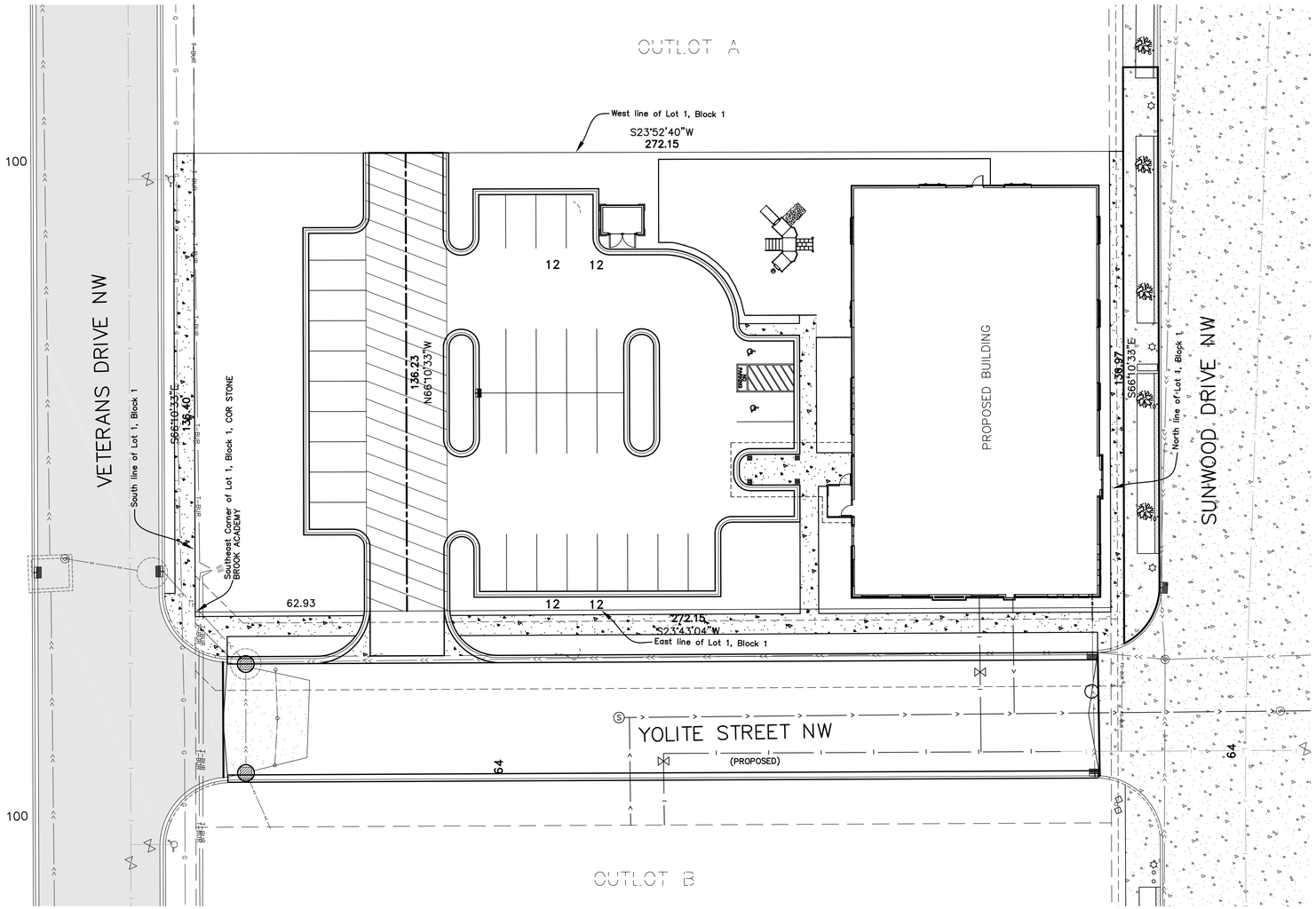
By: _____
Kurtis G. Ulrich, City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 201___, by Sarah Strommen and Kurtis G. Ulrich, the Mayor and City Administrator, respectively, of Ramsey, a Minnesota municipal corporation, on behalf of the Grantee.

_____
Notary Public

This instrument drafted by:
Ratwik, Roszak & Maloney, P.A.
730 2nd Avenue South, Suite 300
Minneapolis, MN 55402
(612) 339-0060
(JJL)





LEGEND

- DRAINAGE AND UTILITY EASEMENT
- PROPERTY LINE
- P–OH — OVERHEAD ELECTRIC
- P–BUR — UNDERGROUND ELECTRIC
- T–BUR — UNDERGROUND TELEPHONE
- G — UNDERGROUND GAS LINE
- POWER POLE
- GUY WIRE
- LIGHT POLE
- EXISTING STORM SEWER
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING WATER SERVICE
- EXISTING CONCRETE CURB
- DECIDUOUS AND CONIFEROUS TREES
- PROPOSED STORM SEWER
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER SERVICE
- PROPOSED CONCRETE CURB & GUTTER
- EXISTING BITUMINOUS SURFACE
- EXISTING CONCRETE SURFACE

DENOTES INGRESS/EGRESS EASEMENT

AREA = 3270 sq. ft

PROPOSED INGRESS/EGRESS ENCUMBERING LOT 1, BLOCK 1, COR STONE BROOK ACADEMY IN FAVOR OF OUTLOT 1, COR STONE BROOK ACADEMY

A 24.00 foot wide permanent easement for ingress/egress purposes over, under and across Lot 1, Block 1, COR STONE BROOK ACADEMY, Anoka County, Minnesota. The centerline of said easement is described as follows;
Beginning at the southeast corner of said Lot 1, thence North 23 degrees 43 minutes 04 seconds East assumed bearing along the east line of said Lot 1 a distance of 62.93 feet to the point of beginning of the centerline to be described; thence North 66 degrees 10 minutes 33 seconds West a distance of 136.23 feet to the west line of said Lot 1 and said centerline there terminating.

DATE	REVISION

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

Charles R. Christopherson
Date 8-3-17 Lic. No. 18420

DESIGNED BY: CRC
DRAWN BY: JRF
CHECKED BY: CRC

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

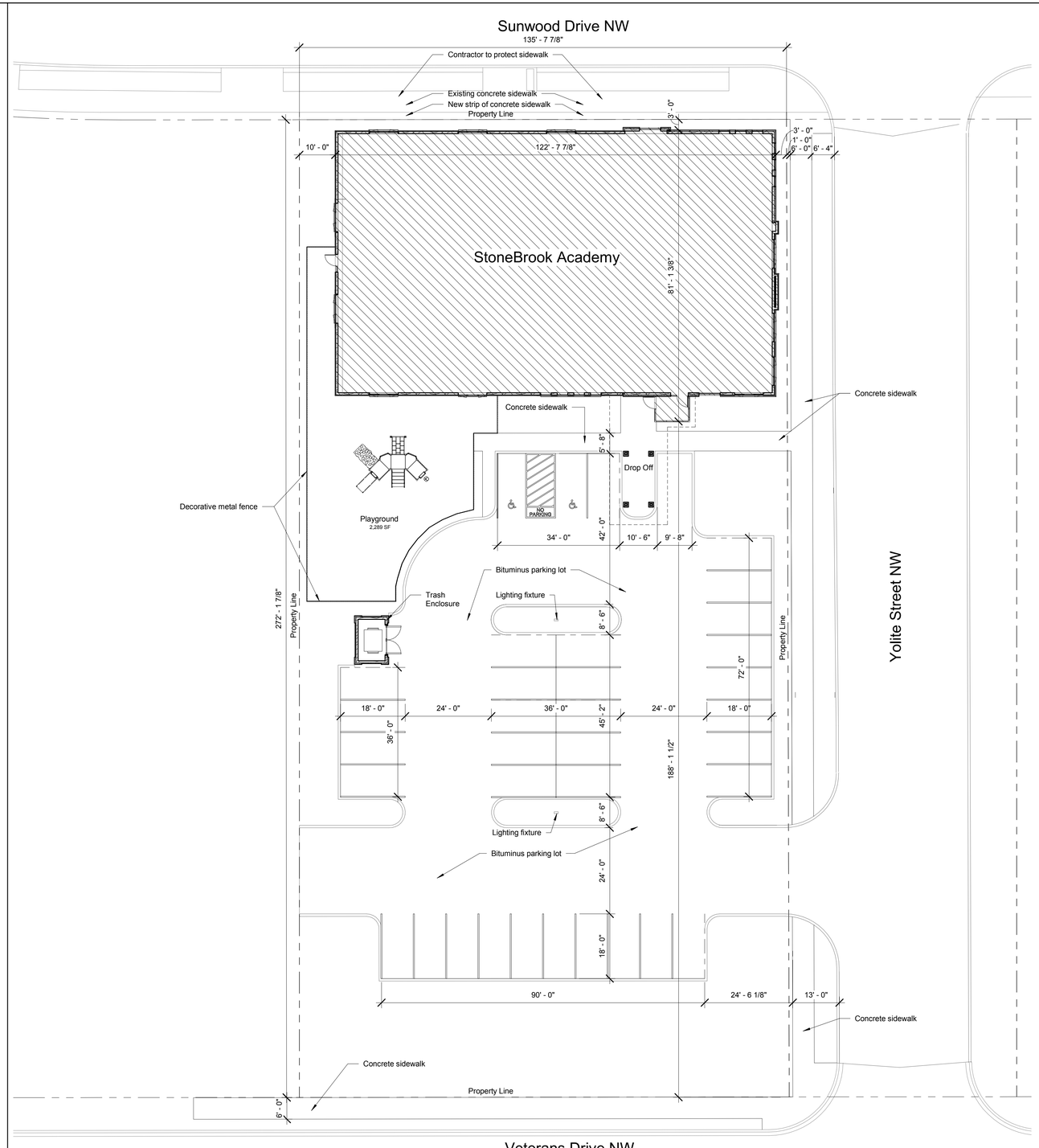
STONE BROOK ACADEMY SITE

CROSS ACCESS EASEMENT

CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 1 SHEETS

4163.01



A1 / CS01 Site Plan
1/16" = 1'-0"

Building Statistics	
Proposed Name	StoneBrook Academy
Type of Use	Daycare
Expected Number of Employees	22-24
Zoning	COR-2

Site Statistics	
Site Square Footage	37,022 SF
Site Acreage	.85 Acres
Building Square Footage/ Percentage	9,132 SF / 25%
Impervious Surface Square Footage / Percentage	24,482 SF / 66%
Green Space Square Footage / Percentage	12,443 SF / 33%
Parking Spaces	36 (Including 2 Handicap)
F.A.R.	.25

CNH ARCHITECTS
7300 WEST 147TH STREET, SUITE 504 APPLE VALLEY, MN 55124-7680 (952) 431-4433
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: Quinn S. Hutson
SIGNATURE:
DATE: 05/04/17
LIC. NO.: 21234

CNH NO.: 17018
DATE: 05/23/17
REVISIONS:

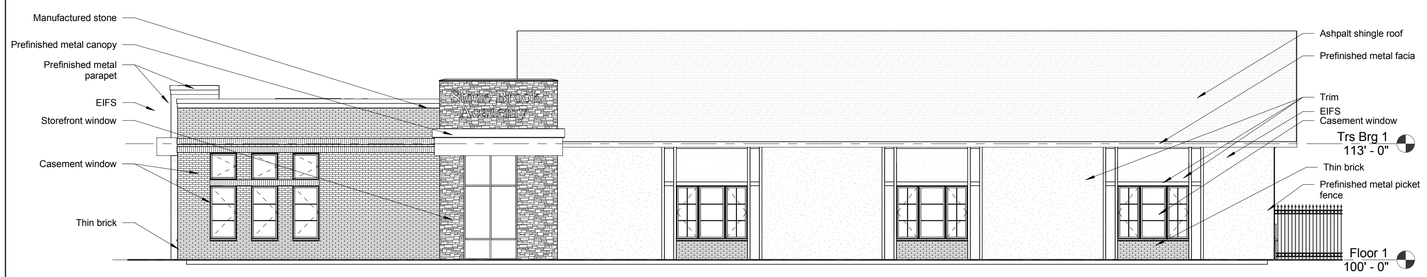
Stone Brook Academy
7800 Sunwood Drive
Ramsey, MN 55303

Site Plan

CS01

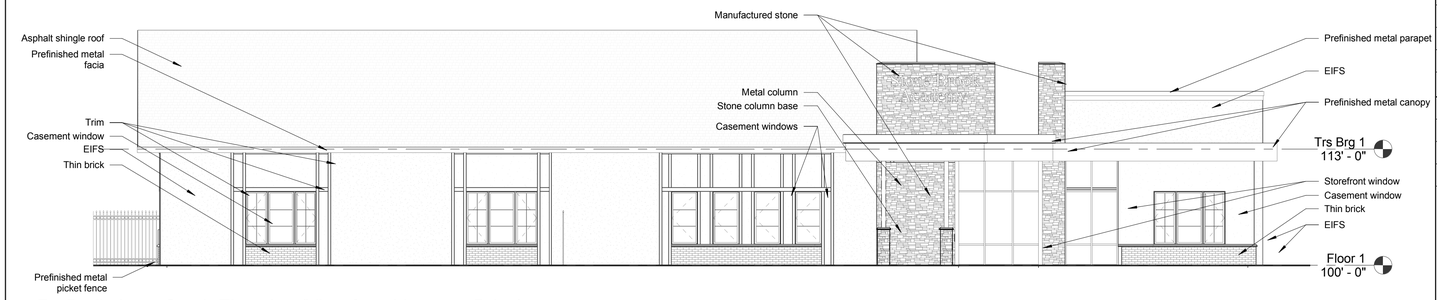
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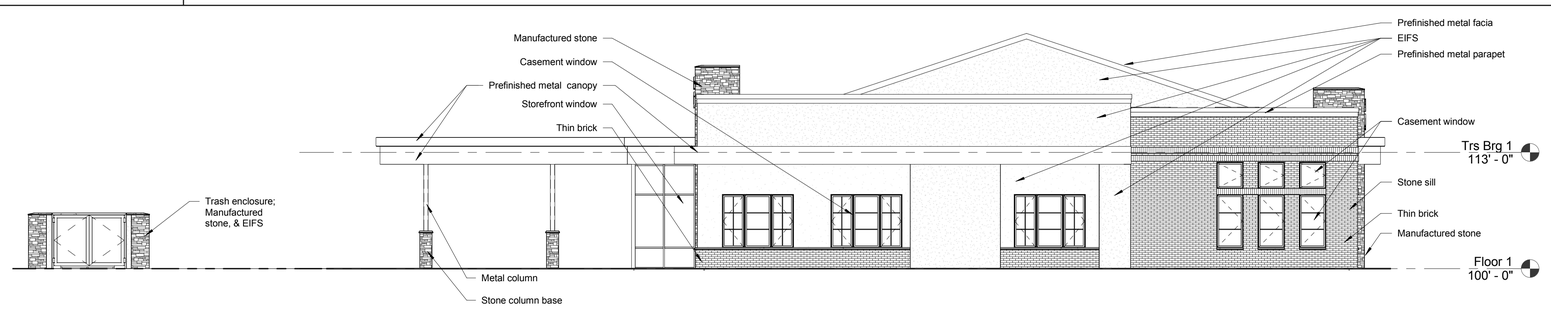
K4 / CS02 Preliminary North Elevation (View from Sunwood Drive)

1/8" = 1'-0"



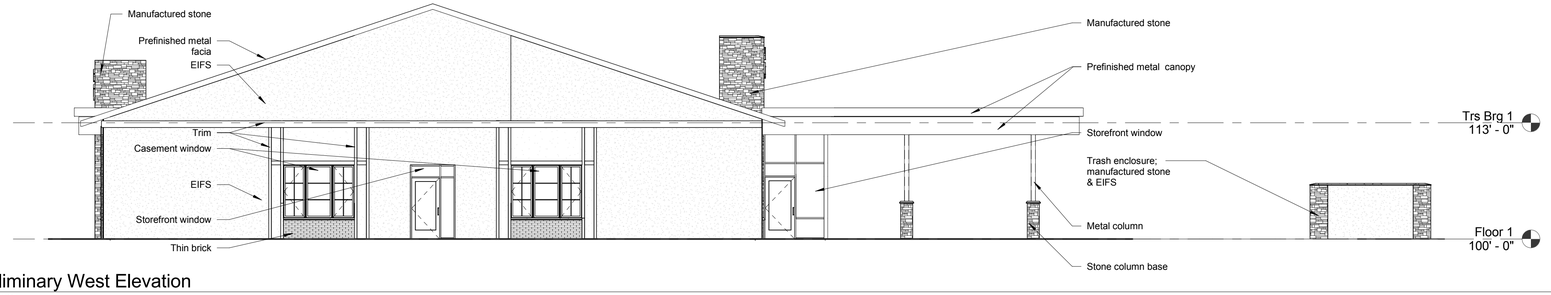
G4 / CS02 Preliminary South Elevation (View from Veterans Drive)

1/8" = 1'-0"



D2 / CS02 Preliminary East Elevation (View from Yolite Street)

1/8" = 1'-0"



A2 / CS02 Preliminary West Elevation

1/8" = 1'-0"

Sign Statistics	
Sign Total	2
Sign Types	Wall Sign (2)
% of facade allowable	15%
% of facade total	North Facade: 2% South Facade: 2%
North Elevation Statistics	
Facade SF	1800 SF
EIFS %	40%
Stone/Brick/Metal %	44%
Windows %	16%
South Elevation Statistics	
Facade SF	1895 SF
EIFS %	51%
Stone/Brick/Metal %	27%
Windows %	22%
East Elevation Statistics	
Facade SF	1510 SF
EIFS %	39%
Stone/Brick/Metal %	41%
Windows %	20%
West Elevation Statistics	
Facade SF	1590 SF
EIFS %	83%
Stone/Brick/Metal %	3%
Windows %	14%

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PRINT NAME: Quinn S. Hutson

SIGNATURE:

DATE: 05/04/17 LIC. NO.: 21234

CNH NO.: 17018
DATE: 05/23/17
REVISIONS:

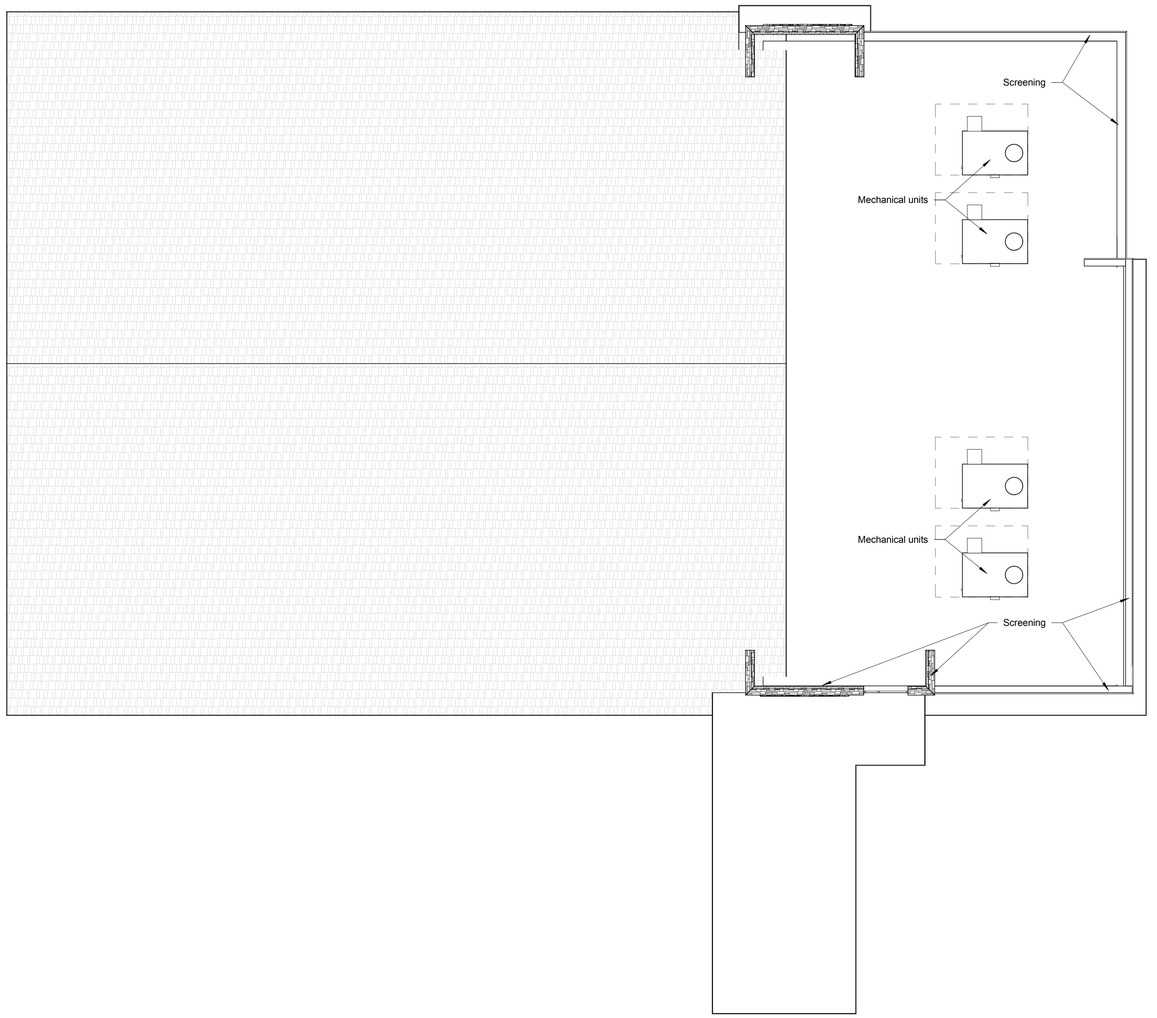
Stone Brook Academy
7800 Sunwood Drive
Ramsey, MN 55303

Elevations

CS02

NOT FOR CONSTRUCTION

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A7 / CS03 Roof Plan
1/8" = 1'-0"

0' 2' 4' 8'

NOT FOR CONSTRUCTION

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5/31/2017 3:04:33 PM

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PRINT NAME: Quinn S. Hutson

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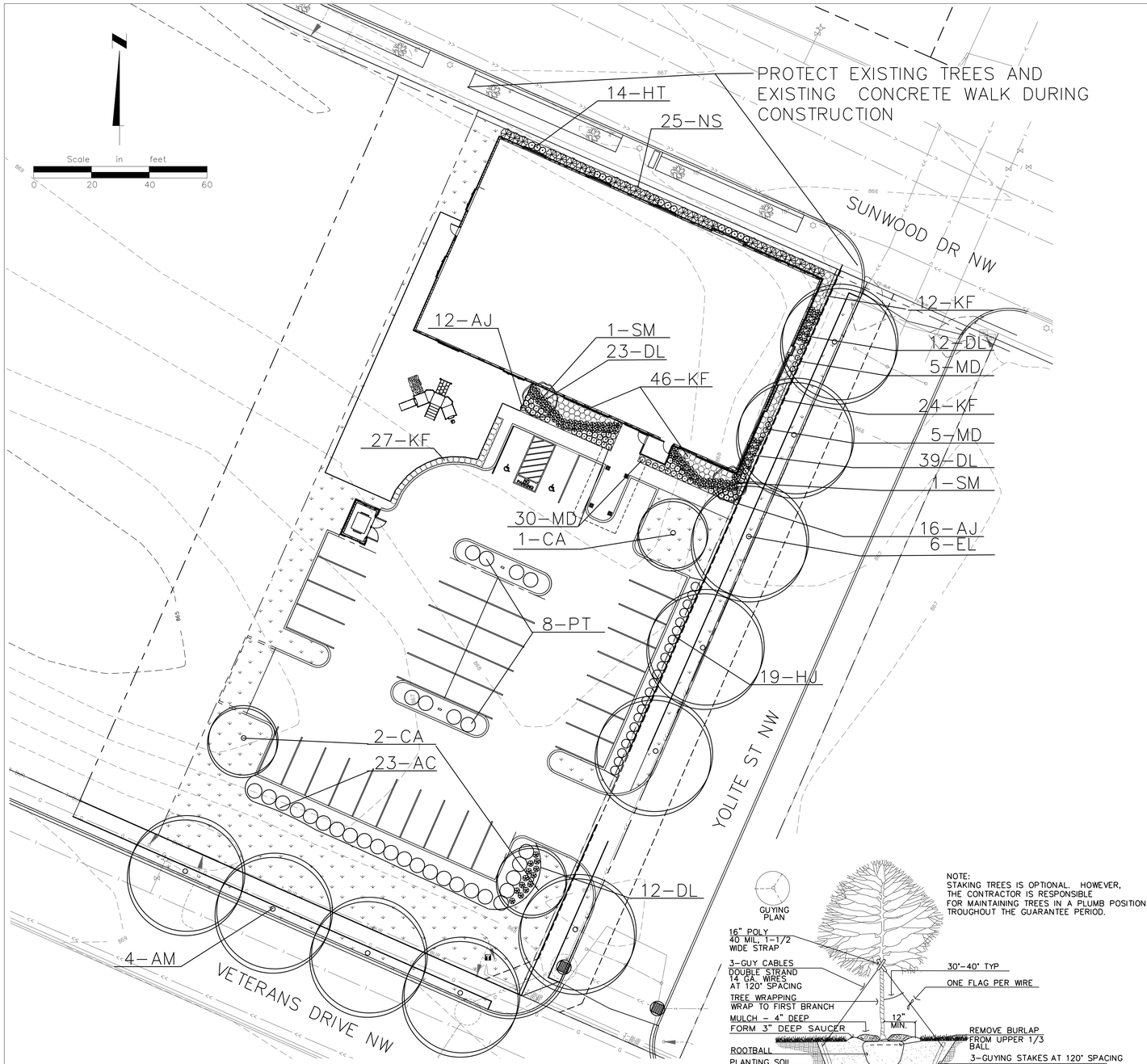
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DATE: 05/23/17
REVISIONS:

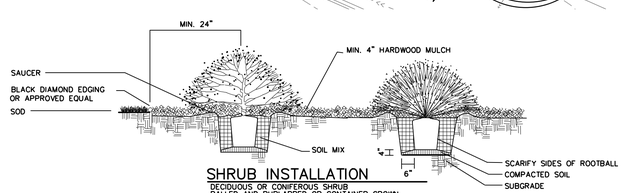
Stone Brook Academy

7800 Sunwood Drive
Ramsey, MN 55303

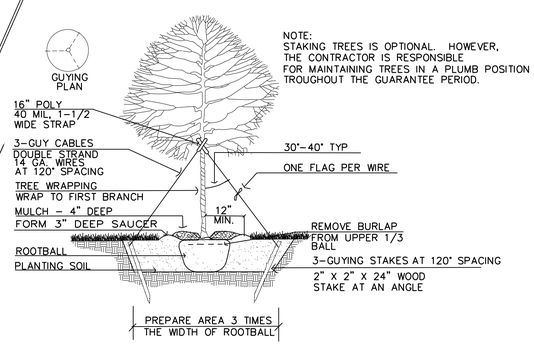
Roof Plan

CS03





SHRUB INSTALLATION
DECIDUOUS OR CONIFEROUS SHRUB
BALLED AND BURLAPPED OR CONTAINER GROWN



TREE INSTALLATION
DECIDUOUS TREE
BALLED AND BURLAPPED

IRRIGATION NOTES:

ALL SODDED AREAS, PLANTING BEDS AND PARKING ISLANDS SHALL HAVE AN IRRIGATION SYSTEM PER CITY REQUIREMENTS AND SHALL BE BID AS DESIGN BUILD. DO NOT IRRIGATE ANY SEEDED AREAS.

THE IRRIGATION SYSTEM WILL BE DESIGNED BY THE CONTRACTOR CHOSEN TO DO THE WORK. A DESIGN DRAWING IS TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT SHOWING LOCATIONS, SIZES, AND KINDS OF EQUIPMENT TO BE INSTALLED.

CONTRACTOR TO VERIFY MECHANICAL ROOM LOCATION AS SOURCE OF ELECTRIC AND WATER SUPPLY. CONTRACTOR SHALL COORDINATE ROUTING OF SUBWATER AND IRRIGATION CONTROL WIRING FROM MECH. ROOM TO FRONT OF BUILDING.

SUBMIT SHOP DRAWINGS AND PRODUCT FOR APPROVAL SHOP DRAWINGS SHALL INCLUDE LAYOUT OF SYSTEM AND DESIGN CALCULATIONS. SUBMIT PRODUCT DATA FOR PUMPS, CONTROLLER, SPRINKLE HEADS, BACKFLOW PREVENTER, RAIN SENSOR, AUTOMATIC VALVES AND OTHER MATERIALS.

OPERATING AND MAINTENANCE MANUALS SHALL BE SUBMITTED AND THE OWNERS PERSONNEL SHALL BE INSTRUCTED IN THE USE AND MAINTENANCE OF THE SPRINKLER SYSTEM.

IRRIGATION CONTRACTORS QUALIFICATIONS. THE IRRIGATION SYSTEM SUB–CONTRACTOR SHALL HAVE AT LEAST 3 YEARS CONTINUOUS, SATISFACTORY EXPERIENCE IN INSTALLING IRRIGATION SYSTEMS OF A SIMILAR SIZE AND TYPE. SUBMIT REFERENCE LIST OF SIMILAR SYSTEMS INSTALLED IN THE METRO AREA BY THE CONTRACTOR BIDDING.

FINAL ACCEPTANCE SHALL BE CONTINGENT UPON THE COMPLETION OF THE PROJECT. A DEMONSTRATION OF THE SYSTEM SHALL BE PROVIDED TO THE OWNER. ANY ADJUSTMENT TO HEADS SHALL BE MADE PRIOR TO THE DEMONSTRATION.

THE CONTRACTOR SHALL MAINTAIN A SKILLED JOURNEYMEN ON THE JOB DURING INSTALLATION, TOGETHER WITH A COMPETENT SUPERINTENDENT WHO HAS THE AUTHORITY TO ACT IN ALL MATTERS PERTAINING TO THE WORK..

IRRIGATION SYSTEMS MUST HAVE AN APPROVED BACKFLOW DEVISE INSTALLED IN THE IRRIGATION ENCLOSURE. IRRIGATION ENCLOSURE LOCATION AND CONSTRUCTION MATERIALS ARE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER. ALL SYSTEMS MUST INSTALL A RAIN SENSOR DEVISE TO STOP IRRIGATION DURING RAIN EVENTS.

GENERAL NOTES:

SHOULD A PLANT BE UNAVAILABLE AT THE TIME OF INSTALLATION, ALL SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY.

ANY EXISTING VEGETATION TO BE REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A MANNER THAT IS APPLICABLE WITH LOCAL CITY AND STATE REQUIREMENTS.

SEE ENGINEERS GRADING AND UTILITY PLANS FOR EXACT LOCATIONS OF BERMS, FENCE, RETAINING WALLS, AND PIPE LOCATIONS.

ALL TREES SHALL RECEIVE SAUCERS AND MULCH WITH SHREDDED HARD–WOOD INDIVIDUALLY AS PER PLANTING DETAIL. ALL SHRUB GROUPS SHALL RECEIVE A CONTINUOUS BEDLINE A MIN. 24" FROM THE ROOT–BALL OF THE PROPOSED PERIMETER PLANTS OF THAT GROUPING. FINAL SHAPE OF THE BEDLINES ARE TO BE FIELD APPROVED BY THE LANDSCAPE ARCHITECT. PLANTS SHALL BE MULCHED AS A CONTINUOUS MASS. ALL SHRUBS BEDS SHALL BE EDGED WITH A HEAVY DUTY BLACK DIAMOND EDGING OR APPROVED EQUAL.

HARDWOOD MULCH SHALL BE APPLIED TO ALL PLANTING BEDS AND GROUNDCOVER AREAS TO A 4" DEPTH.

ALL LANDSCAPE AREAS INCLUDING ALL PLANTING BEDS, PARKING ISLANDS, AND SODDED AREAS SHALL HAVE AN IRRIGATION SYSTEM PER CITY REQUIREMENTS AND SHALL BE PROVIDED BY OTHERS.

ALL AREAS WITHIN THE PROPERTY THAT ARE NOT SHRUB BEDS OR HARD SURFACED EXCEPT AS NOTED SHALL BE SODDED. ALL AREAS OUTSIDE THE PROPERTY LINES DISTURBED BY GRADING OR UTILITY INSTALLATION SHALL BE RETURNED TO EXISTING CONDITION OR BETTER OR AS NOTED.

PLANT SCHEDULE

SYM	QTY	SIZE	COMMON NAME	LATIN NAME
EL	6	2.5 B&B	ACCOLADE ELM	ULMUS JAPONICA X WILLSONANA MORTON
AM	4	2.5 B&B	AUTUMN BLAZE MAPLE	ACER X FREEMANII JEFFERSRED
CA	3	2.0 B&B	SPRING SNOW CRABAPPLE	MALUS "SPRING SNOW"
SM	2	#10 CONT	SMOKEBUSH	COTINUS COGGYGRID ANCOT
NS	25	#5 CONT	DWF NORWAY SPRUCE	PICEA ABIES PUMILA
HJ	19	#5 CONT	HETZ MIDGET ARBORVITAE	THUJA OCCIDENTALIS "HETZ MIDGET"
PT	8	#5 CONT	POTENTILLA	POTENTILLA FUITICOSA ULMAN
AC	23	#5 CONT	ALPINE CURRANT	RIBES ALPINUM
HT	14	#1 CONT	AUGUST MOON HOSTA	HOSTA "AUGUST MOON"
DL	86	#1 CONT	DAYLILY	HEMEROCALLIS "HAPPY RETURNS"
KF	109	#1 CONT	KARL FOERSTER GRASS	CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER"
MD	40	#1 CONT	MAY NIGHT SALVIA	SALVIA NEMOROSA "MAYNIGHT"
AJ	28	#1 CONT	AUTUMN JOY SEDUM	SEDUM X "AUTUMN JOY"
			INDICATES AREAS TO BE SODDED	

CITY SUBMITTAL

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HANSEN THORP PELLINEN OLSON, Inc.
Engineering-Surveying
Landscape Architecture
7601 ohms lane suite 40 minneapolis, mn 55439-2576
952-829-0700 • 952-829-7509 fax

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

Reg. No. 20893 Date: 5-4-2017

CNH NO.: 17018

DATE: 5/4/17

REVISIONS:

05-26-2017 SITE PLAN REVISION

StoneBrook Academy

7800 Sunwood Drive
Ramsey, MN 55303

Landscape Plan

L1

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5/1/2017 11:40:58 AM



StoneBrook Academy - Preliminary North Perspective

Comm. No.: 17018
Date: 05/23/17

CNH ARCHITECTS



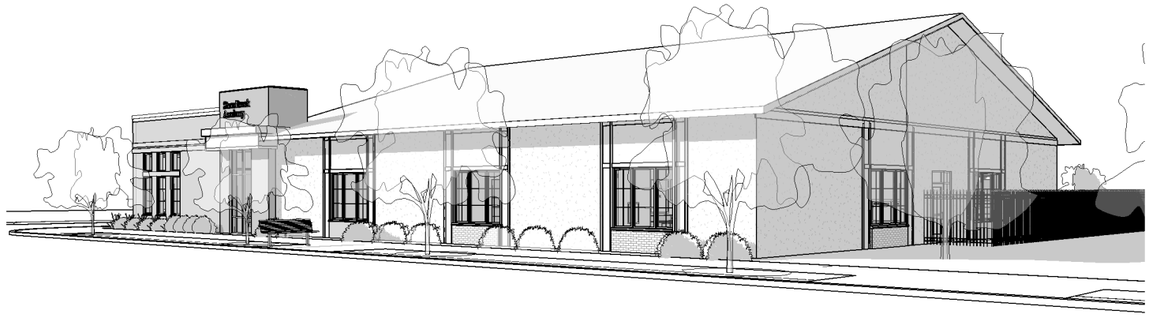
StoneBrook Academy - Preliminary Northeast Perspective

Comm. No.: 17018
Date: 05/23/17

CNH ARCHITECTS



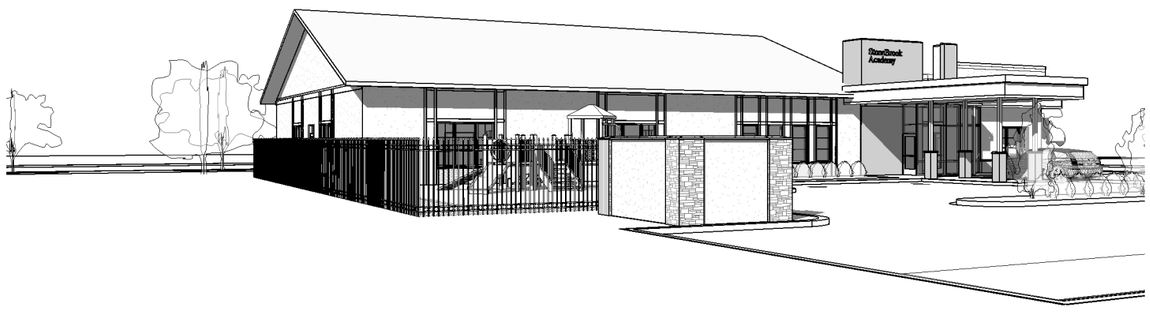
1 SC33 Northeast Perspective - Preliminary



2 SC33 Northwest Perspective - Preliminary



3 SC33 Southeast Perspective - Preliminary



4 SC33 Southwest Perspective - Preliminary

StoneBrook Academy - Preliminary Perspectives

Comm. No.: 17018
Date: 05/02/17

CNH ARCHITECTS

CC Regular Session **4. 19.**

Meeting Date: 01/09/2018

By: Jo Thieling, Administrative Services

Information

Title

Adopt Resolution #18-018 Appointing Election Judges for the Special Primary Election on February 13. 2018

Purpose/Background:

For each Election, Council is asked to formally appoint Election Judges to work the polling locations. A resolution is attached appointing Election Judges to serve for the Special Primary Election scheduled for February 13, 2018.

Funding Source:

Monies have been budgeted in the General Fund under Elections for Election expenses and Election Judge pay.

Recommendation:

Staff recommends Council adopt the Resolution appointing Election Judges for the 2018 Special Primary Election.

Action:

Motion to adopt Resolution #18-018 Appointing Election Judges for the Special Primary Election on February 13, 2018.

Attachments

Res Apptng Election Judges

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 04:06 PM
Form Started By: Jo Thieling		Started On: 01/04/2018 02:04 PM
Final Approval Date: 01/04/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-018

RESOLUTION APPOINTING ELECTION JUDGES FOR THE SPECIAL PRIMARY ELECTION ON FEBRUARY 13, 2018

WHEREAS, the City of Ramsey will be conducting a Special Primary Election on Tuesday, February 13, 2018; and

WHEREAS, pursuant to Minnesota Statutes Section 204B.21, election judges for precincts in a municipality must be appointed by the governing body of that municipality; and

WHEREAS, the hourly rate of pay will be $9.00 for election judge trainees, $10.00 for regular election judges and $11.00 for chairs.

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

1) That the following individuals be appointed to serve as election judges for the Primary Election to be held on February 13, 2018:

   Jan Cameron, Colleen Graber, Bernard Wiklund, Deb Koepsell, Jean Lewandowski, Bruce Johnson, David May, Nancy Nelson, Richard (Scott) Cords, Lana Howell, LaVonne Suckow, Michele Elifrits, Al Resler, Kathy Woods, Kevin Efram, Derek Scheuermann, Paula Chicoine, Michele Larkin, Sylvia Frolik, Tom Hoxter, Darlene Croteau, Carol Rudy, Andrea Hillebregt, Joyce Prior, Mariann Johnson, Jill Thieling, Christine Bell, Sharon Schmalzer, Bridget Arnold, Jill Winger, Kathryn Richter, David Newton, Mark Barrett, Becky Smith, Billie Jo Bishop, Julia Bishop, Madeline (Kay) McCulley, Mark Eggleston, James Sather, and Catherine Rosenthal.

2) That Council authorize staff to train and hire additional election judges not named here should the need arise.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____

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 **6. 1.**

Meeting Date: 01/09/2018

By: Bruce Westby, Engineering/Public Works

Information

Title:

Public Hearing - Adopt Resolution #18-012 Accepting Feasibility Report and Ordering Plans and Specifications for Improvement Project #18-03, 2018 Street Overlay Improvements

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #18-012 accepting Feasibility Report and ordering Plans and Specifications for Improvement Project #18-03, 2018 Street Overlay Improvements.

Background:

Numerous public street segments have Pavement and Surface Evaluation Rating (PASER) values between 3 and 5, indicating they are good candidates for receiving pavement overlay improvements. Overlaying the streets identified within the attached Feasibility Report in 2018 will allow the City to maintain these streets in the most cost-effective manner throughout the serviceable life of the streets.

The Feasibility Report includes maps showing the specific street segments proposed to receive bituminous pavement overlay improvements in 2018. These street segments are located in the following developments:

- Northfork
- Northfork Oaks
- Northfork 2nd Addition
- Northfork 3rd Addition
- Northfork Itasca Shores
- The North Forty 2nd Addition
- The North Forty 3rd Addition
- Woodland Green

The City of Ramsey's Special Assessments Policy allows 25-percent of eligible overlay project costs to be assessed against benefiting properties. Per Council approval and direction, Staff prepared a Feasibility Report for the proposed 2018 Street Overlay Improvements. This allows special assessments to be considered as a funding source per the requirements of the City's Special Assessment Policy, Chapter 8 of the City Charter, and Minnesota Statute, Chapter 429. Copies of each document are attached.

The proposed improvements are designated as City Improvement Project #18-03, 2018 Street Overlay Improvements.

Notification:

Staff published Public Hearing Notices twice in the Anoka Union Herald, once on Friday, December 22, and again on Friday, December 29, 2017.

Staff also mailed hard copies of the Public Hearing Notices to benefiting property owners via U.S. Mail.

Observations/Alternatives:

Observations:
The Feasibility Report explores numerous aspects of the proposed improvements including whether they are feasible, necessary, and cost-effective, and whether they should be completed alone or in conjunction with other improvements. Estimated costs and funding sources are also identified within the Feasibility Report, allowing a detailed project funding program to be proposed, which includes the use of special assessments. A description of the methodology used to calculate individual special assessments for benefiting properties is included in the report. A project schedule is also proposed within the report.

The Feasibility Report incorporates pavement data gathered using Ground Penetrating Radar and soil borings. This information helped verify the status of the existing pavement sections, and that the proper pavement maintenance treatments are being proposed.

The attached Feasibility Report, dated January 3, 2018, incorporates minor revisions to the report dated December 7, 2017, as follows;

- Schedule - Moved dates for bid authorization, bid opening, and award of contract
- Northfork Itasca Shores Assessment Roll – Added 9190 Andrie Court (map correct)

While project costs are not impacted as a result of these revisions, the proposed assessment rates for Northfork Itasca Shores were reduced from $1,022.49 to $929.54 per property.

Public Comment
Staff conducted a public open house from 5:30 – 7:30 PM on January 3, 2018 as identified in the proposed project schedule in the Feasibility Report. Meeting notices were mailed to all benefiting property owners. The intent of the open house was to address any questions the public may have on the purpose and scope of the proposed improvements, the estimated costs, the proposed funding program including special assessments, and the project schedule. Only one person attended and they were supportive of the project as proposed for their neighborhood (Woodland Green). This was the only public comment received by Staff.

Alternatives:
Alternative #1 – Motion to adopt Resolution #18-012 accepting Feasibility Report and ordering Plans and Specifications for Improvement Project #18-03, 2018 Street Overlay Improvements.

Alternative #2 – Motion to deny adoption of Resolution #18-012 at this time.

Funding Source:
The Feasibility Report was completed in-house as part of staff's regular duties. The preparation of final plans and specifications will also be completed in-house as part of staff's regular duties.

The City's 5-year Street Reconstruction and Overlay Program includes the streets listed above as proposed 2018 overlay improvements, allowing the City to utilize street reconstruction bonds to fund the improvements. The City's current 10-year Capital Improvement Plan (CIP) also identifies these streets as proposed 2018 overlay improvements. Copies of each are attached for reference.

The Feasibility Report identifies an estimated project cost of $585,460.78.

Special assessments are proposed to fund 25% of eligible project costs, totaling $146,365.19. Proposed special assessment amounts are different for each project area. To be consistent with past practice, special assessments are proposed to be the same across all properties in a given project area because each property will receive essentially the same benefit based on similar property values. This is consistent with the "per lot" method of assessment

defined within the City's Special Assessments Policy. It is important to remember that the Feasibility Report identifies proposed special assessment amounts. Final assessment amounts may be more or less based on actual construction costs.

Street reconstruction bonds will ultimately fund all remaining project costs in the estimated amount of $439,095.59.

Recommendation:

Staff recommends approval of Alternative #1, allowing these public streets to be most cost-effectively maintained.

Action:

Motion to adopt Resolution #18-012 accepting Feasibility Report and ordering Plans and Specifications for Improvement Project #18-03, 2018 Street Overlay Improvements.

Attachments

Resolution 18-012
IP 1803 Feasibility Report
2015 - 2019 SROP
2018 Overlays CIP Sheet
Special Assessments Policy
City Charter Chapter 8
MN Statute Chapter 429

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:47 PM
Form Started By: Bruce Westby		Started On: 12/29/2017 01:46 PM
Final Approval Date: 01/04/2018		

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

RESOLUTION #18-012

RESOLUTION ACCEPTING FEASIBILITY REPORT AND ODERING PLANS AND SPECIFICATIONS FOR IMPROVEMENT PROJECT #18-03, 2018 STREET OVERLAY IMPROVEMENTS

WHEREAS, the City of Ramsey proposes to overlay numerous street segments in 2018 for the purpose of maintaining these streets as cost-effectively as possible; and

WHEREAS, pursuant to a resolution of the City Council adopted October 24, 2017, a Feasibility Report has been prepared by the City Engineer with reference to proposed pavement overlay improvements to approximately 63,449 square yards of bituminous pavement on numerous street segments throughout the City, and other appurtenant work; and

WHEREAS, benefiting properties are proposed to be assessed for all or a portion of the cost of the improvements, pursuant to Minnesota Statutes, Chapter 429, the City Charter, and the City's adopted Special Assessments Policy; and

WHEREAS, the City Council received and preliminarily accepted the Feasibility Report on December 12, 2017, and formally accepted the Feasibility Report on January 9, 2018; and

WHEREAS, the Feasibility Report provides information regarding whether the proposed project is necessary, cost-effective and feasible; whether the improvements should be made as proposed or in conjunction with some other improvement; the estimated cost of the improvements as recommended; and a description of the methodology used to calculate individual assessments for benefitted properties; and

WHEREAS, the City of Ramsey proposes to assess benefiting properties up to 25-percent of the cost of the improvements, pursuant to Chapter 8 of the City Charter, the City's adopted Special Assessments Policy, and Minnesota Statutes Chapter 429; and

WHEREAS, the City Clerk gave mailed and published notice of such hearing and improvements as required by law; and

WHEREAS, the City Council conducted a Public Hearing for the proposed improvements on January 9, 2018.

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

1) Such improvement is necessary, cost-effective and feasible as detailed in the Feasibility Report preliminarily accepted by Council on December 12, 2017, and in the Feasibility Report formally accepted on January 9, 2018.

2) Pursuant to Chapter 8 of the City Charter, the City's Special Assessments Policy, and Minnesota Statutes Chapter 429, benefiting properties shall be assessed up to 25-pecent of the cost of the improvements, which have an estimated total cost of $585,461.

3) The City Engineer is hereby designated as the engineer for this improvement, and the engineer is ordered to prepare plans and specifications for the making of such improvements.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

FEASIBILITY REPORT

2018 STREET OVERLAY IMPROVEMENTS

CITY OF RAMSEY
IMPROVEMENT PROJECT NO. 18-03

January 3, 2018

Prepared By:

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

January 3, 2018

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

Re: Feasibility Report – 2018 Street Overlay Improvements
City of Ramsey Improvement Project No. 18-03

Dear Mayor and City Council Members:

Transmitted herewith is a Feasibility Report for the proposed 2018 Street Overlay Improvements, Improvement Project No. 18-03.

The report examines the feasibility of completing 2-inch bituminous pavement overlay improvements on approximately 63,449 square yards of public streets in several areas within the City of Ramsey, and other necessary appurtenant improvements.

This Feasibility Report examines the scope of the proposed improvements, explores estimated costs and available funding sources, defines a preliminary project schedule, examines whether the improvements should be completed as proposed or in connection with another improvement, and provides a determination for the necessity, feasibility and cost-effectiveness of the proposed improvements.

I would welcome the opportunity to discuss this report with you at your convenience. Please feel free to call me at 763-433-9825 with any questions.

Sincerely,

Bruce Westby, PE
City Engineer

Enclosure

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

*Electronic copy only

CERTIFICATION

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

Bruce Westby, PE

Date: January 3, 2018 License No. 40116

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

Leonard Linton, PE

Date: January 3, 2018 License No. 21112

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Project Exhibits

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- Exhibit E – 2018 Overlay Improvements – Northfork
- Exhibit F – 2018 Overlay Improvements – Northfork 2nd & 3rd
- Exhibit G – 2018 Overlay Improvements – Northfork Oaks

Appendix B

Street Segment Summaries

Appendix C

Opinion of Probable Costs
Preliminary Assessment Maps
Preliminary Assessment Rolls

Appendix D

Ground Penetrating Radar (GPR) Results

1. EXECUTIVE SUMMARY

City Improvement Project 18-03 proposes to complete 2-inch bituminous pavement overlay improvements to numerous public street segments within the City of Ramsey, including other associated appurtenant improvements as outlined in this report. Approximately 63,449 square yards of public streets in several areas of the City are proposed to receive bituminous pavement overlay improvements in 2018. The street segments proposed to receive overlay improvements include the neighborhoods of; Woodland Green, The North Forty 2nd, The North Forty 3rd, Northfork Itasca Shores, Northfork, Northfork 2nd, Northfork 3rd, and Northfork Oaks.

Appendix A includes an overall project location map, as well as exhibits showing the individual project areas.

City staff typically rates the pavement sections of all city streets on an annual basis using the Pavement Surface Evaluation and Rating (PASER) system. The latest PASER rating for each street segment proposed to receive an overlay with this project is included in the street segments summary found in ***Appendix B***.

On October 24, 2017, the Ramsey City Council ordered this feasibility report which explores the necessity, feasibility and cost-effectiveness of the proposed improvements by examining the scope of the improvements, exploring estimated costs and available funding sources, defining a preliminary project schedule, and determining whether the improvements should be completed as proposed or in connection with another improvement.

The engineer's opinion of probable costs for this project is $585,460.78. Estimated costs include 5% contingency costs, plus 14% indirect costs for administrative, engineering, finance and legal costs.

The improvements proposed with this project are identified in the City's current 10-year Capital Improvement Program, and can be funded using a combination of General Obligation Street Reconstruction and Overlay Plan bond funds, special assessments to benefiting properties, and utility enterprise funds. ***Appendix C*** includes a detailed opinion of probable costs, and preliminary assessment rolls and maps.

The proposed improvements are necessary, feasible, and cost-effective from an engineering standpoint, and can be constructed as proposed herein. The proposed improvements would be most cost-effectively constructed as a separate project and not in connection with other proposed improvements due to the specific nature of the improvements.

2. INTRODUCTION

2.1 Authorization

Preparation of this feasibility report was authorized by the Ramsey City Council on October 24, 2017.

2.2 Program Overview

This project is designated as 2018 Street Overlay Improvements, Improvement Project No. 18-03.

This feasibility report explores proposed bituminous pavement overlay improvements to approximately 63,449 square yards of public streets within several areas of the City. The street segments are proposed to receive 2-inch bituminous overlays with joint milling occurring at driveway aprons and match-in streets, as needed. Associated appurtenant improvements are also proposed to be completed as necessary and as outlined in this report.

Maps showing the general location and scope of the proposed improvements are included in ***Appendix A***.

2.3 Scope

The scope of this report addresses proposed overlay improvements to approximately 63,449 square yards of public streets within several areas of the City as shown in ***Appendix A***.

3. EXISTING CONDITIONS

3.1 Existing Streets

The existing right-of-ways along the street segments proposed to receive overlays as part of this project generally are 66-feet in width. The paved streets vary in width from 30 to 31-feet as measured from the back-of-curb to back-of-curb. All streets in this project were constructed with bituminous pavement and curbing, and many of the street segments contain storm sewer.

Braun Intertec was previously employed to complete a ground penetrating radar (GPR) analysis for the project areas, which included driving the GPR equipped vehicle throughout all street segments within the project areas. Summary tables and charts of the GPR Analysis are attached in ***Appendix D***. The GPR Analysis provides bituminous and aggregate base thicknesses. City staff used this data to determine the appropriate treatment for the pavement. The existing bituminous thicknesses varied from between 0.5 inches and 6.3 inches. The average bituminous thicknesses by project area ranged from 2.0 to 3.3 inches, with an overall average of 2.6 inches across all the project areas combined. The average section thickness, including pavement and aggregate base, ranged from 6.8 to 7.7 inches. The City's current residential street pavement section standard includes 3.5 inches of bituminous pavement and 4 inches of aggregate base, totaling 7.5 inches.

City staff visually inspects each public street segment throughout the City, typically on an annual basis, to determine the pavement condition. Staff uses the Pavement Surface Evaluation and Rating (PASER) system to assign a numerical rating between 1 and 10 to each street segment. Streets rated with a 10 are considered to be in excellent condition therefore requiring no improvement. The street segments proposed to receive overlays in 2018 had 2017 PASER ratings of 3, 4, and 5 making them good candidates for bituminous pavement overlay improvements in 2018, which will extend the life of the pavement approximately 20 years.

Based on the manner in which the existing pavement is deteriorating, staff does not believe there are any issues with subgrade soils that will negatively impact the design life of the proposed improvements. Staff also does not believe groundwater will be a concern for any of the proposed improvements.

3.2 Watermain

Watermain does not exist under any of the streets in the proposed project areas.

3.3 Sanitary Sewer

Sanitary sewer does not exist under any of the streets in the proposed project areas.

3.4 Storm Sewer/Drainage

Storm sewer exists under several of the streets in the proposed project areas, but is not proposed to complete any significant repairs or storm sewer construction as part of this project.

4. PROPOSED IMPROVEMENTS

4.1 Bituminous Pavement Overlays

4.1.1 Pavement Condition Evaluation/Ratings

City staff generally evaluates and rates the pavement conditions of all city streets on an annual basis using the Pavement Surface Evaluation and Rating (PASER) system. This requires a visual evaluation of each pavement surface throughout the City based on the type, extent and severity of each pavement distress observed. Various types of pavement distresses may exist within a pavement section including, but not limited to, alligator cracking, block cracking, longitudinal cracking, transverse cracking, rutting, raveling, shoving, potholes and patches.

Once staff gathers the updated field data, it is recorded in a Microsoft Excel pavement management database. This database is used by staff to determine the most cost-effective pavement rehabilitation method for each street segment, and to schedule the annual long-term Street Maintenance Program projects.

4.1.2 Project Area Selection

Staff reviewed the pavement management database to identify street segments throughout the City with PASER ratings from 3 to 5 as these are the best candidates for overlays. These segments were then evaluated as to proximity and overall scope to determine which segments could be grouped together to help reduce bid prices related to equipment mobilization, which often accounts for 5% or more of bid prices.

The City's 5-year Street Reconstruction and Overlay Plan proposed to overlay several segments in 2018. These include; Woodland Green, The North Forty 2nd, The North Forty 3rd, Northfork Itasca Shores, Northfork, Northfork 2nd, Northfork 3rd, and Northfork Oaks. In total, approximately 63,449 square yards of pavement is proposed to receive overlay improvements. ***Exhibits A, B, C, D, E, F, and G in Appendix A*** show the location and scope of the proposed 2018 overlay improvements.

4.1.3 Other Considerations

Driveways:
Overlaying of existing residential driveway aprons may be needed to varying degrees with this project. The limits of each overlay will vary with each driveway based on the elevation of the street abutting the driveway apron, the driveway pavement condition and type, and the locations of existing driveway pavement joints.

During construction, staff will evaluate the construction limits for each driveway and will work with each property owner to determine the proper overlay limits in the field. Right-of-entry may be needed from residential property owners to complete work outside City right-of-ways and easements.

Pedestrian Facilities:

Pedestrian facilities exist along several of the street segments proposed to receive an overlay. Staff will evaluate potential impacts to each facility during design and plan preparation to determine whether any adjustments or improvements are needed.

4.2 Stormwater Improvements

No storm sewer construction or repair work is proposed. Only minor structure casting adjustments are proposed. Stormwater improvements will be further evaluated during preparation of plans and specifications.

4.3 Water Main Improvements

No watermain improvements are proposed with this project.

4.4 Sanitary Sewer Improvements

No sanitary sewer improvements are proposed with this project.

4.5 Construction Methods

A 1-inch deep joint mill will first be performed at the street tie-in locations for each street segment. The Woodland Green neighborhood is proposed to receive a 7-foot wide edge mill along both sides of the streets due to severely degraded pavement conditions. Then all existing metal castings for storm sewer will be raised, including grouting of catch basins as needed, after which the pavement will be swept to remove any loose debris. A coating of bituminous tack material will then be applied to the existing pavement which serves as a glue to adhere the bituminous overly to the existing bituminous pavement. Each street will then receive a 2-inch bituminous overlay lift.

4.6 Private Utilities

Staff has not yet met with the private electric, gas, and telecommunications utility companies regarding this project. Once plans and specifications are ordered, staff will meet with private utility companies per the project schedule in this report to discuss the proposed improvements, and to determine if modifications are feasible and/or warranted to minimize impacts to their utilities. Based on preliminary reviews, staff does not anticipate any impacts to private utilities.

Should a utility company decide to upgrade, replace, or otherwise modify their services during this project, any such upgrades, replacements, or modifications will be at the sole discretion and cost of the private utility company. Such work could include burying existing overhead lines.

4.7 Permits

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

- Anoka County Highway Department Permit.....Work in Right-of-Way
- MPCA General Stormwater Permit (NPDES).....Grading and Storm Water

4.8 Right-of-Ways/Easements

All work for this project is anticipated to occur within existing City right-of-ways and easements, but some work may be necessary within Anoka County's right-of-way along County Road 83 / Armstrong Boulevard while matching into the existing pavement section.

If any temporary access is required on private properties, staff will obtain right-of-entry from property owners.

It is not anticipated that the City will need to acquire any permanent or temporary right-of-way or easements to complete this project.

5. FINANCING

5.1 Opinion of Cost

The engineer's opinion of probable costs for this project is $585,460.78. A detailed breakdown of project are costs is included in ***Appendix C***.

Estimated costs include 5% contingency costs, plus 14% indirect costs for administrative, engineering, finance, and legal costs.

5.2 Funding

5.2.1 Assessments

Assessments are proposed to be levied against 124 properties having direct access to each of the improved street segments. In accordance with the City's Special Assessments Policy, each property is proposed to be assessed based on the "per lot" method for each of the separate project subdivisions. Since projects are generally classified by subdivisions which have similar characteristics and lot sizes, project costs are proposed to be assessed equally within each individual subdivision.

Preliminary assessments vary considerably per project area. The total project assessment cost is $146,365.19. This represents 25-percent of the total eligible project costs in accordance with the City's adopted Special Assessments Policy, chapter 8 of the City Charter, and State Statute Chapter 429.

Final assessments will be approved by the City Council after final project costs are known and an assessment hearing is held on October 9, 2018. At that time, the City Council may choose to reduce the amount of the assessment if final project costs are less than costs estimated with this feasibility report.

Preliminary assessment maps and rolls, as well as an opinion of probable costs, are included in ***Appendix C***.

5.2.2 City Contribution

The City contribution to the project includes all funding in excess of the amount collected through special assessments to benefiting properties, which totals $438,242.72. The City's contribution will be funded using the 5-year General Obligation Street Reconstruction and Overlay Bond funds, though utility enterprise funds can be used for needed utility infrastructure improvements.

No funds were budgeted for this project in 2018, but this improvement project is included in the City's current 10-year Improvement Plan.

6. PROJECT SCHEDULE

The proposed project schedule is as follows:

Council Orders Feasibility Report ..... October 24, 2017

Council Accepts Feasibility Report/Orders Public Hearing ..... December 12, 2017

Staff Conducts Public Information Meeting ..... January 3, 2018

Council Conducts Public Hearing/Authorizes Plans and Specifications ..... January 9, 2018

Council Approves Plans and Specifications/Authorizes Ad for Bids ..... March 13, 2018

Staff Receives Bids ..... April 17, 2018

Council Accepts Bids/Awards Contract ..... April 24, 2018

Contractor Begins Construction ..... June 2018

Contractor Completes Construction ..... August 31, 2018

Council Conducts Assessment Hearing ..... October 9, 2018

7. CONCLUSIONS AND RECOMMENDATIONS

This feasibility report explores proposed bituminous pavement overlay improvements to approximately 63,449 square yards of public streets in several areas of the City. The street segments are proposed to receive 2-inch bituminous overlays. Other associated appurtenant improvements are proposed to be completed as necessary and as outlined in this report.

It is the recommendation of City staff that the improvements proposed with City Improvement Project No. 18-03 are feasible, necessary, and cost-effective from an engineering standpoint. Staff also recommends completing the proposed improvements as proposed within this report and not in connection with other proposed improvements.

APPENDIX A

Project Exhibits

Exhibit 1 – 2018 Overlay Improvements – Overall Map
Exhibit A – 2018 Overlay Improvements – Woodland Green
Exhibit B – 2018 Overlay Improvements – The North Forty 2nd
Exhibit C – 2018 Overlay Improvements – The North Forty 3rd
Exhibit D – 2018 Overlay Improvements – Northfork Itasca Shores
Exhibit E – 2018 Overlay Improvements – Northfork
Exhibit F – 2018 Overlay Improvements – Northfork 2nd & 3rd
Exhibit G – 2018 Overlay Improvements – Northfork Oaks

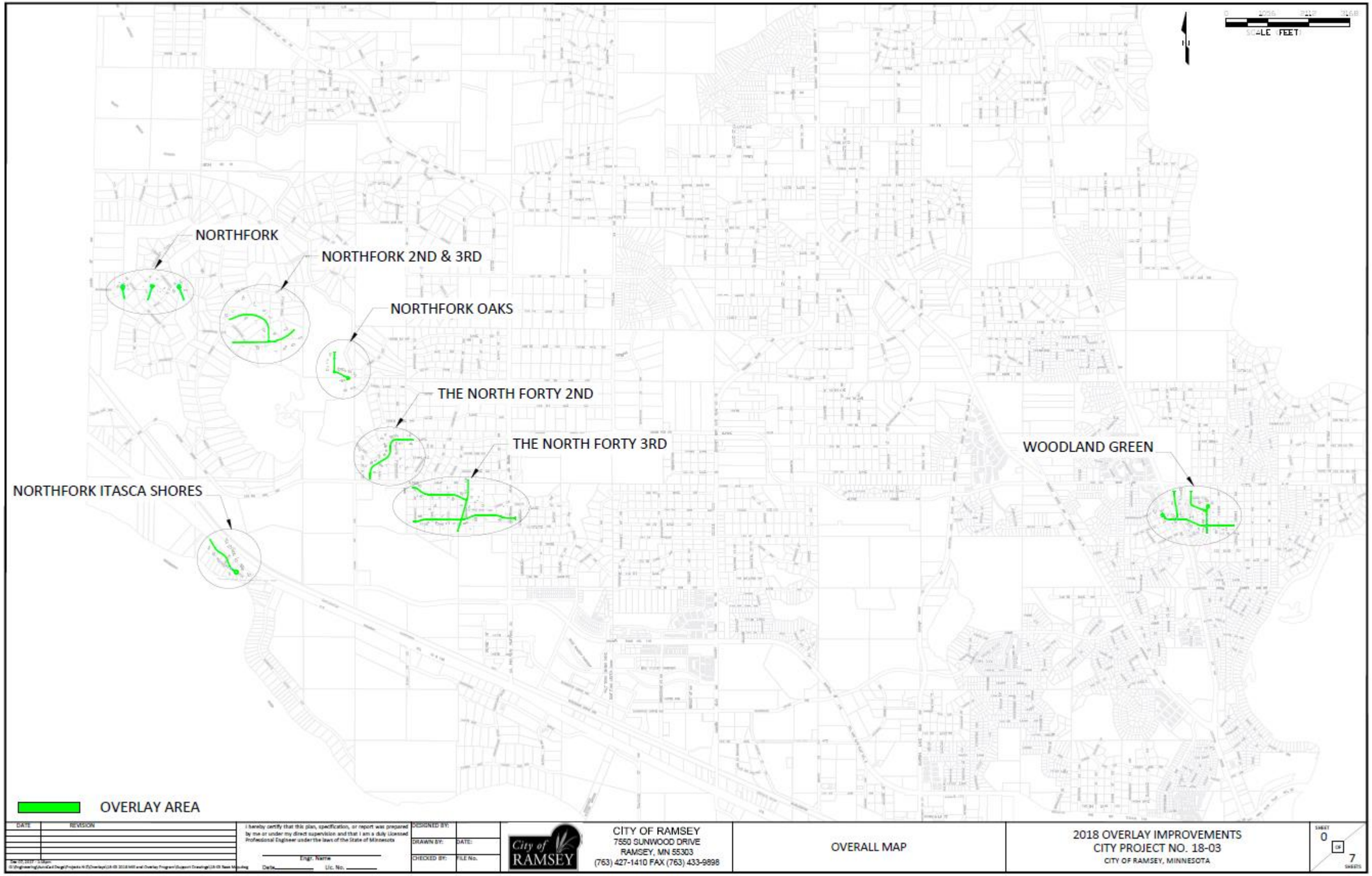


Exhibit 1 – 2018 Overlay Improvements – Overall Map

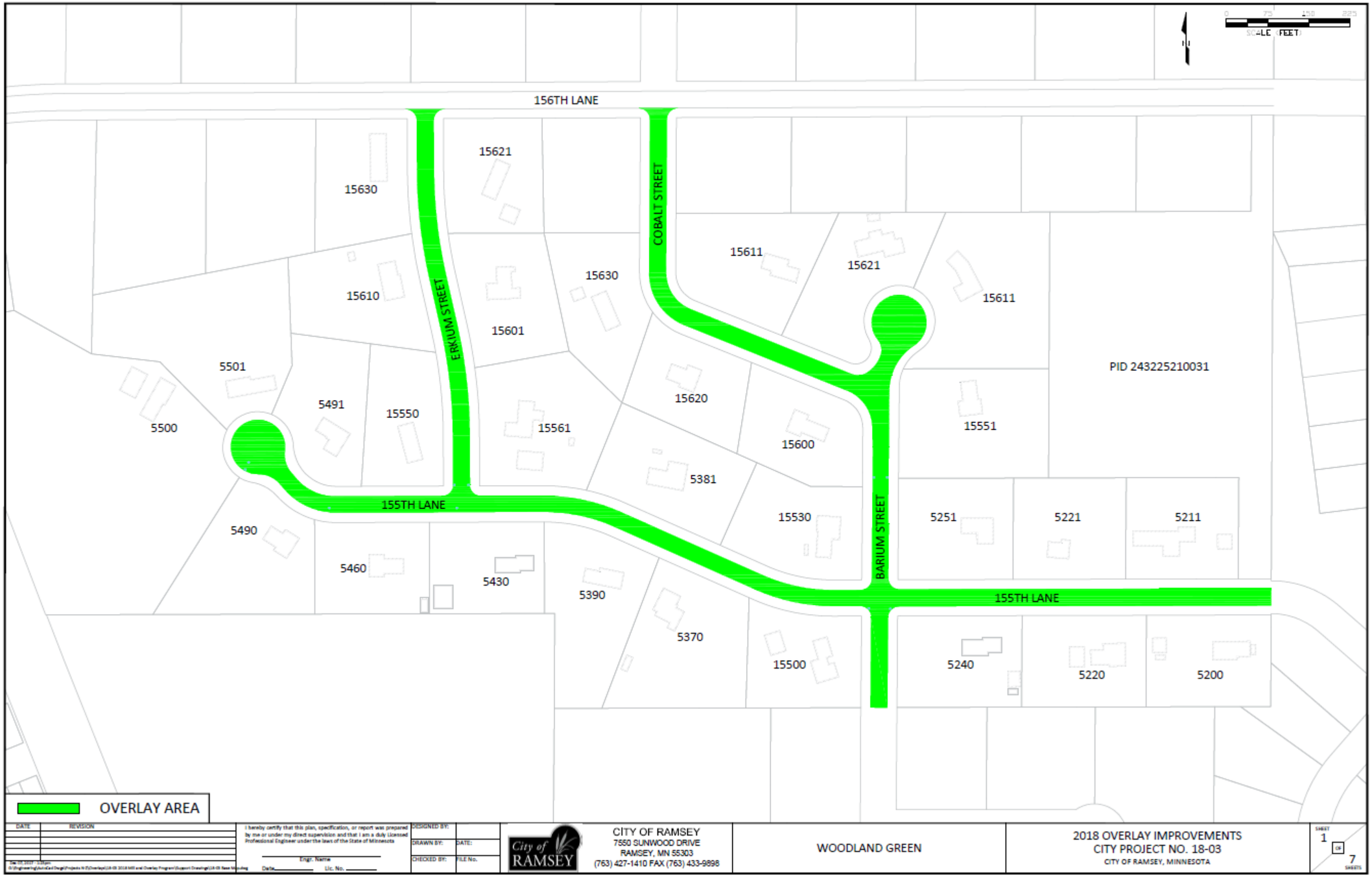


Exhibit A – 2018 Overlay Improvements – Woodland Green

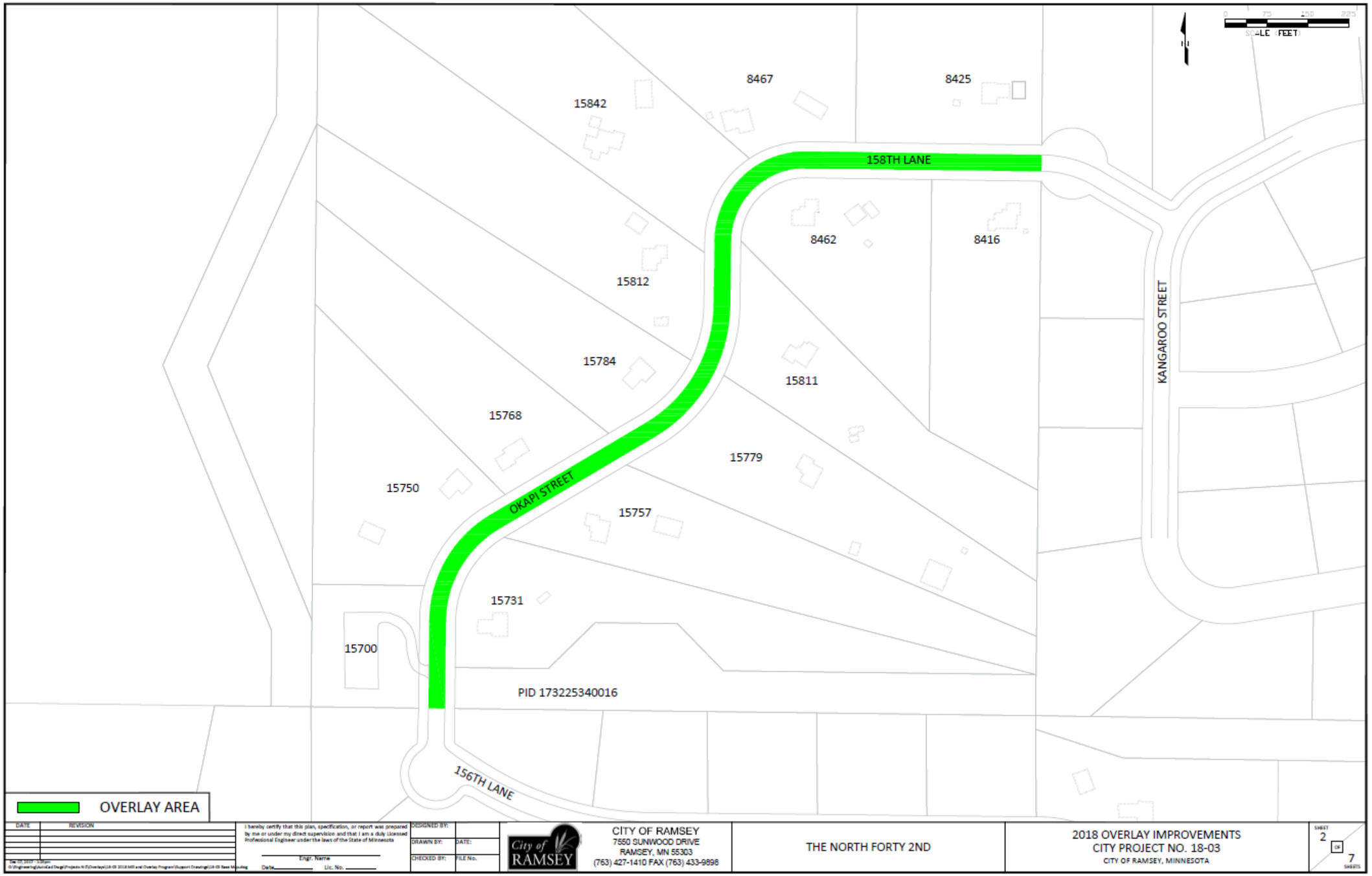


Exhibit B – 2018 Overlay Improvements – The North Forty 2nd

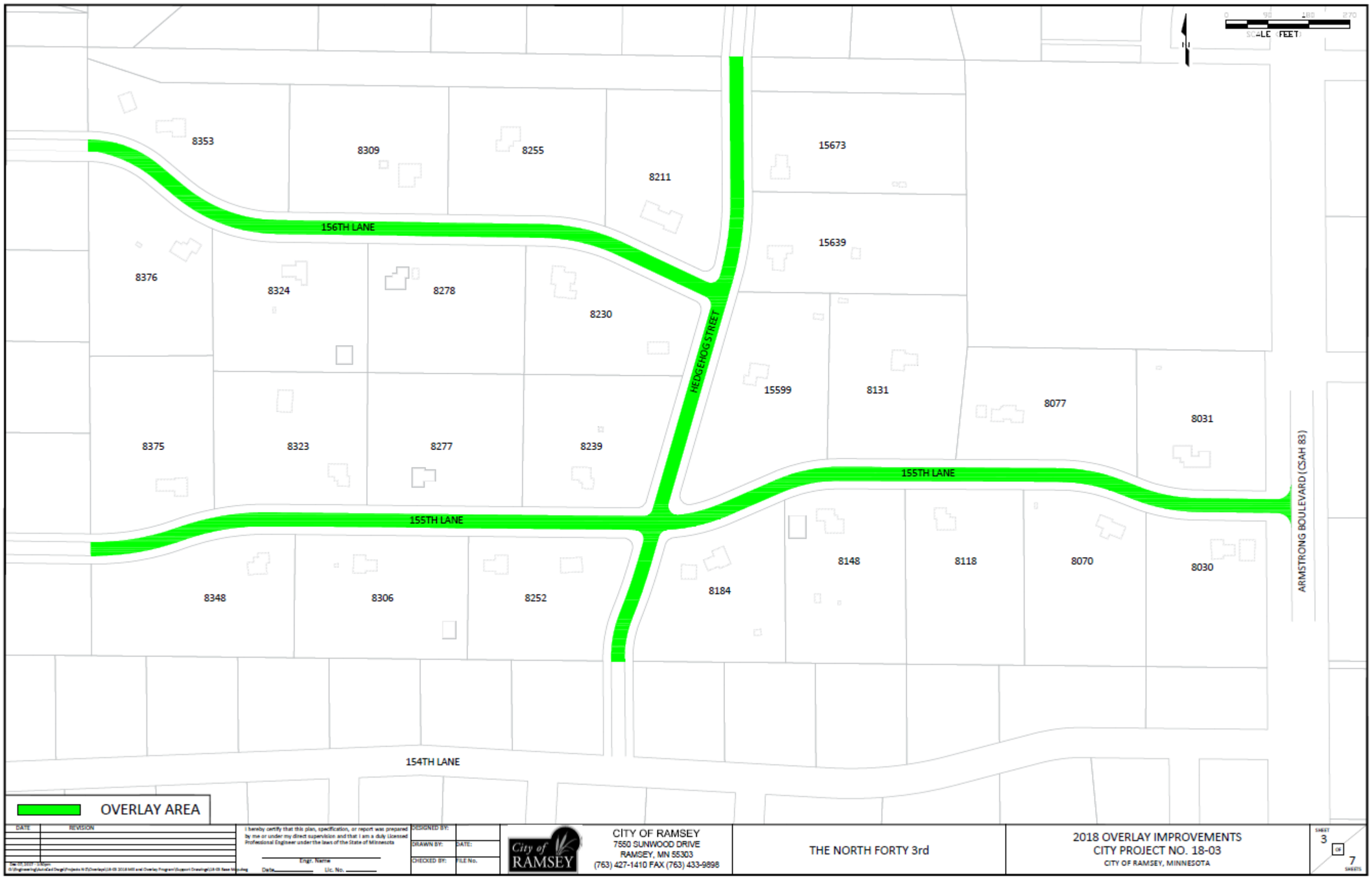


Exhibit C – 2018 Overlay Improvements – The North Forty 3rd

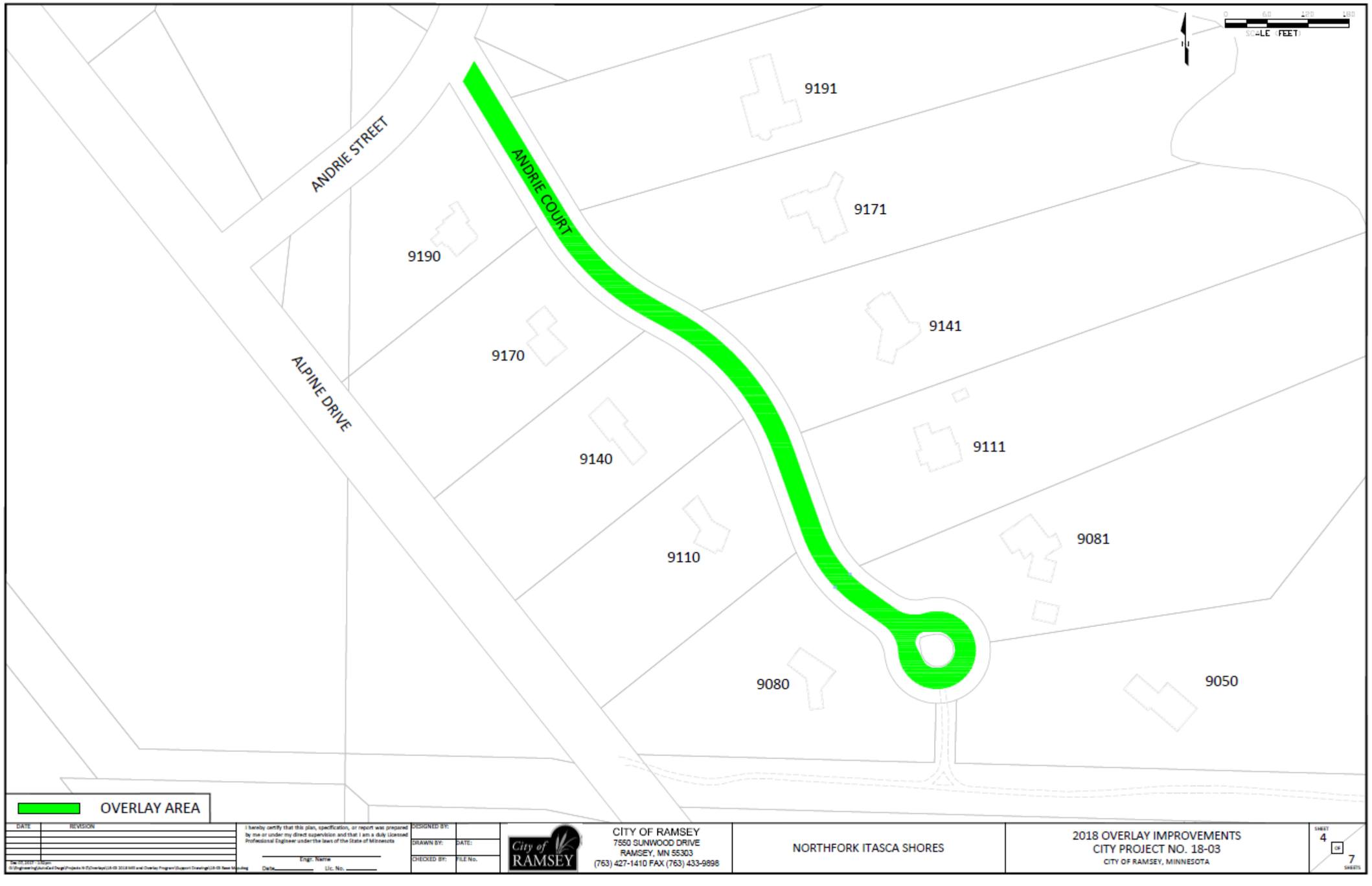


Exhibit D – 2018 Overlay Improvements – Northfork Itasca Shores

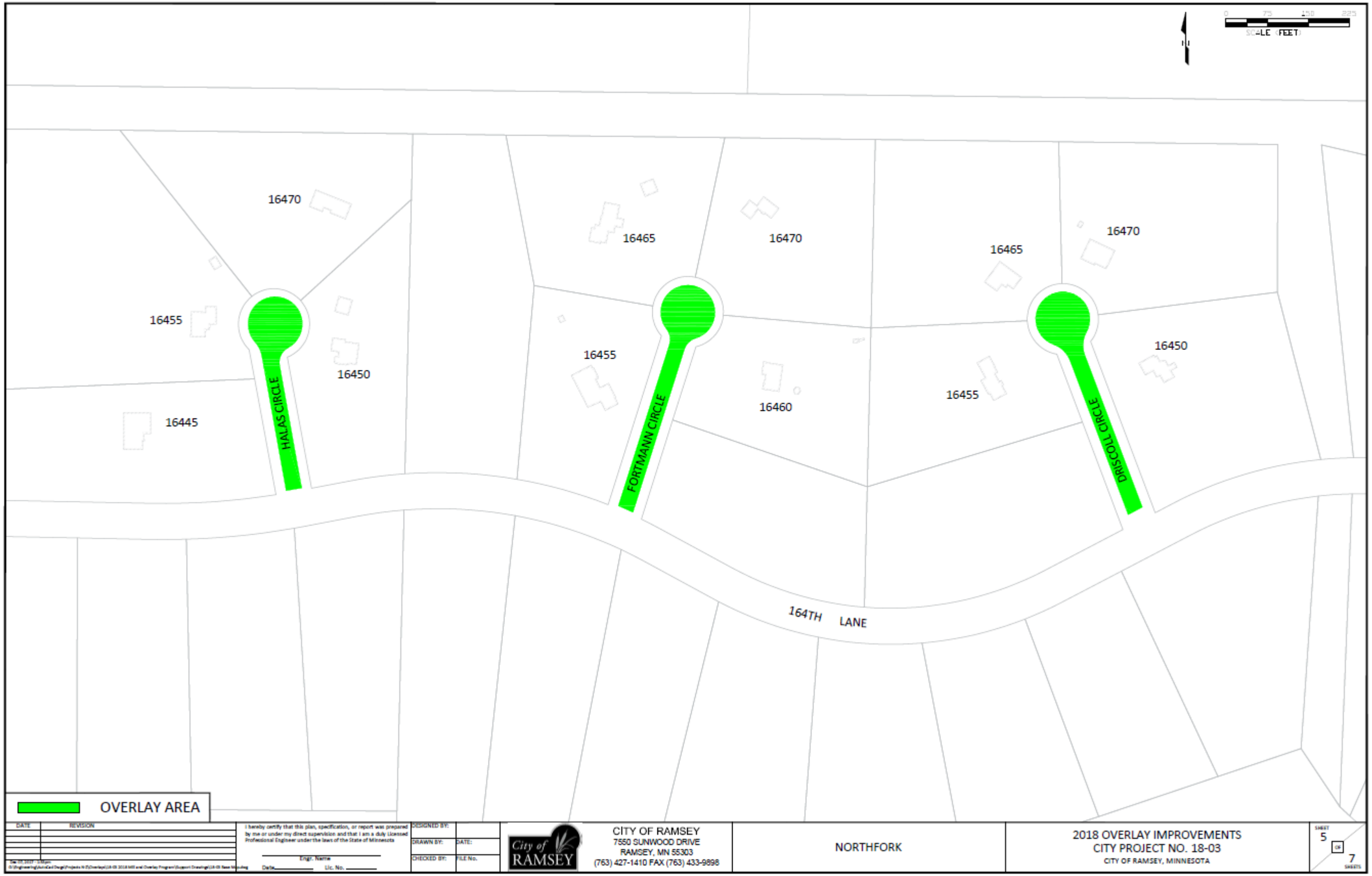


Exhibit E – 2018 Overlay Improvements – Northfork

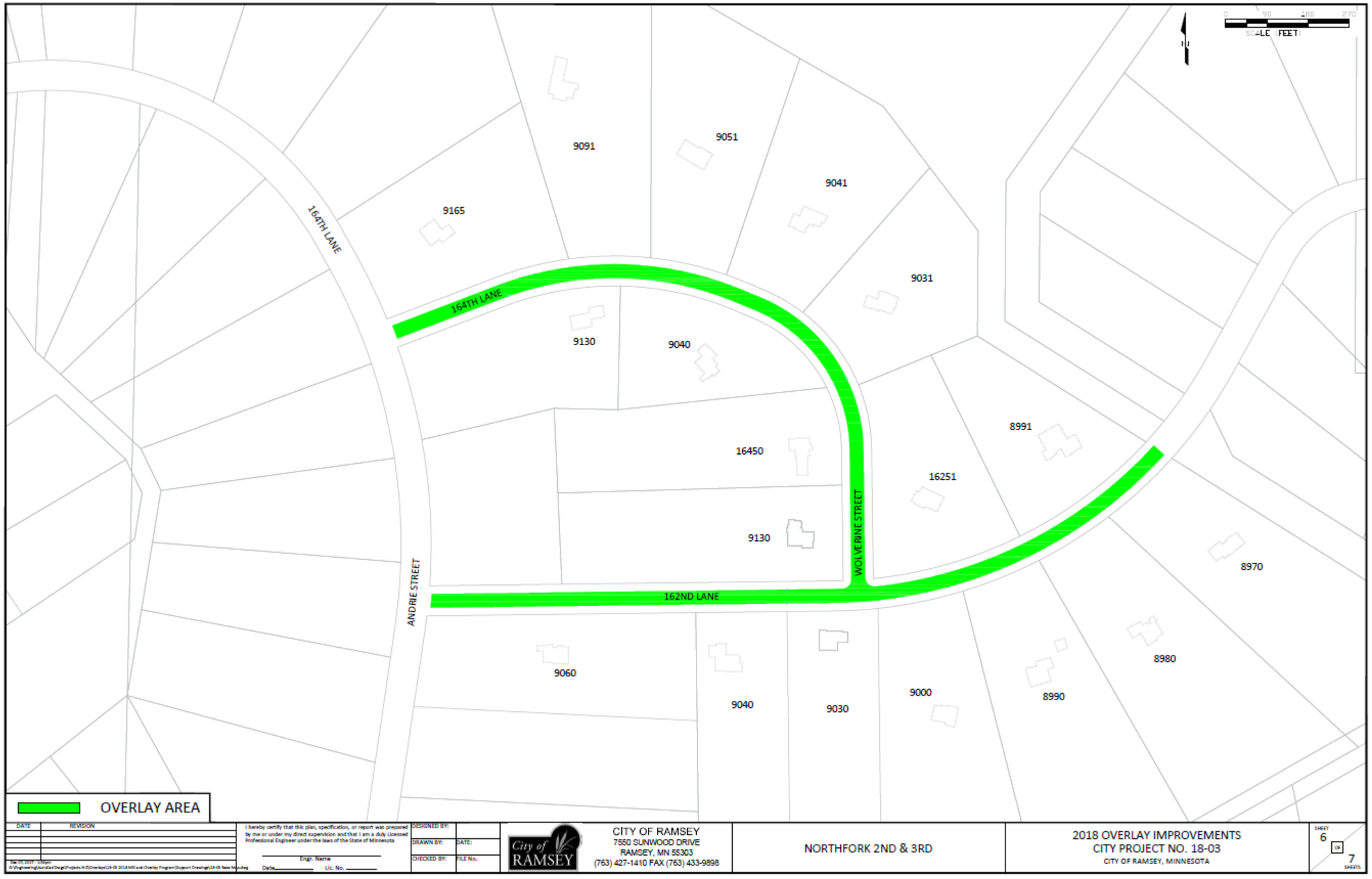


Exhibit F – 2018 Overlay Improvements – Northfork 2nd & 3rd

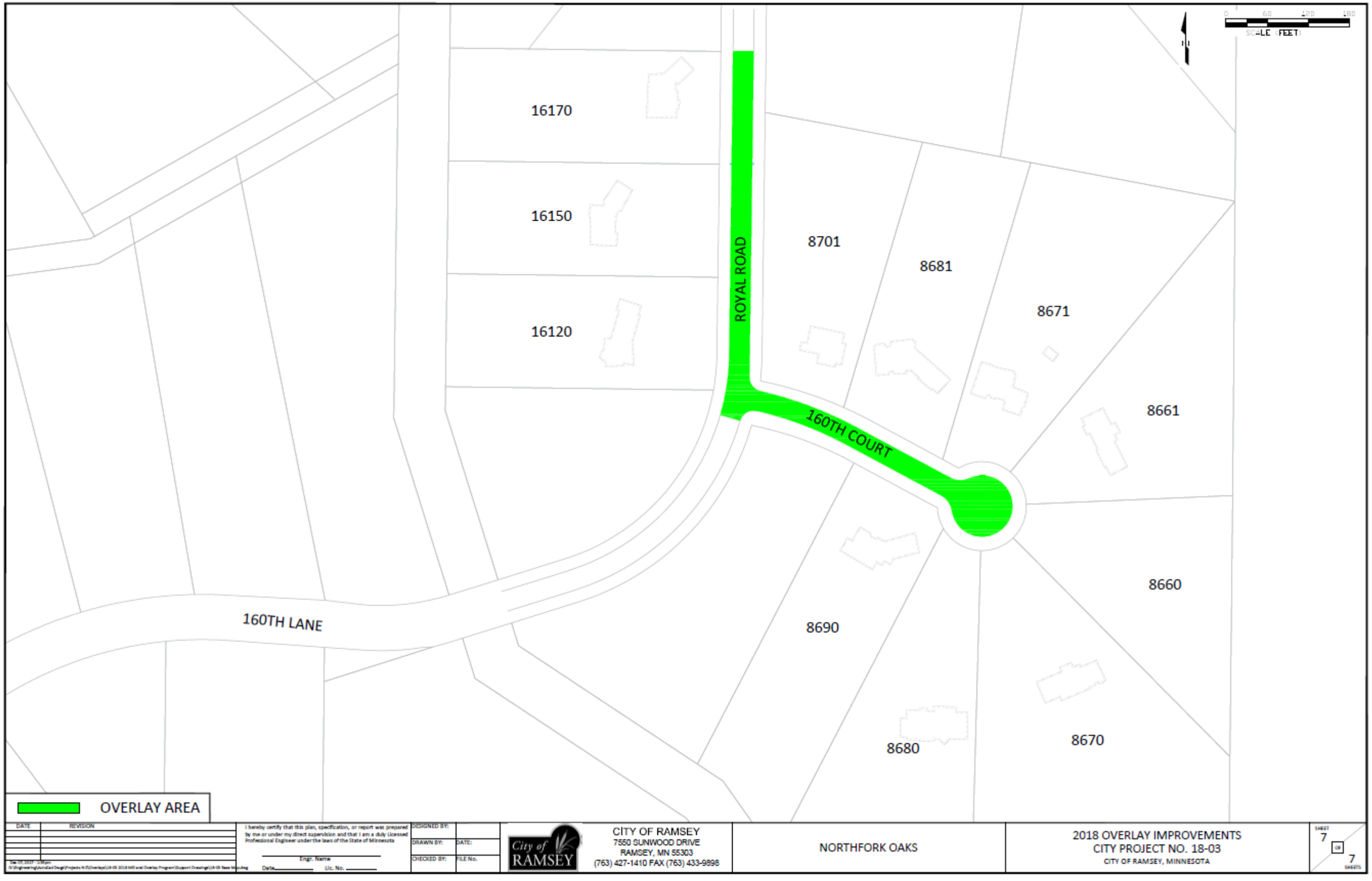


Exhibit G – 2018 Overlay Improvements – Northfork Oaks

Appendix B

Street Segment Summaries

18-03 OVERLAY IMPROVEMENTS

STREET SEGMENT SUMMARIES

WOODLAND GREEN

Street	Segment Description	Length	Width	Curb	2017 Rating	Year Bulit	Maintenance 1	Maintenance 2	Maintenance 3
155th Lane	CDS / E EOP	1924	30 / 31	Bit / No Curb	4	1974	SC 1 - 1981	OL - 1990	SC 2 - 1996
Barium Street	S EOP / CDS	907	30 / 31	Bit / No Curb	4	1974	SC 1 - 1981	OL - 1990	SC 2 - 1996
Cobalt Street	N EOP / Barium St	775	31	Bit	4	1974	SC 1 - 1981	OL - 1990	SC 2 - 1996
Erkium Street	155th Ln / 156th Ln	727	31	Bit	4	1974	SC 1 - 1981	OL - 1990	SC 2 - 1996

THE NORTH FORTY 2ND

Street	Segment Description	Length	Width	Curb	2017 Rating	Year Bulit	Maintenance 1	Maintenance 2	Maintenance 3
158th Lane	NE PC Okapi St & 158th Ln / E EOP	548	31	Bit	4	1989	SC 1 - 1998		
Okapi Street	S EOP / NE PC 158th Ln & Okapi St	1219	31	Bit	4	1989	SC 1 - 1998		

THE NORTH FORTY 3RD

Street	Segment Description	Length	Width	Curb	2017 Rating	Year Bulit	Maintenance 1	Maintenance 2	Maintenance 3
155th Lane	W EOP / Armstrong Blvd	2943	30.5	Bit	4	1990	SC 1 - 1995	SC 2 - 2003	
156th Lane	W EOP / Hedgehog St	1464	30.5	Bit	4	1990	SC 1 - 1995	SC 2 - 2003	
Hedgehog Street	S EOP / N EOP	1362	30.5	Bit	4	1990	SC 1 - 1995	SC 2 - 2003	

NORTHFORK ITASCA SHORES

Street	Segment Description	Length	Width	Curb	2017 Rating	Year Bulit	Maintenance 1	Maintenance 2	Maintenance 3
Andrie Court	Andrie St / CDS	1117	30	Bit	5	1996	SC 1 - 1999		

NORTHFORK

Street	Segment Description	Length	Width	Curb	2017 Rating	Year Bulit	Maintenance 1	Maintenance 2	Maintenance 3
Driscoll Circle	164th Ln / CDS	395	30	Bit	4	1985	SC 1 - 1992	SC 2 - 1999	
Fortmann Circle	164th Ln / CDS	383	30	Bit	4	1985	SC 1 - 1992	SC 2 - 1999	
Halas Circle	164th Ln / CDS	307	30	Bit	3	1985	SC 1 - 1992	SC 2 - 1999	

NORTHFORK 2ND & 3RD

Street	Segment Description	Length	Width	Curb	2017 Rating	Year Bulit	Maintenance 1	Maintenance 2	Maintenance 3
162nd Lane	Andrie St / E EOP	1693	31	Bit	4	1990	SC 1 - 1999		
164th Lane	Andrie St / E EOP	1101	31	Bit	4	1985	SC 1 - 1992	SC 2 - 1999	
164th Lane	W EOP / Wolverine St					1990	SC 1 - 1999		
Wolverine Street	162nd Ln / 164th Ln	462	31	Bit	3	1990	SC 1 - 1999		

NORTHFORK OAKS

Street	Segment Description	Length	Width	Curb	2017 Rating	Year Bulit	Maintenance 1	Maintenance 2	Maintenance 3
160th Court	Royal Rd / CDS	397	30	Bit	4	1994	SC 1 - 1999		
Royal Road	160th Crt / E EOP	537	30	Bit	4	1994	SC 1 - 1999		

Appendix C

Opinion of Probable Costs
Preliminary Assessment Maps
Preliminary Assessment Rolls

18-03 OVERLAY IMPROVEMENTS
PRELIMINARY ENGINEER ESTIMATES

PRELIMINARY ESTIMATE – WOODLAND GREEN					
Item No.	**Description**	**Unit**	**Estimated Quantity**	**Unit Cost**	**Cost Extension**
1	Mobilization	LS	1	$2,000.00	$2,000.00
2	Sawing Bituminous Pavement – Full Depth	LF	212	$3.00	$636.00
3	Mill Bituminous Pavement (7 Foot Edge Mill 0" – 2" Depth)	SY	6572	$1.25	$8,215.00
4	Bituminous Material for Tack Coat	GAL	1,077	$2.50	$2,692.50
5	Type SP 9.5 Wearing Course Mixture (SPWEA340C) (2.0")	TON	1,692	$63.00	$106,596.00
6	Adjust Casting (Storm Sewer)	EA	10	$375.00	$3,750.00
7	6" Concrete Walk	SF	73	$6.50	$474.50
8	Truncated Domes	SF	16	$40.00	$640.00
9	Traffic Control	LS	1	$1,000.00	$1,000.00
				Woodland Green Construction Cost	$126,004.00
				5% Contingency Cost	$6,300.20
				14% Indirect Cost	$18,522.59
				Woodland Green Preliminary Project Cost	**$150,826.79**

PRELIMINARY ESTIMATE – THE NORTH FORTY 2ND					
Item No.	**Description**	**Unit**	**Estimated Quantity**	**Unit Cost**	**Cost Extension**
1	Mobilization	LS	1	$800.00	$800.00
2	Sawing Bituminous Pavement – Full Depth	LF	68	$3.00	$204.00
3	Mill Bituminous Pavement (2" Depth – Street Tie-in)	SY	100	$1.25	$125.00
4	Bituminous Material for Tack Coat	GAL	412	$2.50	$1,030.00
5	Type SP 9.5 Wearing Course Mixture (SPWEA340C) (2.0")	TON	648	$63.00	$40,824.00
6	6" Concrete Walk	SF	70	$6.50	$455.00
7	Truncated Domes	SF	16	$40.00	$640.00
8	Traffic Control	LS	1	$1,000.00	$1,000.00
				The North Forty 2nd Construction Cost	$45,078.00
				5% Contingency Cost	$2,253.90
				14% Indirect Cost	$6,626.47
				The North Forty 2nd Preliminary Project Cost	**$53,958.37**

PRELIMINARY ESTIMATE – THE NORTH FORTY 3RD					
Item No.	**Description**	**Unit**	**Estimated Quantity**	**Unit Cost**	**Cost Extension**
1	Mobilization	LS	1	$2,000.00	$2,000.00
2	Sawing Bituminous Pavement – Full Depth	LF	205	$3.00	$615.00
3	Mill Bituminous Pavement (2" Depth – Street Tie-in)	SY	460	$1.25	$575.00
4	Bituminous Material for Tack Coat	GAL	1,256	$2.50	$3,140.00
5	Type SP 9.5 Wearing Course Mixture (SPWEA340C) (2.0")	TON	1,974	$63.00	$124,362.00
6	Traffic Control	LS	1	$1,000.00	$1,000.00
				The North Forty 3rd Construction Cost	$131,692.00
				5% Contingency Cost	$6,584.60
				14% Indirect Cost	$19,358.72
				The North Forty 3rd Preliminary Project Cost	**$157,635.32**

PRELIMINARY ESTIMATE – NORTHFORK ITASCA SHORES					
Item No.	**Description**	**Unit**	**Estimated Quantity**	**Unit Cost**	**Cost Extension**
1	Mobilization	LS	1	$600.00	$600.00
2	Sawing Bituminous Pavement – Full Depth	LF	41	$3.00	$123.00
3	Mill Bituminous Pavement (2” Depth – Street Tie-in)	SY	50	$1.25	$62.50
4	Bituminous Material for Tack Coat	GAL	300	$2.50	$750.00
5	Type SP 9.5 Wearing Course Mixture (SPWEA340C) (2.0”)	TON	472	$63.00	$29,736.00
6	Adjust Casting (Storm Sewer)	EA	2	$375.00	$750.00
7	6” Concrete Walk	SF	78	$6.50	$507.00
8	Truncated Domes	SF	16	$40.00	$640.00
9	Traffic Control	LS	1	$1,000.00	$1,000.00
				Northfork Itasca Shores Construction Cost	$34,168.50
				5% Contingency Cost	$1,708.43
				14% Indirect Cost	$5,022.77
				Northfork Itasca Shores Preliminary Project Cost	**$40,899.69**

PRELIMINARY ESTIMATE – NORTHFORK					
Item No.	**Description**	**Unit**	**Estimated Quantity**	**Unit Cost**	**Cost Extension**
1	Mobilization	LS	1	$800.00	$800.00
2	Sawing Bituminous Pavement – Full Depth	LF	57	$3.00	$171.00
3	Mill Bituminous Pavement (2” Depth – Street Tie-in)	SY	145	$1.25	$181.25
4	Bituminous Material for Tack Coat	GAL	389	$2.50	$972.50
5	Type SP 9.5 Wearing Course Mixture (SPWEA340C) (2.0”)	TON	612	$63.00	$38,556.00
6	Traffic Control	LS	1	$1,000.00	$1,000.00
				Northfork Construction Cost	$41,680.75
				5% Contingency Cost	$2,084.04
				14% Indirect Cost	$6,127.07
				Northfork Preliminary Project Cost	**$49,891.86**

PRELIMINARY ESTIMATE – NORTHFORK 2ND & 3RD					
Item No.	**Description**	**Unit**	**Estimated Quantity**	**Unit Cost**	**Cost Extension**
1	Mobilization	LS	1	$2,000.00	$2,000.00
2	Sawing Bituminous Pavement – Full Depth	LF	90	$3.00	$270.00
3	Mill Bituminous Pavement (2” Depth – Street Tie-in)	SY	145	$1.25	$181.25
4	Bituminous Material for Tack Coat	GAL	755	$2.50	$1,887.50
5	Type SP 9.5 Wearing Course Mixture (SPWEA340C) (2.0”)	TON	1,186	$63.00	$74,718.00
6	Adjust Casting (Storm Sewer)	EA	6	$375.00	$2,250.00
7	Traffic Control	LS	1	$1,000.00	$1,000.00
				Northfork 2nd & 3rd Construction Cost	$82,306.75
				5% Contingency Cost	$4,115.34
				14% Indirect Cost	$12,099.09
				Northfork 2nd & 3rd Preliminary Project Cost	**$98,521.18**

PRELIMINARY ESTIMATE – NORTHFORK OAKS					
Item No.	**Description**	**Unit**	**Estimated Quantity**	**Unit Cost**	**Cost Extension**
1	Mobilization	LS	1	$600.00	$600.00
2	Sawing Bituminous Pavement – Full Depth	LF	60	$3.00	$180.00
3	Mill Bituminous Pavement (2” Depth – Street Tie-in)	SY	55	$1.25	$68.75
4	Bituminous Material for Tack Coat	GAL	252	$2.50	$630.00
5	Type SP Wearing Course Mixture (SPWEA340C) (2.0”)	TON	396	$63.00	$24,948.00
6	Adjust Casting (Storm Sewer)	EA	2	$375.00	$750.00
7	Traffic Control	LS	1	$1,000.00	$1,000.00
				Northfork Oaks Construction Cost	$28,176.75
				5% Contingency Cost	$1,408.84
				14% Indirect Cost	$4,141.98
				Northfork Oaks Preliminary Project Cost	**$33,727.57**

18-03 PRELIMINARY ESTIMATE SUMMARY		
PROJECT AREA	**PROJECT COST**	**TOTAL ASSESSMENT (25%)**
WOODLAND GREEN	$150,826.79	$37,706.70
THE NORTH FORTY 2ND	$53,958.37	$13,489.59
THE NORTH FORTY 3RD	$157,635.32	$39,408.84
NORTHFORK ITASCA SHORES	$40,899.69	$10,224.92
NORTHFORK	$49,891.86	$12,472.96
NORTHFORK 2ND & 3RD	$98,521.18	$24,630.29
NORTHFORK OAKS	$33,727.57	$8,431.89
PRELIMINARY ESTIMATED TOTALS	**$585,460.78**	**$146,365.19**



WOODLAND GREEN
ASSESSABLE PROPERTIES
2018 OVERLAY IMPROVEMENTS



THE NORTH FORTY 2ND
ASSESSABLE PROPERTIES
2018 OVERLAY IMPROVEMENTS

0 200 400 600
SCALE (FEET)

City of RAMSEY



THE NORTH FORTY 3RD
ASSESSABLE PROPERTIES
2018 OVERLAY IMPROVEMENTS

0 300 600 900
SCALE IN FEET

City of RAMSEY


9050
9081
9111
9141
9171
9191
COURT
9080
9110
9140
9170
9190
ANDRIE
DRIVE
NW
NORTHFORK ITASCA SHORES
ASSESSABLE PROPERTIES
2018 OVERLAY IMPROVEMENTS
0
200
400
600
SCALE IN FEET
City of
RAMSEY



NORTHFORK
ASSESSABLE PROPERTIES
2018 OVERLAY IMPROVEMENTS



NORTHFORK 2ND & 3RD
ASSESSABLE PROPERTIES
2018 OVERLAY IMPROVEMENTS

0 300 600 900
SCALE (FEET)

City of RAMSEY


16170
16150
16120
ROYAL
8701
8681
8671
160TH
CT
8661
8660
8690
8680
8670
NORTHFORK OAKS
ASSESSABLE PROPERTIES
2018 OVERLAY IMPROVEMENTS
0 150 300 450
SCALE IN FEET
N
City of
RAMSEY

PROPOSED ASSESSMENT ROLL - 18-03 WOODLAND GREEN							
PID	**Name/Owner**	**Address 1**	**City**	**State**	**Zip**	**Assessable Units**	**Proposed Assessment**
243225210012	FLOYD JESSICA	15611 COBALT ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210013	ARENDS BARBARA	15621 BARIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210014	MORAVETZ PAUL	15611 BARIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210015	LORETZ JAMES R & M K	15551 BARIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210016	WESTERVELD DONNA LYNN	5251 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210017	GIVENS ANDREW	5221 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210018	NELSON TIMOTHY C & BARBARA A	5211 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210019	CASSIDY MEGAN	5240 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210020	CIKOTTE THOMAS D & SHELLEY	5220 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210021	THIEL MARK	5200 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210023	SWEET LAURA	15630 COBALT ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210024	JAMES CORRINE	15620 COBALT ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210025	FISCHER TIMOTHY A & NANCY A	15600 COBALT ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210026	WATSON JUDY	15530 BARIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210027	NYARA JOSEPH C	5381 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210028	VANG LA	5390 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210029	HOEKE CURTIS	5370 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210030	HATCH JOHN S	15500 BARIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225210031	CITY OF RAMSEY		RAMSEY	MN	55303	1	$ 1,216.35
243225220008	AHLQUIST TRUSTEE JOHN & AHLQUIST TRUSTEE PEGGY	15561 ERKIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220009	MCCALLA ANNETTE	15601 ERKIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220010	HAMMOCK JERRY	15621 ERKIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220015	HALTER JONATHAN T & GINA L	15630 ERKIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220017	MAJKRZAK THOMAS J	15610 ERKIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220018	SCHMID RICHARD & JACQUELINE	5491 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220019	KIGER GREGORY A	15550 ERKIUM ST NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220021	MILLER MARYLEE	5490 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220022	ZIMMERMANN RONALD G & D J	5460 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220023	POMEROY GEORGE A	5430 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220025	SCOTT DOROTHY	5501 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
243225220027	ROSE GARY L & G C	5500 155TH LN NW	RAMSEY	MN	55303	1	$ 1,216.35
TOTALS						**31**	**$ 37,706.70**

PROPOSED ASSESSMENT ROLL - 18-03 THE NORTH FORTY 2ND							
PID	**Name/Owner**	**Address 1**	**City**	**State**	**Zip**	**Assessable Units**	**Proposed Assessment**
173225340002	COULT BRENDA	8425 158TH LN NW	RAMSEY	MN	55303	1	$ 899.31
173225340003	GEISSLER JOSEPH & KIMBERLY	8467 158TH LN NW	RAMSEY	MN	55303	1	$ 899.31
173225340004	GRONAU SHANE	15842 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340005	JOHNSON PATRICIA	15812 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340006	LEVENICK EMMA	15784 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340007	WISE LYLE D & JEAN R	15768 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340008	BERRY FRANCIS P	15750 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340009	TRUONG KY	8416 158TH LN NW	RAMSEY	MN	55303	1	$ 899.31
173225340010	HASTINGS SHERRY	8462 158TH LN NW	RAMSEY	MN	55303	1	$ 899.31
173225340011	OLSON THOMAS C & CARRIE M	15811 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340012	MOLDENHAUER AMANDA	15779 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340013	JOY ANDREW C & JERI L	15757 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340014	WARZONEK ZACHERY	15731 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340015	CITY OF RAMSEY	15700 OKAPI ST NW	RAMSEY	MN	55303	1	$ 899.31
173225340016	CITY OF RAMSEY		RAMSEY	MN	55303	1	$ 899.31
TOTALS						**15**	**$ 13,489.59**

PROPOSED ASSESSMENT ROLL – 18-03 THE NORTH FORTY 3RD							
PID	**Name/Owner**	**Address 1**	**City**	**State**	**Zip**	**Assessable Units**	**Proposed Assessment**
203225110004	BACKMAN JEANINE	8030 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110005	CHISMAR PAMELA	8070 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110006	GOODMAN JOHN D & MIKA JONI R	8118 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110007	BORELL RONALD J & SANDRA A	8148 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110008	SCHUETTE JOAN	8184 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110009	MORLEY JOHN	8031 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110010	SUOMALA ERIN	8077 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110011	BABKIN VYACHESLAV	8131 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110012	DUSTERHOFT KYLE J & MELANIE A	15599 HEDGEHOG ST NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110013	GRANHOLT LUANN	15639 HEDGEHOG ST NW	RAMSEY	MN	55303	1	$ 1,515.72
203225110014	NORMAN MARVIN G & MARIA K	15673 HEDGEHOG ST NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120003	GUSTAVSON GENE E & LANETTE J	8211 156TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120004	ANDERSON HARLAN	8255 156TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120005	WULF RONDA	8309 156TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120006	LATOUR GREGORY	8353 156TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120007	HEINEMAN THOMAS	8239 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120008	MOORE DANIEL	8277 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120009	TRASK BENJAMIN J	8323 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120010	TREPTOW THERESA	8375 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120011	BOBB MICHAEL J	8376 156TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120012	NORMAN MICHAEL	8324 156TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120013	WIDEL LAURA	8278 156TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120014	MAU DAVID	8230 156TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120015	DAVIS ALLISON	8252 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120016	ROUSE MICHAEL	8306 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
203225120017	PETERSON CHAD	8348 155TH LN NW	RAMSEY	MN	55303	1	$ 1,515.72
TOTALS						**26**	**$ 39,408.83**

PROPOSED ASSESSMENT ROLL – 18-03 NORTHFORK ITASCA SHORES							
PID	**Name/Owner**	**Address 1**	**City**	**State**	**Zip**	**Assessable Units**	**Proposed Assessment**
193225130013	TAMAN TARIK & EUSTICE HEIDI T	9191 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130014	SCHROEDER RICHARD M & PENNY M	9171 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130015	TEAL DALE	9141 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130016	MCDONALD ROBERT G & DENISE A	9111 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130017	FIORE EDWARD	9081 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130018	MISNER ALBA	9050 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130020	JORDAN KEVIN L & SUE A	9170 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130021	OLSON MITCHELL A & MICHELLE L	9140 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130022	PAULEY MARIE	9110 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130023	CHRISTIANSON LINDSEY	9080 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
193225130027	DUNLAP CINDY	9190 ANDRIE CT NW	RAMSEY	MN	55303	1	$ 929.54
TOTALS						**11**	**$ 10,224.92**

PROPOSED ASSESSMENT ROLL – 18-03 NORTHFORK							
PID	**Name/Owner**	**Address 1**	**City**	**State**	**Zip**	**Assessable Units**	**Proposed Assessment**
183225210002	SHERER MOLLY	16470 FORTMANN CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225210003	KOEHLER MICHAEL	16460 FORTMANN CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225210006	ADAMS LYNN	16455 DRISCOLL CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225210007	WITTER KELLY	16465 DRISCOLL CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225210008	FOOTE CLIFFORD L & SHIRLEY	16470 DRISCOLL CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225210009	RESECH DAVID G & SHAREN J	16450 DRISCOLL CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225220002	LYNCH TERRANCE M & SMITH SUSAN	16445 HALAS CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225220003	TERNUS JESSE	16455 HALAS CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225220004	HANSON ELLEN M	16470 HALAS CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225220005	SKYBERG JASON D & JOANN M	16450 HALAS CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225220007	ANDERSON II TRUSTEE	16455 FORTMANN CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
183225220008	RUDY TRUSTEE CAROL	16465 FORTMANN CIR NW	RAMSEY	MN	55303	1	$ 1,039.41
TOTALS						**12**	**$ 12,472.96**

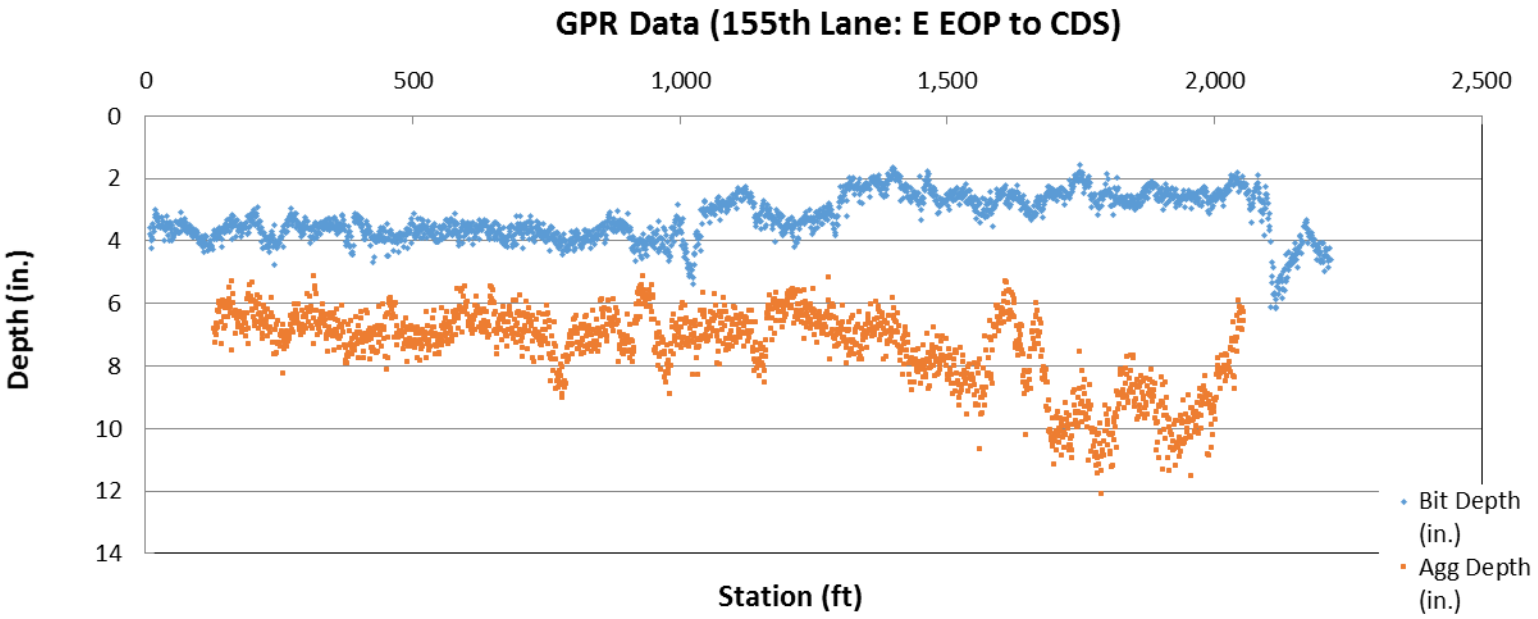
PROPOSED ASSESSMENT ROLL – 18-03 NORTHFORK 2ND & 3RD							
PID	**Name/Owner**	**Address 1**	**City**	**State**	**Zip**	**Assessable Units**	**Proposed Assessment**
183225110004	PELUF LAWRENCE & PATRICIA	9041 164TH LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225110005	SHUGA TOM & IDA S	9031 164TH LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225120005	MORTENSON CYNTHIA	9165 164TH LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225120006	SMITH TRUSTEE JILL & SMITH TRUSTEE STEPHEN	9130 164TH LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225120012	FREDERICKSON JOAN M & THOMAS A	9040 164TH LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225120013	WEBSTER MITCHELL W & NANCY W	9091 164TH LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225120014	SCHOENEMAN CRAIG & JOHNSON E A	9051 164TH LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225130008	FLAVIN RANDY & JOAN	9060 162ND LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225130012	KUNKEL NICHOLAS V & NANCY L	9040 162ND LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225130013	FIELD ROBERT & LORI	16250 WOLVERINE ST NW	RAMSEY	MN	55303	1	$ 1,368.35
183225130014	BARBER JAMES	16450 WOLVERINE ST NW	RAMSEY	MN	55303	1	$ 1,368.35
183225140002	CHRISTENSEN SCOTT M & LISA E	8970 162ND LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225140003	HARTER GREGORY J & LYNNE M	8980 162ND LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225140005	WATSON BARBARA	9000 162ND LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225140006	MALECK KATHLEEN M	9030 162ND LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225140007	ZIERDEN SCOTT M & JULIE M	16251 WOLVERINE ST NW	RAMSEY	MN	55303	1	$ 1,368.35
183225140008	QUICK BRYAN R & MARY M	8991 162ND LN NW	RAMSEY	MN	55303	1	$ 1,368.35
183225140020	MCGERR PATRICIA R TRUSTEE	8990 162ND LN NW	RAMSEY	MN	55303	1	$ 1,368.35
TOTALS						**18**	**$ 24,630.29**

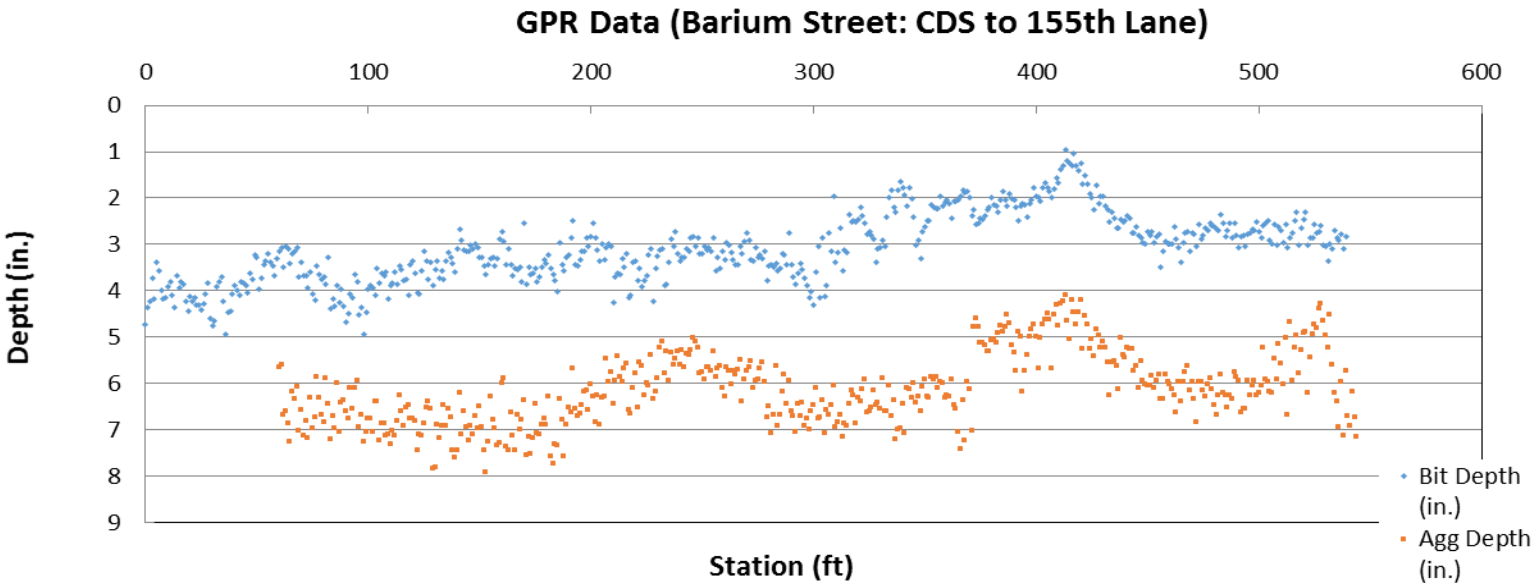
PROPOSED ASSESSMENT ROLL – 18-03 NORTHFORK OAKS							
PID	**Name/Owner**	**Address 1**	**City**	**State**	**Zip**	**Assessable Units**	**Proposed Assessment**
173225230006	SERIANO KIMBERLY	16170 ROYAL RD NW	RAMSEY	MN	55303	1	$ 766.54
173225230007	HANSON JOHN	16150 ROYAL RD NW	RAMSEY	MN	55303	1	$ 766.54
173225230008	KUZMA MARK E & WENDY J	16120 ROYAL RD NW	RAMSEY	MN	55303	1	$ 766.54
173225230009	MENTH JEFFREY & O'BERRY E M	8701 160TH CT NW	RAMSEY	MN	55303	1	$ 766.54
173225230010	SOGN BRUCE	8681 160TH CT NW	RAMSEY	MN	55303	1	$ 766.54
173225230011	FOGGIA JOSEPH M & KAREN S	8671 160TH CT NW	RAMSEY	MN	55303	1	$ 766.54
173225230012	FROLIK JON	8661 160TH CT NW	RAMSEY	MN	55303	1	$ 766.54
173225320004	PARENT CUSTOM HOMES LLC	8660 160TH CT NW	RAMSEY	MN	55303	1	$ 766.54
173225320005	SAXON TED	8670 160TH CT NW	RAMSEY	MN	55303	1	$ 766.54
173225320006	BIRD DANIEL	8680 160TH CT NW	RAMSEY	MN	55303	1	$ 766.54
173225320007	BRUSVEN DAVID D & MARY G	8690 160TH CT NW	RAMSEY	MN	55303	1	$ 766.54
TOTALS						**11**	**$ 8,431.89**

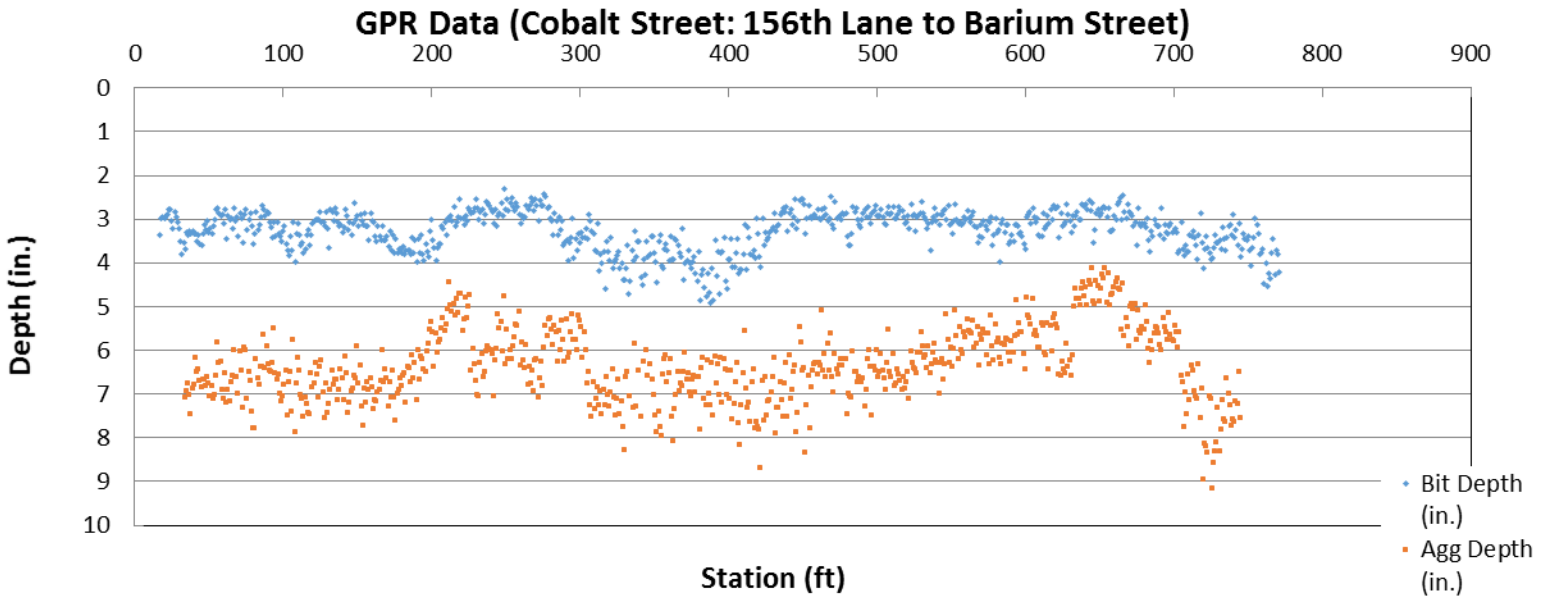
Appendix D

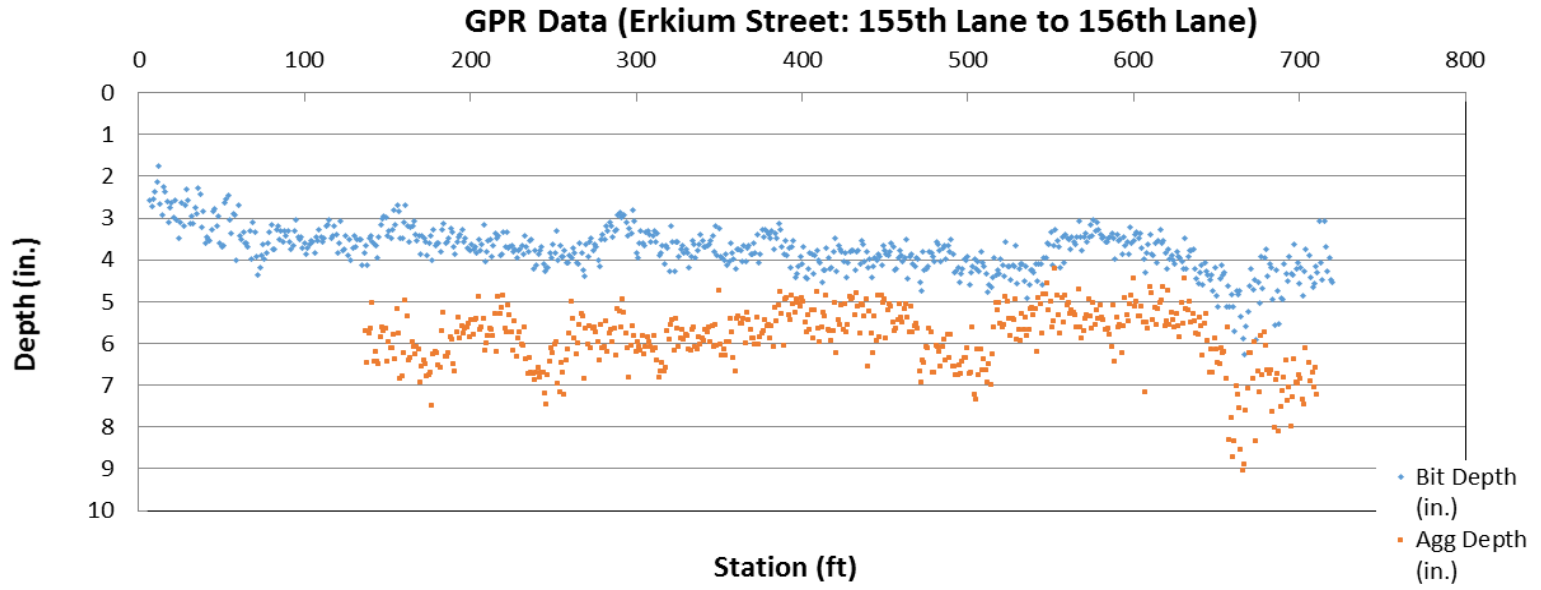
Ground Penetrating Radar (GPR) Results Tables and Data Charts

Woodland Green GPR Summary										
Project Segment		**Pavement**			**Aggregate**			**Section**		
Street	**Segment Description**	**Min**	**Max**	**Avg**	**Min**	**Max**	**Avg**	**Avg**	**Min**	**Location**
155th Lane	E EOP / CDS	1.6	6.2	3.3	1.9	9.6	4.9	7.4	5.1	316' West of E EOP.
Barium Street	S EOP / CDS	1.0	4.9	3.1	1.5	7.2	3.2	6.1	4.09	130' North of 155th Lane.
Cobalt Street	N EOP / Barium St	2.3	4.9	3.3	1.3	5.3	3.1	6.4	4.11	126' Northwest of Barium Street.
Erkium Street	155th Ln / 156th Ln	1.8	6.3	3.8	0.6	3.7	2.0	5.9	4.2	167' South of 156th Lane
Project Summary		*1.0*	*6.3*	*3.3*	*0.6*	*9.6*	*3.6*	*6.8*	*4.09*	*Barium Street, 130' North of 155th Lane.*

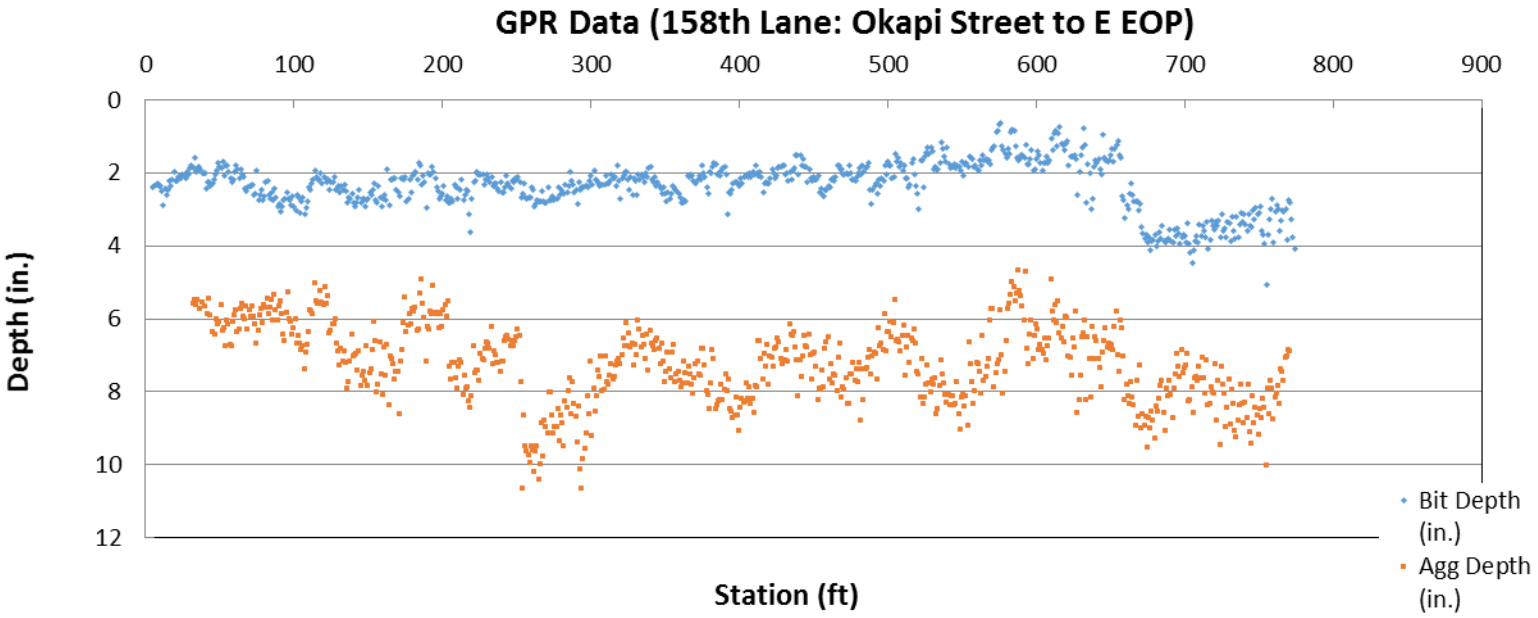


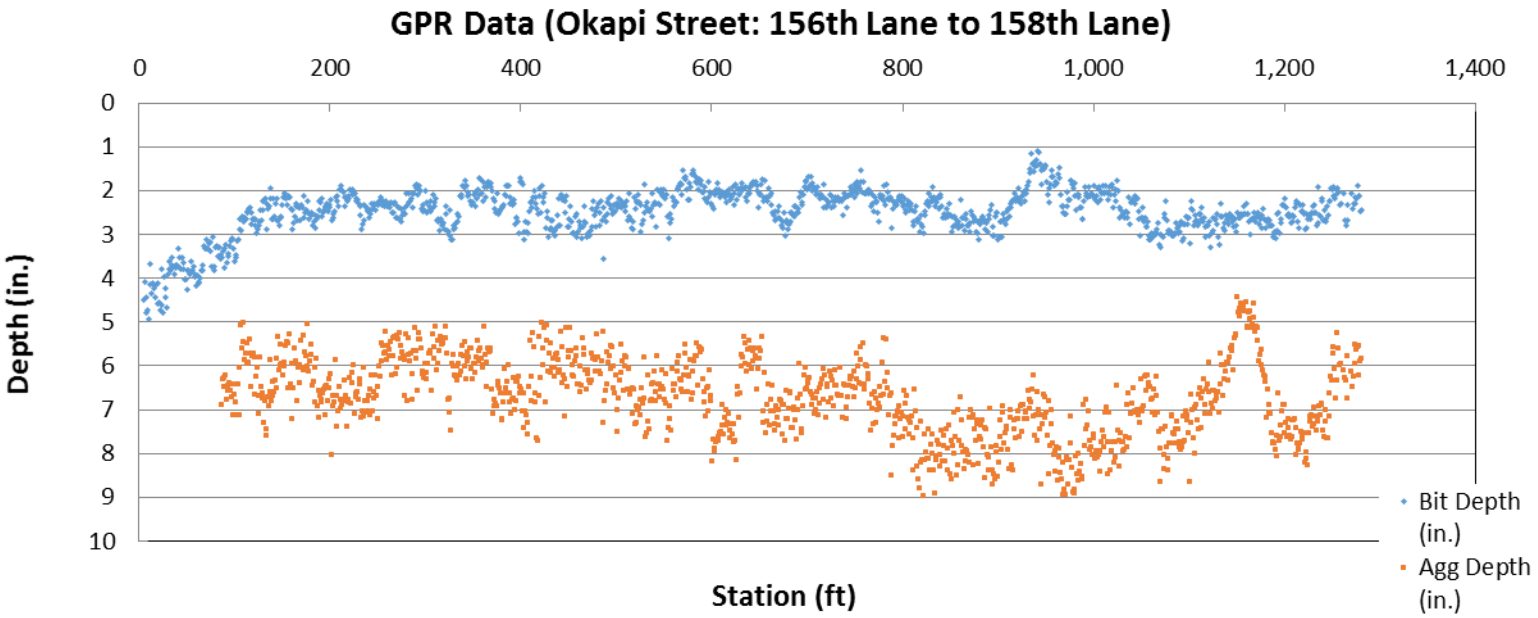



GPR Data (Cobalt Street: 156th Lane to Barium Street)
0
100
200
300
400
500
600
700
800
900
0
1
2
3
4
5
6
7
8
9
10
Depth (in.)
Station (ft)
Bit Depth (in.)
Agg Depth (in.)

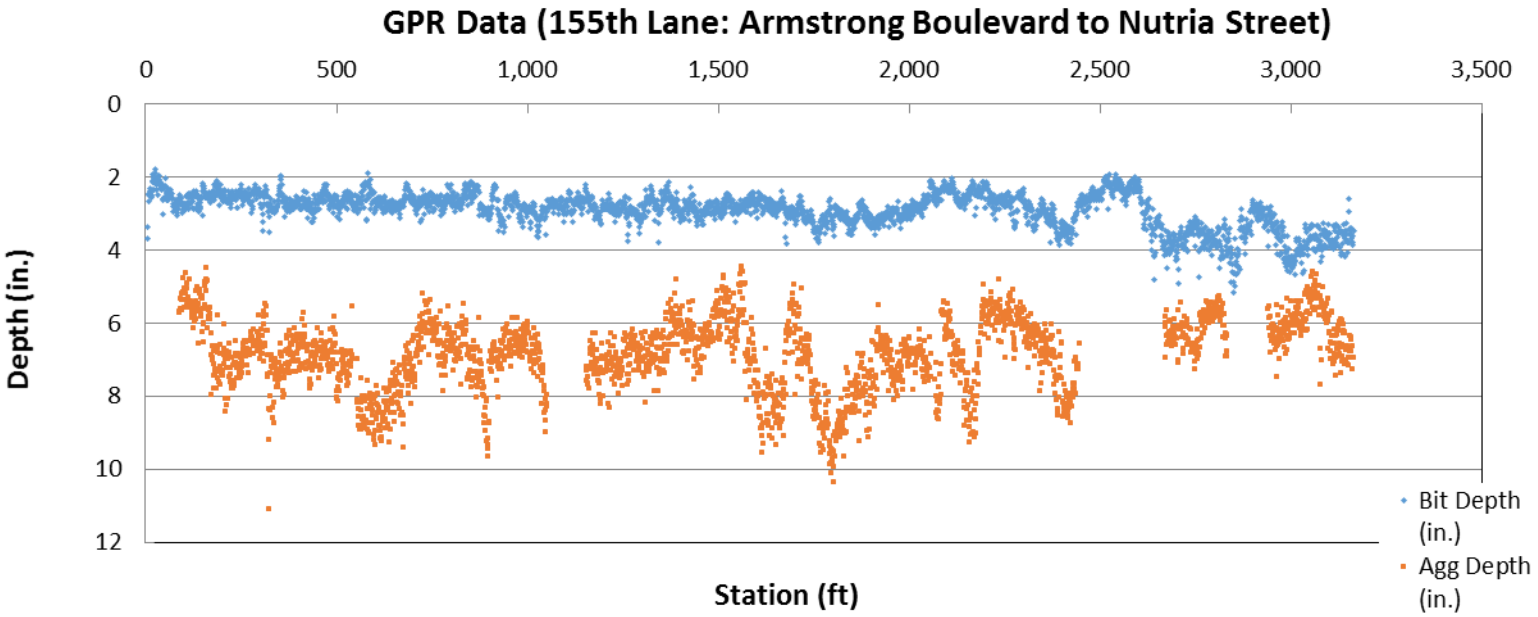

GPR Data (Erkium Street: 155th Lane to 156th Lane)
0
100
200
300
400
500
600
700
800
0
1
2
3
4
5
6
7
8
9
10
Depth (in.)
Station (ft)
Bit Depth (in.)
Agg Depth (in.)

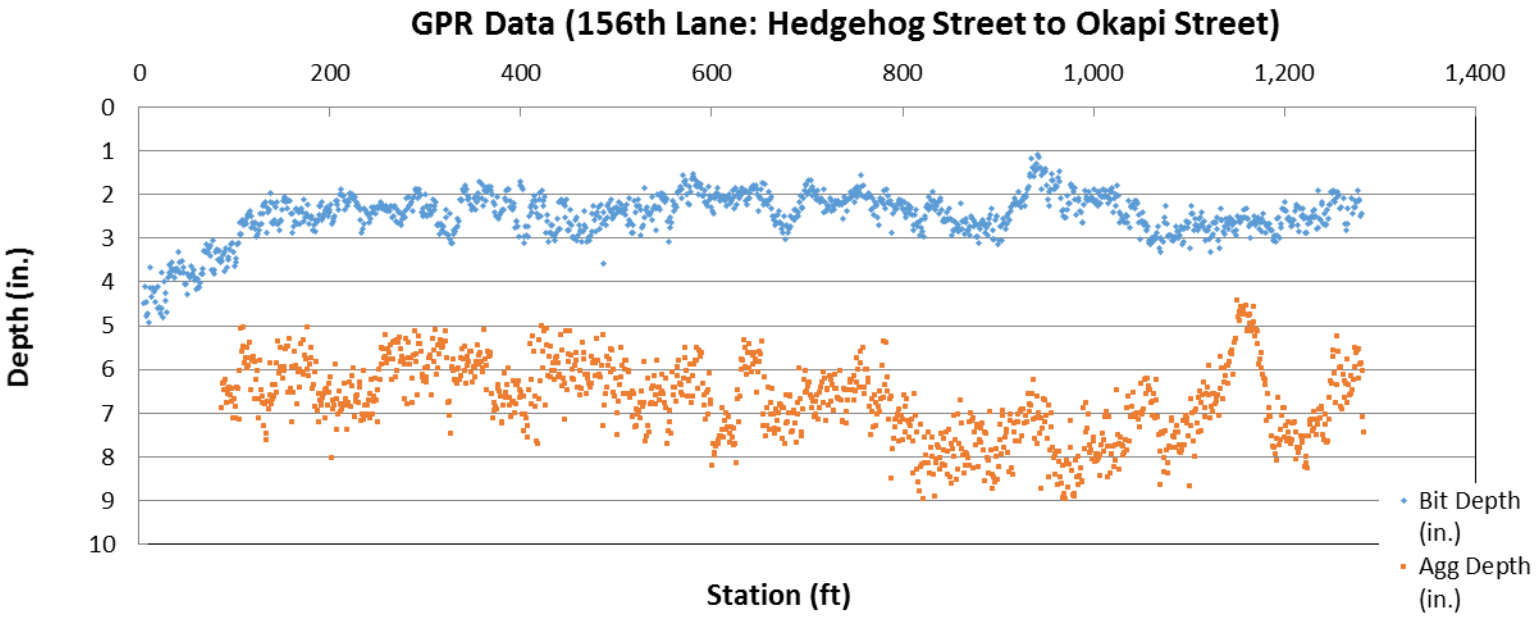
The North Forty 2nd GPR Summary										
Project Segment		**Pavement**			**Aggregate**			**Section**		
Street	**Segment Description**	**Min**	**Max**	**Avg**	**Min**	**Max**	**Avg**	**Avg**	**Min**	**Location**
158th Lane	NE PC Okapi St & 158th Ln / E EOP	0.7	5.1	2.3	2.5	8.3	4.6	7.2	4.7	187' West of E EOP.
Okapi Street	S EOP / NE PC 158th Ln & Okapi St	1.1	4.9	2.5	1.9	7.1	4.3	6.7	4.4	130' North of S EOP.
Project Summary		*0.7*	*5.1*	*2.4*	*1.9*	*8.3*	*4.4*	*6.9*	*4.4*	*Okapi Street, 130' North of S EOP.*

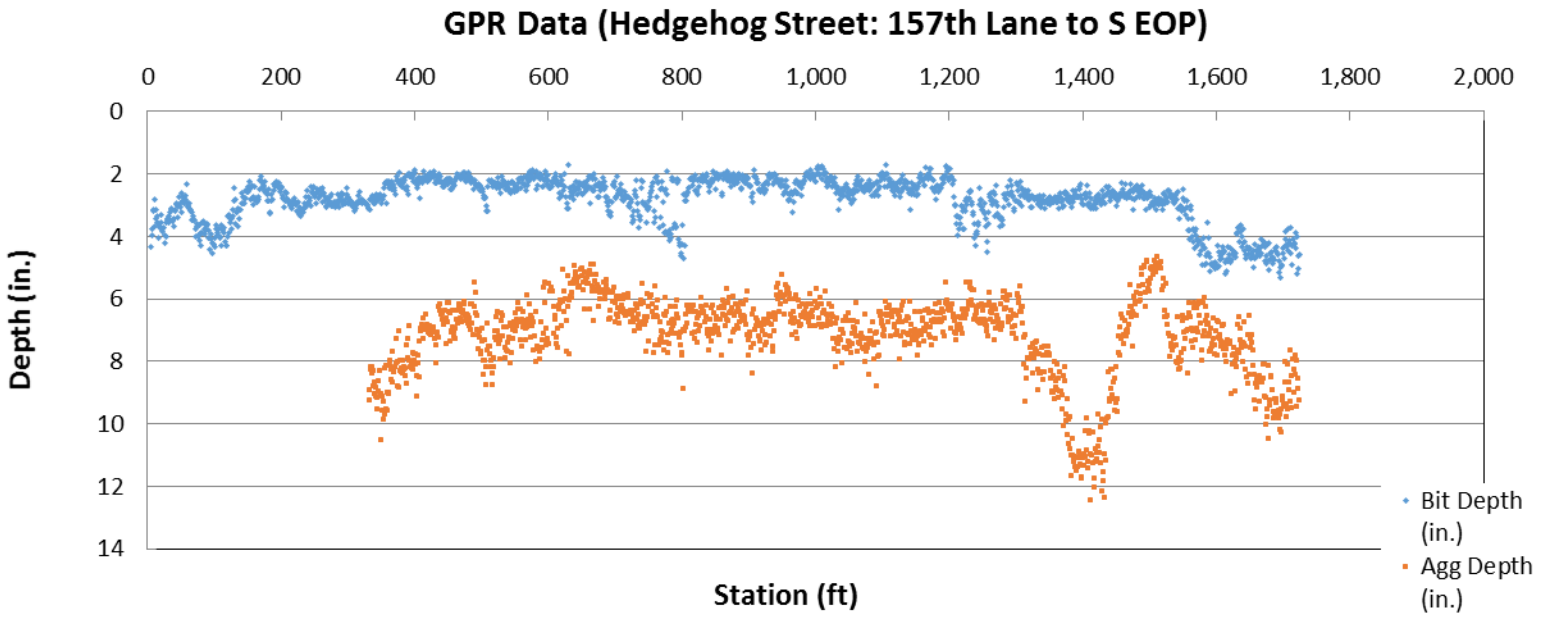




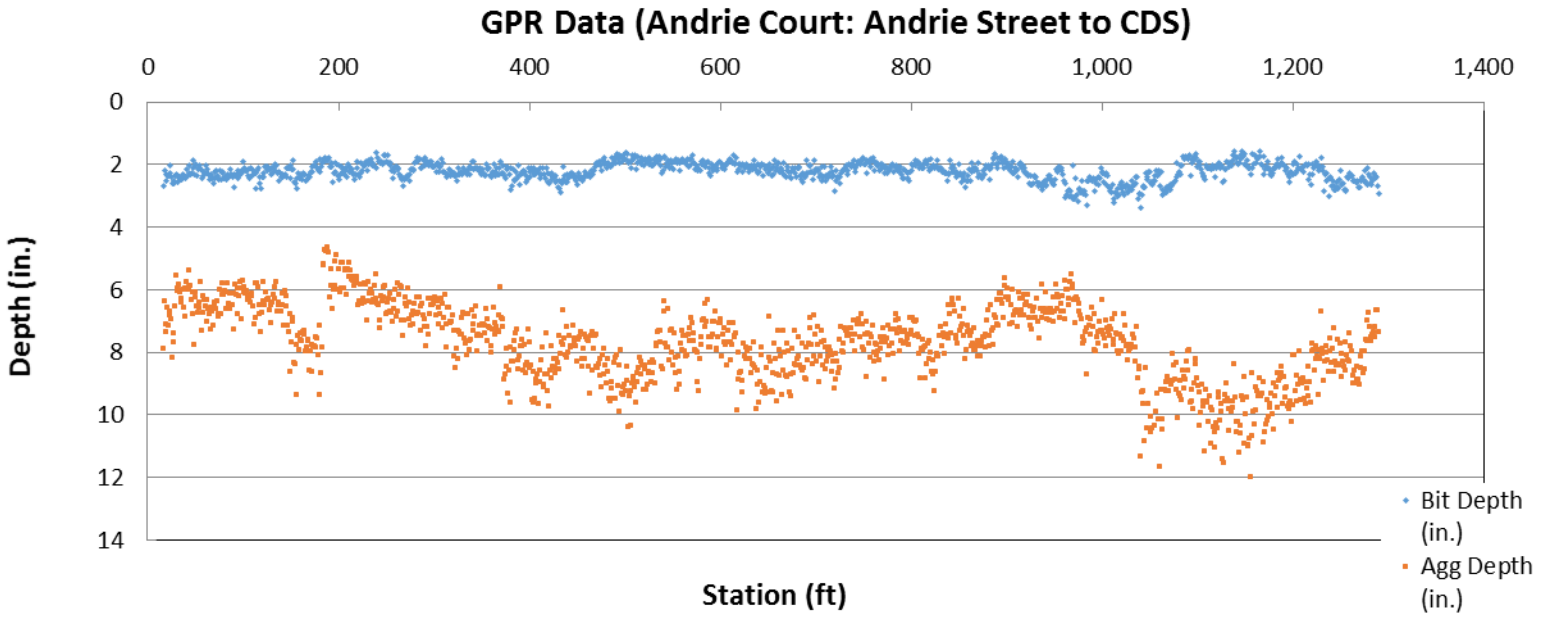
The North Forty 3rd GPR Summary										
Project Segment		**Pavement**			**Aggregate**			**Section**		
Street	**Segment Description**	**Min**	**Max**	**Avg**	**Min**	**Max**	**Avg**	**Avg**	**Min**	**Location**
155th Lane	W EOP / Armstrong Blvd	1.8	5.2	2.9	1.2	7.0	3.7	6.9	4.5	52' West of Hedgehog Street.
156th Lane	W EOP / Hedgehog St	1.1	4.9	2.5	1.9	7.4	4.1	6.7	4.4	137' East of W EOP.
Hedgehog Street	S EOP / N EOP	1.7	5.3	2.8	1.6	9.4	4.4	7.2	4.7	216' North of S EOP.
Project Summary		*1.1*	*5.3*	*2.8*	*1.2*	*9.4*	*4.0*	*6.9*	*4.4*	*156th Lane, 137' East of W EOP.*



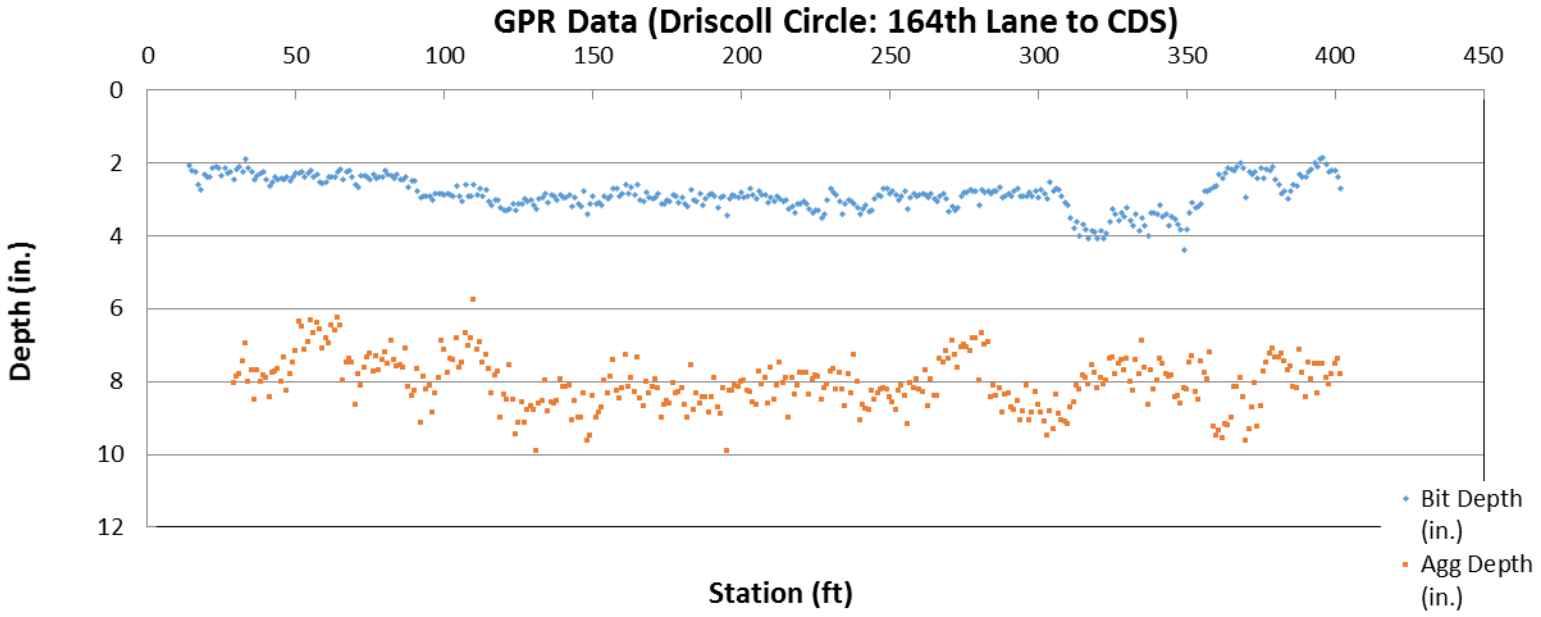


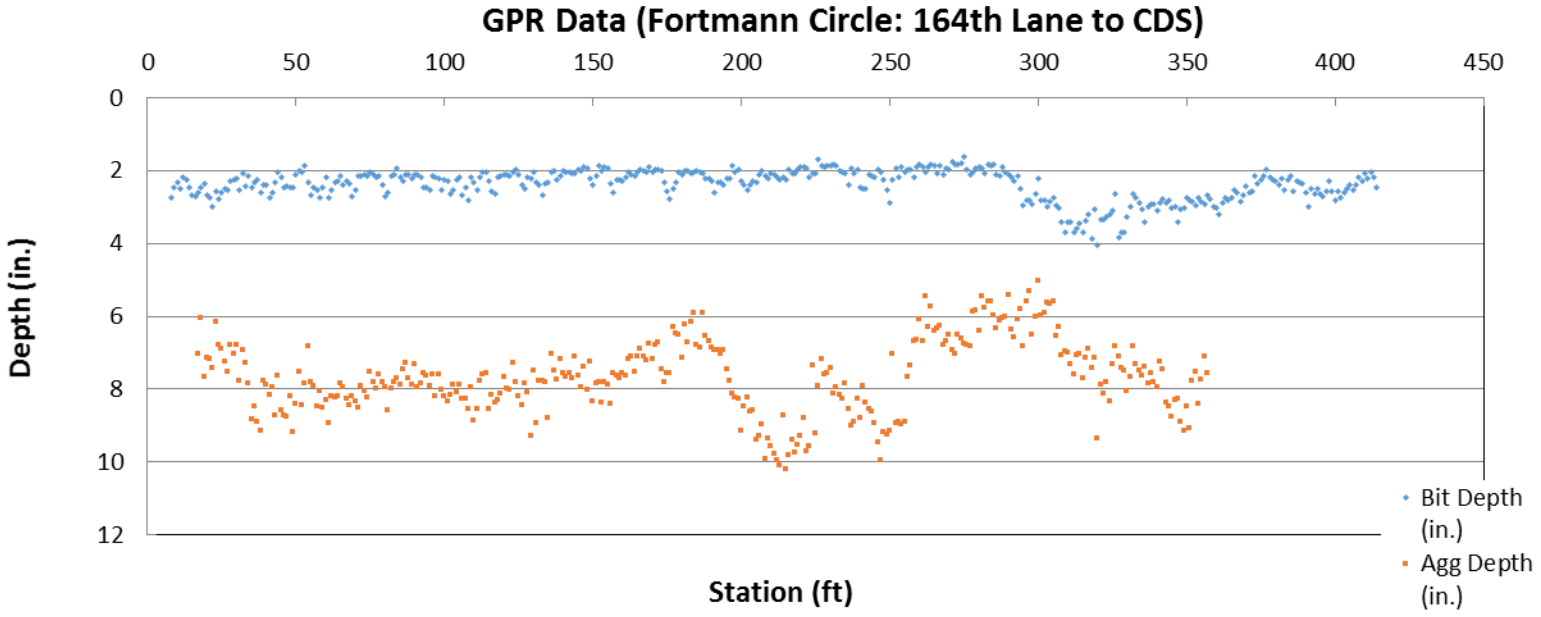


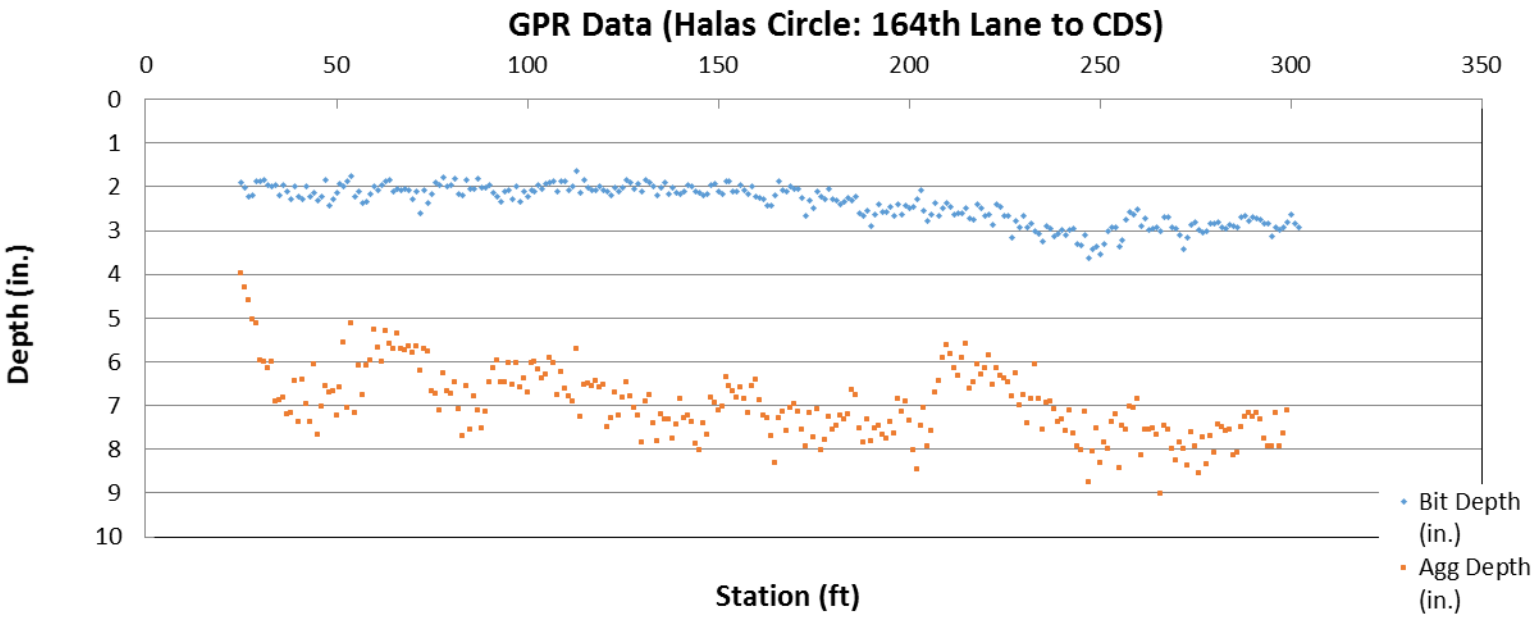
Northfork Itasca Shores GPR Summary										
Project Segment		**Pavement**			**Aggregate**			**Section**		
Street	**Segment Description**	**Min**	**Max**	**Avg**	**Min**	**Max**	**Avg**	**Avg**	**Min**	**Location**
Andrie Court	Andrie St / CDS	1.6	3.4	2.2	2.5	9.7	5.5	7.7	4.7	189' East of Andrie Street.
Project Summary		*1.6*	*3.4*	*2.2*	*2.5*	*9.7*	*5.5*	*7.7*	*4.7*	*Andrie Court, 189' East of Andrie Street.*



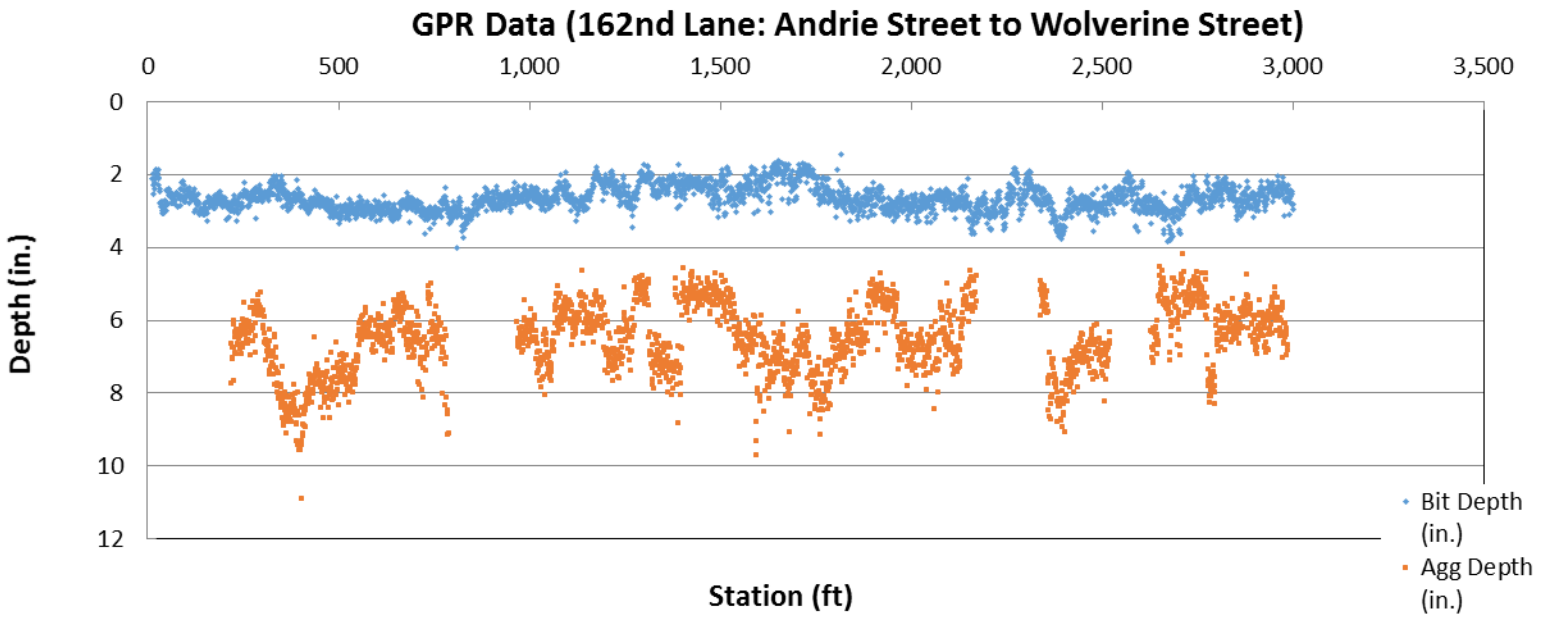
Northfork GPR Summary										
Project Segment		**Pavement**			**Aggregate**			**Section**		
Street	**Segment Description**	**Min**	**Max**	**Avg**	**Min**	**Max**	**Avg**	**Avg**	**Min**	**Location**
Driscoll Circle	164th Ln / CDS	1.9	4.4	2.9	3.2	7.1	5.2	8.0	5.8	110' North of 164th Lane.
Fortmann Circle	164th Ln / CDS	1.6	4.1	2.4	2.5	7.9	5.3	7.7	5.0	294' North of 164th Lane.
Halas Circle	164th Ln / CDS	1.6	3.6	2.4	2.1	6.2	4.6	6.9	4.0	25' North of 164th Lane.
Project Summary		*1.6*	*4.4*	*2.6*	*2.1*	*7.9*	*5.0*	*7.6*	*4.0*	*Halas Circle, 25' North of 164th Lane.*

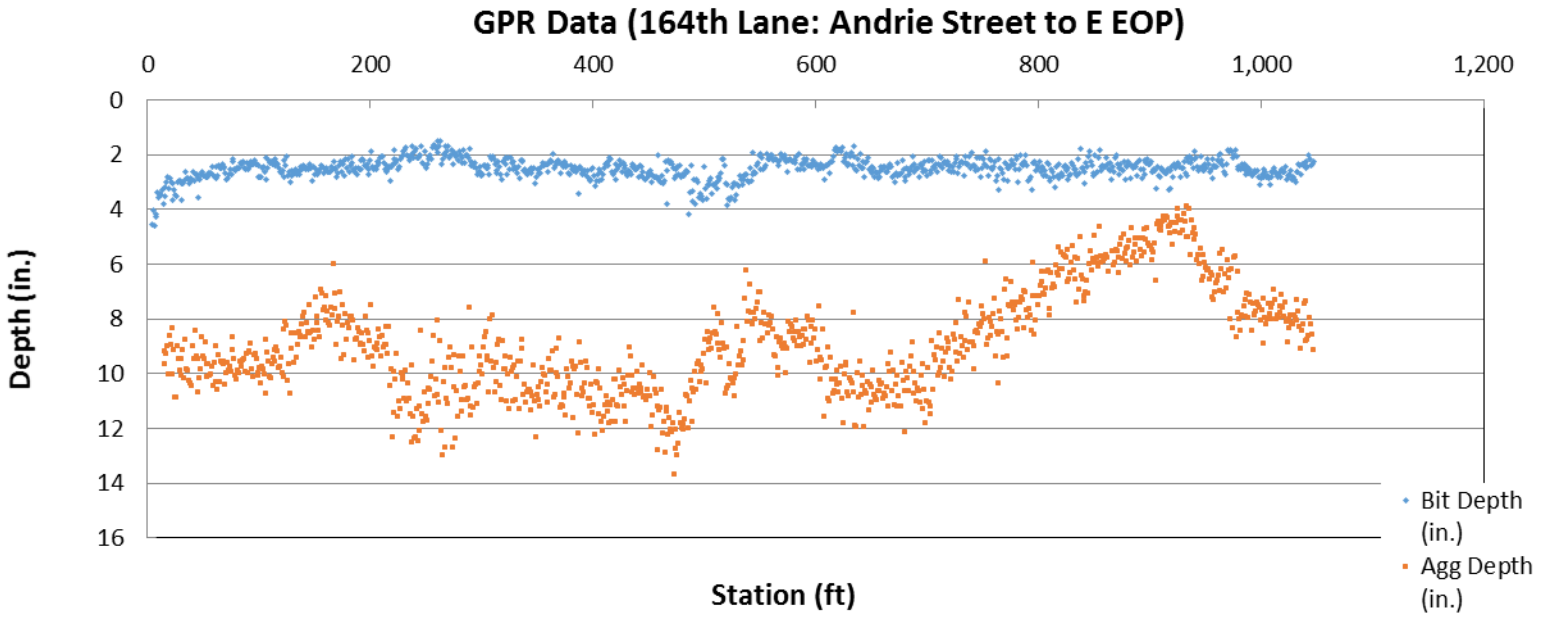


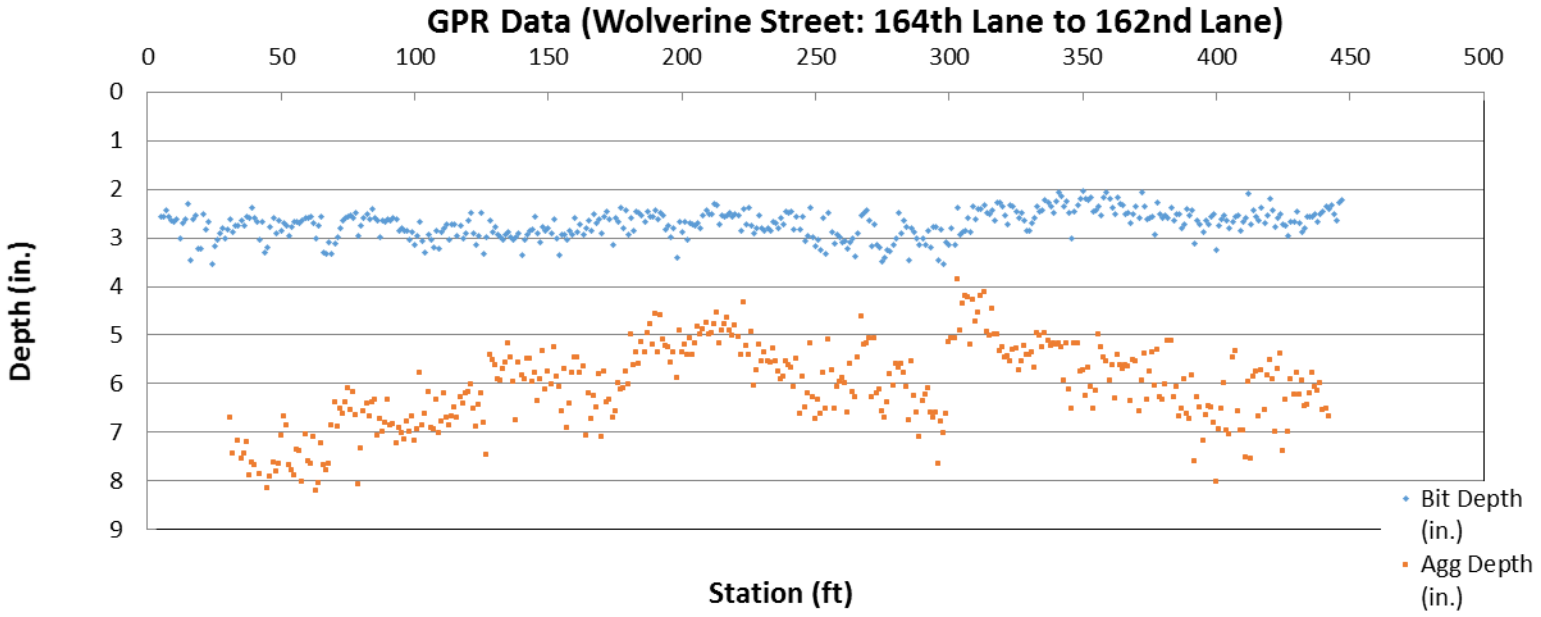




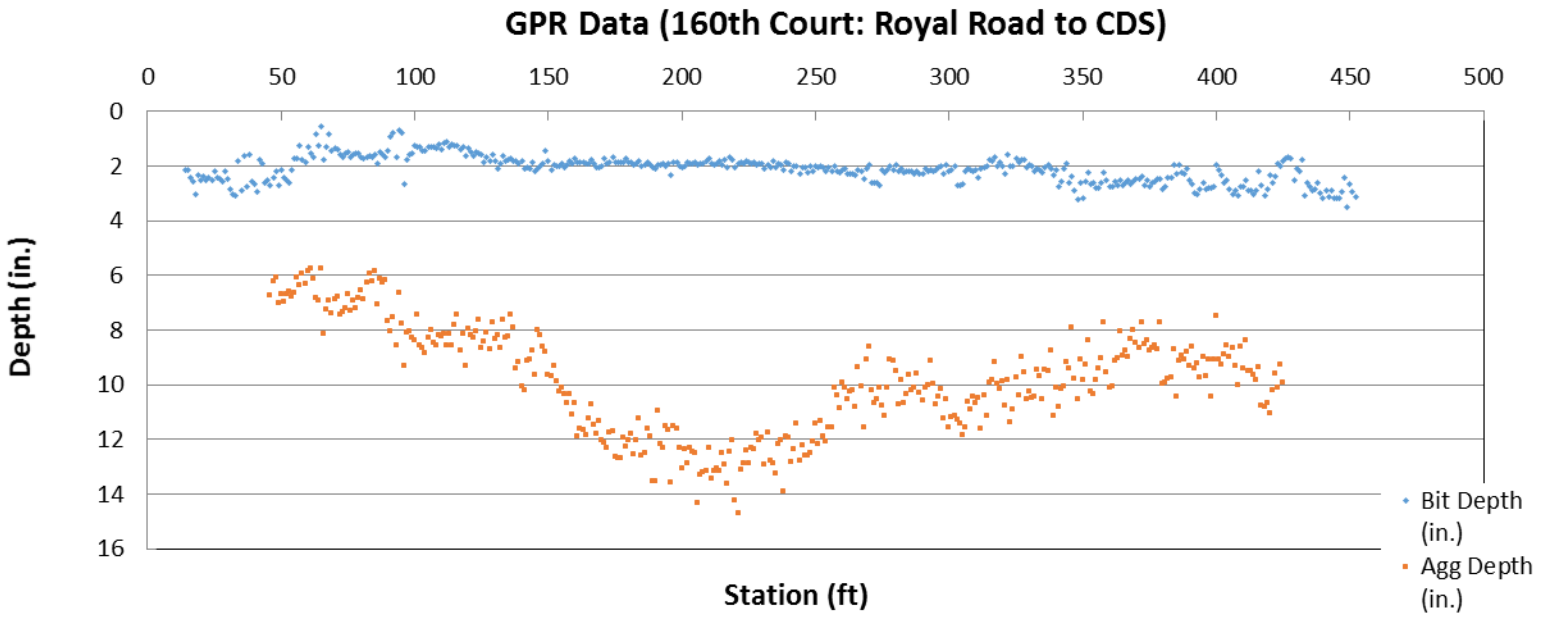
Northfork 2nd & 3rd GPR Summary										
Project Segment		**Pavement**			**Aggregate**			**Section**		
Street	**Segment Description**	**Min**	**Max**	**Avg**	**Min**	**Max**	**Avg**	**Avg**	**Min**	**Location**
162nd Lane	Andrie St / Wolverine St	1.4	4.0	2.7	1.3	7.2	3.8	6.5	4.2	287' East of Andrie Street
164th Lane	Andrie St / E EOP	1.5	4.6	2.5	3.8	10.8	7.0	8.9	3.88	116' West of Wolverine Street.
Wolverine Street	162nd Ln / 164th Ln	2.0	3.6	2.7	1.4	5.4	3.3	6.1	3.86	144' North of 162nd Lane.
Project Summary		*1.4*	*4.6*	*2.6*	*1.3*	*10.8*	*4.1*	*7.1*	*3.86*	*Wolverine Street, 144' North of 162nd Lane.*

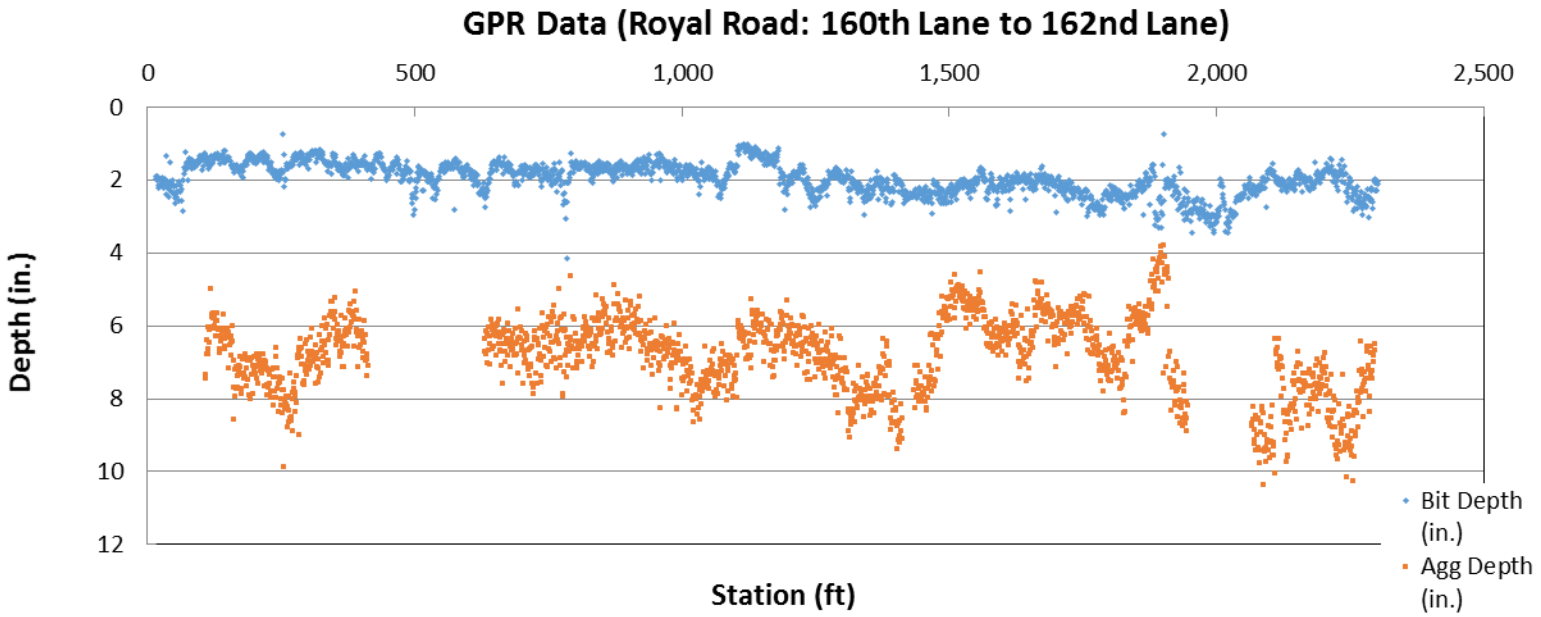

GPR Data (162nd Lane: Andrie Street to Wolverine Street)
0
500
1,000
1,500
2,000
2,500
3,000
3,500
0
2
4
6
8
10
12
Depth (in.)
Station (ft)
Bit Depth (in.)
Agg Depth (in.)


GPR Data (164th Lane: Andrie Street to E EOP)
0
200
400
600
800
1,000
1,200
0
2
4
6
8
10
12
14
16
Depth (in.)
Station (ft)
Bit Depth (in.)
Agg Depth (in.)


GPR Data (Wolverine Street: 164th Lane to 162nd Lane)
0
50
100
150
200
250
300
350
400
450
500
0
1
2
3
4
5
6
7
8
9
Depth (in.)
Station (ft)
Bit Depth (in.)
Agg Depth (in.)

Northfork Oaks GPR Summary										
Project Segment		**Pavement**			**Aggregate**			**Section**		
Street	**Segment Description**	**Min**	**Max**	**Avg**	**Min**	**Max**	**Avg**	**Avg**	**Min**	**Location**
160th Court	Royal Rd / CDS	0.5	3.5	2.1	3.8	12.8	8.1	9.9	5.7	49' East of Royal Road.
Royal Road	160th Crt / E EOP	0.7	4.2	2.0	0.7	8.2	4.9	6.8	3.8	209' North of 160th Court.
Project Summary		*0.5*	*4.2*	*2.0*	*0.7*	*12.8*	*5.3*	*7.3*	*3.8*	*Royal Road, 209' North of 160th Court.*





2015 through 2019

Five-Year Street Reconstruction Overlay Plan for the

City of Ramsey, Minnesota

March 10, 2015

Prepared by:

Ehlers & Associates, Inc.
3060 Centre Pointe Drive
Roseville, MN 55113

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City of Ramsey, MN

Five-Year Street Reconstruction and Overlay Plan

2015 through 2019

I. INTRODUCTION

In 2002, the Minnesota State Legislature passed into law a bill which generally exempts city bonds issued under a street reconstruction program from the referendum requirements usually required for bonding expenditures. In 2013 the Legislature amended the law to allow bituminous overlays to be included in the street reconstruction program.

II. PURPOSE

Street reconstruction or bituminous overlay is a major expenditure of city funds for the reconstruction or overlay of streets. Street reconstruction and bituminous overlay may include utility replacement and relocation and other incidental costs, turn lanes and other improvements having a substantial public safety function, realignments, other modifications to intersect with state and county roads, and the local share of state and county road projects. Except in the case of turn lanes, safety improvements, realignments, intersection modifications, and local share of state and county road projects, street reconstruction does not include the portion of project costs allocable to widening a street or adding curbs and gutters where none previously existed. A Street Reconstruction and Overlay Plan (SROP) is a document designed to anticipate street reconstruction and overlay expenditures and schedule them over a five-year period so that they may be purchased in the most efficient and cost effective method possible. A SROP allows the matching of expenditures with anticipated income. As potential expenditures are reviewed, the city considers the benefits, costs, alternatives and impact on operating expenditures.

The City of Ramsey, Minnesota (the "City") believes the street reconstruction and overlay process is an important element of responsible fiscal management. Major capital expenditures can be anticipated and coordinated so as to minimize potentially adverse financial impacts caused by the timing and magnitude of capital outlays. This coordination of capital expenditures is important to the City in achieving its goals of adequate physical assets and sound fiscal management. In these financially difficult times good planning is essential for the wise use of limited financial resources.

The Street Reconstruction and Overlay Plan is designed to be updated on an annual basis. In this manner, it becomes an ongoing fiscal planning tool that continually anticipates future capital expenditures and funding sources.

III. THE STREET RECONSTRUCTION AND OVERLAY PLANNING PROCESS

The street reconstruction and overlay planning process is as follows; the City Council authorizes the preparation of the SROP. The City staff is instructed to assemble the capital expenditures to be undertaken within the next five years. The City Council then reviews the expenditures according to their priority, fiscal impact, and available funding. From this information, a preliminary street reconstruction and overlay plan is prepared. A public hearing is held to solicit input from citizens and other governmental units. Changes are made based on that input, and a final project list is established.

The City Council then prepares a plan based on the available funding sources. If general obligation bonding is necessary, the City works with its financial advisor to prepare a bond sale and repayment schedule. Over the life of the SROP, once the funding, including proceeds from the bond sales becomes available, the individual capital expenditures can be made.

In subsequent years, the process is repeated as expenditures are completed as new needs arise. Street reconstruction planning looks five years into the future.

For a city to use its authority to finance expenditures under Chapter 475.58, Subdivision 3b, it must meet the requirements provided therein. Specifically, the city council must approve the sale of street reconstruction bonds by a unanimous vote of its membership present. In addition, it must hold a public hearing for public input. Notice of such hearing must be published in the official newspaper of the city at least 10, but not more than 28 days prior to the date of the public hearing. The city council approves the SROP unanimously following the public hearing.

Although a referendum is not required, a reverse referendum is allowable. If a petition bearing the signatures of at least 5 percent of the votes cast in the last general election requesting a vote on the issuance of bonds is received by the municipal clerk within 30 days after the public hearing, a referendum vote on the issuance of the bonds shall be called (if a vote is taken and the referendum passes, the taxes would be levied on market value rather than tax capacity).

IV. PROJECT SUMMARY

The expenditures to be undertaken with this Street Reconstruction and Overlay Plan (SROP) are limited to those listed in Appendix A. All other foreseeable capital expenditures within the City government will come through other means. The following expenditures have been submitted for inclusion in this SROP:

2015 Expenditures

- Garnet Street & 168th Avenue Reconstruction and overlay of streets in Hy-10 Ramsey, Northfork Highlands, Northfork Oaks, Northfork Point, Pondvale Estates, Pondvale Estates 2nd and Rolling Green.

2016 Expenditures

- Andrie Street and 164th Lane reconstruction and overlay of streets in AEC, Woodland Green and Sunwood Drive.

2017 Expenditures

- Reconstruction of Alpine Drive and overlay of streets in Rivers Bend.

2018 Expenditures

- Reconstruction of streets in Stanhope Terrace and North Forty and overlay of streets in Woodland Green, North Forty 2nd, Forth Forty 3rd, Northfork Oaks, Northfork, Northfork 2nd, Northfork 3rd and Northfork Itasca Shores.

2019 Expenditures

- Reconstruction of streets in Ford Brook Estates and overlay of streets in Brookview Estates, Meadow View, Flintwood Hills, Wood Pond Hills and Chestnut Ridge.

V. FINANCING THE STREET RECONSTRUCTION PLAN

The total amount of requested expenditures under the Street Reconstruction and Overlay Plan is approximately $9 million. If these expenditures are to be funded, that amount of money is anticipated to be generated through the tax levy and the sale of approximately $10,000,000 in bonds over the five-year period.

In the financing of the Street Reconstruction Plan, one statutory limitation applies. Under Chapter 475, with few exceptions, cities cannot incur debt in excess of 3% of the assessor's estimated market value for the city. In the City the pay 2014 EMV is $1,795,975,400. Therefore, the total amount of outstanding debt cannot exceed $53,879,262. As of February 10, 2015 the City had $20,050,000 subject to the legal debt limit.

Under the Street Reconstruction Plan, the City will secure $1,775,000 in general obligation bonds in the year 2015 to finance Garnet Street & 168th Avenue reconstruction and overlay of streets in Hy-10 Ramsey, Northfork Highlands, Northfork Oaks, Northfork Point, Pondvale Estates, Pondvale Estates 2nd and Rolling Green. In the year 2016, general obligation bonds in the amount of $2,865,000 will be secured for the Andrie Street and 164th Lane reconstruction and overlay of streets in AEC, Woodland Green and Sunwood Drive. In 2017, general obligation bonds in the amount of $995,000 will be used to finance reconstruction of Alpine Drive and overlay of streets in Rivers Bend. In 2018, general obligation bonds in the amount of $2,435,000 will be used to finance reconstruction of streets in Stanhope Terrace and North Forty and overlay of streets in Woodland Green, North Forty 2nd, Forth Forty 3rd, Northfork Oaks, Northfork, Northfork 2nd, Northfork 3rd and Northfork Itasca Shores. Finally in the year 2019, $1,440,000 in general obligation bonds will be secured for the financing of reconstruction of streets in Ford Brook Estates and overlay of streets in Brookview Estates, Meadow View, Flintwood Hills, Wood Pond Hills and Chestnut Ridge. All five general obligation bond issues will be repaid over a 10 - year period. The only exception is the road reconstruction portion of the 2016 bonds will be repaid over a 15-year period due to the size of the project (approximately $2.325 million). The par amount of each issue is based on the amounts listed in Appendix A plus estimated issuance costs. The proposed general obligation street reconstruction bonds (including issuance costs) are shown in Appendix B.

Continuation of the Street Reconstruction and Overlay Plan

This Street Reconstruction and Overlay Plan should be reviewed annually by the City Council using the process outlined in this Plan. It should review proposed expenditures, make priority decisions, and seek funding for those expenditures it deems necessary for the City. If deemed appropriate, the Council should prepare an update to this Plan.

APPENDIX A

PROJECT COSTS

(Capital Expenditures to be funded with Bond Proceeds)

The 2015 capital expenditure of approximately $1,680,100 for the City's portion of reconstruction of Garnet Street & 168th Avenue and overlay of streets in Hy-10 Ramsey, Northfork Highlands, Northfork Oaks, Northfork Point, Pondvale Estates, Pondvale Estates 2nd and Rolling Green is to be funded with $1,775,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2015 | Delivered 05/01/2015

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$1,095,000.00	$680,000.00	$1,775,000.00
Total Sources	**$1,095,000.00**	**$680,000.00**	**$1,775,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.200%)	13,140.00	8,160.00	21,300.00
Costs of Issuance	24,059.15	14,940.85	39,000.00
Deposit to Capitalized Interest (CIF) Fund	19,857.50	12,333.75	32,191.25
Deposit to Project Construction Fund	1,036,000.00	644,100.00	1,680,100.00
Rounding Amount	1,943.35	465.40	2,408.75
Total Uses	**$1,095,000.00**	**$680,000.00**	**$1,775,000.00**

PROJECT COSTS

The 2016 capital expenditure of approximately $2,719,710 for the City's portion of Andrie Street and 164th Lane reconstruction and overlay of streets in AEC, Woodland Green and Sunwood Drive is to be funded with $2,865,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2016 | Delivered 05/01/2016

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$2,325,000.00	$540,000.00	$2,865,000.00
Total Sources	**$2,325,000.00**	**$540,000.00**	**$2,865,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.200%)	27,900.00	6,480.00	34,380.00
Costs of Issuance	35,706.80	8,293.20	44,000.00
Deposit to Capitalized Interest (CIF) Fund	52,715.00	9,820.42	62,535.42
Deposit to Project Construction Fund	2,205,105.00	514,605.00	2,719,710.00
Rounding Amount	3,573.20	801.38	4,374.58
Total Uses	**$2,325,000.00**	**$540,000.00**	**$2,865,000.00**

PROJECT COSTS

The 2017 capital expenditure of approximately $919,065 for the reconstruction of Alpine Drive and overlay of streets in Rivers Bend is to be funded with $995,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2017 | Delivered 05/01/2017

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$810,000.00	$185,000.00	$995,000.00
Total Sources	**$810,000.00**	**$185,000.00**	**$995,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.500%)	12,150.00	2,775.00	14,925.00
Costs of Issuance	32,562.82	7,437.18	40,000.00
Deposit to Capitalized Interest (CIF) Fund	14,695.42	3,396.25	18,091.67
Deposit to Project Construction Fund	747,180.00	171,885.00	919,065.00
Rounding Amount	3,411.76	(493.43)	2,918.33
Total Uses	**$810,000.00**	**$185,000.00**	**$995,000.00**

PROJECT COSTS

The 2018 capital expenditure of approximately $2,316,050 for the reconstruction of streets in Stanhope Terrace and North Forty and overlay of streets in Woodland Green, North Forty 2nd, Forth Forty 3rd, Northfork Oaks, Northfork, Northfork 2nd, Northfork 3rd and Northfork Itasca Shores is to be funded with $2,435,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2018 | Delivered 05/01/2018

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$1,565,000.00	$870,000.00	$2,435,000.00
Total Sources	**$1,565,000.00**	**$870,000.00**	**$2,435,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.200%)	18,780.00	10,440.00	29,220.00
Costs of Issuance	28,279.26	15,720.74	44,000.00
Deposit to Capitalized Interest (CIF) Fund	28,426.67	15,805.83	44,232.50
Deposit to Project Construction Fund	1,486,980.00	829,070.00	2,316,050.00
Rounding Amount	2,534.07	(1,036.57)	1,497.50
Total Uses	**$1,565,000.00**	**$870,000.00**	**$2,435,000.00**

PROJECT COSTS

The 2019 capital expenditure of approximately $1,353,990 for the reconstruction of streets in Ford Brook Estates and overlay of streets in Brookview Estates, Meadow View, Flintwood Hills, Wood Pond Hills and Chestnut Ridge is to be funded with $1,440,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2019 | Delivered 05/01/2019

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$725,000.00	$715,000.00	$1,440,000.00
Total Sources	**$725,000.00**	**$715,000.00**	**$1,440,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.200%)	8,700.00	8,580.00	17,280.00
Costs of Issuance	19,131.95	18,868.05	38,000.00
Deposit to Capitalized Interest (CIF) Fund	13,102.92	12,943.13	26,046.05
Deposit to Project Construction Fund	680,570.00	673,420.00	1,353,990.00
Rounding Amount	3,495.13	1,188.82	4,683.95
Total Uses	**$725,000.00**	**$715,000.00**	**$1,440,000.00**

APPENDIX B

PROPOSED 2015 SROP BOND ISSUE

City of Ramsey, Minnesota

$1,775,000 General Obligation Bonds, Series 2015
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2015	-	-	17,333.75	17,333.75	(17,333.75)	-	-
12/01/2016	180,000.00	0.850%	29,715.00	209,715.00	(14,857.50)	194,857.50	204,600.38
12/01/2017	170,000.00	1.050%	28,185.00	198,185.00	-	198,185.00	208,094.25
12/01/2018	170,000.00	1.250%	26,400.00	196,400.00	-	196,400.00	206,220.00
12/01/2019	170,000.00	1.400%	24,275.00	194,275.00	-	194,275.00	203,988.75
12/01/2020	170,000.00	1.650%	21,895.00	191,895.00	-	191,895.00	201,489.75
12/01/2021	175,000.00	1.750%	19,090.00	194,090.00	-	194,090.00	203,794.50
12/01/2022	180,000.00	1.900%	16,027.50	196,027.50	-	196,027.50	205,828.88
12/01/2023	185,000.00	2.050%	12,607.50	197,607.50	-	197,607.50	207,487.88
12/01/2024	185,000.00	2.300%	8,815.00	193,815.00	-	193,815.00	203,505.75
12/01/2025	190,000.00	2.400%	4,560.00	194,560.00	-	194,560.00	204,288.00
Total	**$1,775,000.00**	-	**$208,903.75**	**$1,983,903.75**	**(32,191.25)**	**$1,951,712.50**	**$2,049,298.13**

PROPOSED 2016 SROP BOND ISSUE

City of Ramsey, Minnesota

$2,865,000 General Obligation Bonds, Series 2016
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2016	-	-	33,672.92	33,672.92	(33,672.92)	-	-
12/01/2017	215,000.00	0.850%	57,725.00	272,725.00	(28,862.50)	243,862.50	256,055.63
12/01/2018	185,000.00	1.050%	55,897.50	240,897.50	-	240,897.50	252,942.38
12/01/2019	190,000.00	1.250%	53,955.00	243,955.00	-	243,955.00	256,152.75
12/01/2020	190,000.00	1.400%	51,580.00	241,580.00	-	241,580.00	253,659.00
12/01/2021	200,000.00	1.650%	48,920.00	248,920.00	-	248,920.00	261,366.00
12/01/2022	200,000.00	1.750%	45,620.00	245,620.00	-	245,620.00	257,901.00
12/01/2023	205,000.00	1.900%	42,120.00	247,120.00	-	247,120.00	259,476.00
12/01/2024	205,000.00	2.050%	38,225.00	243,225.00	-	243,225.00	255,386.25
12/01/2025	210,000.00	2.300%	34,022.50	244,022.50	-	244,022.50	256,223.63
12/01/2026	215,000.00	2.400%	29,192.50	244,192.50	-	244,192.50	256,402.13
12/01/2027	160,000.00	2.550%	24,032.50	184,032.50	-	184,032.50	193,234.13
12/01/2028	165,000.00	2.700%	19,952.50	184,952.50	-	184,952.50	194,200.13
12/01/2029	170,000.00	2.850%	15,497.50	185,497.50	-	185,497.50	194,772.38
12/01/2030	175,000.00	2.950%	10,652.50	185,652.50	-	185,652.50	194,935.13
12/01/2031	180,000.00	3.050%	5,490.00	185,490.00	-	185,490.00	194,764.50
Total	**$2,865,000.00**	**-**	**$566,555.42**	**$3,431,555.42**	**(62,535.42)**	**$3,369,020.00**	**$3,537,471.00**

PROPOSED 2017 SROP BOND ISSUE

City of Ramsey, Minnesota

$995,000 General Obligation Bonds, Series 2017
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2017	-	-	9,741.67	9,741.67	(9,741.67)	-	-
12/01/2018	100,000.00	0.850%	16,700.00	116,700.00	(8,350.00)	108,350.00	113,767.50
12/01/2019	90,000.00	1.050%	15,850.00	105,850.00	-	105,850.00	111,142.50
12/01/2020	95,000.00	1.250%	14,905.00	109,905.00	-	109,905.00	115,400.25
12/01/2021	95,000.00	1.400%	13,717.50	108,717.50	-	108,717.50	114,153.38
12/01/2022	100,000.00	1.650%	12,387.50	112,387.50	-	112,387.50	118,006.88
12/01/2023	100,000.00	1.750%	10,737.50	110,737.50	-	110,737.50	116,274.38
12/01/2024	100,000.00	1.900%	8,987.50	108,987.50	-	108,987.50	114,436.88
12/01/2025	105,000.00	2.050%	7,087.50	112,087.50	-	112,087.50	117,691.88
12/01/2026	105,000.00	2.300%	4,935.00	109,935.00	-	109,935.00	115,431.75
12/01/2027	105,000.00	2.400%	2,520.00	107,520.00	-	107,520.00	112,896.00
Total	**$995,000.00**	**-**	**$117,569.17**	**$1,112,569.17**	**(18,091.67)**	**$1,094,477.50**	**$1,149,201.38**

PROPOSED 2018 SROP BOND ISSUE

City of Ramsey, Minnesota

$2,435,000 General Obligation Bonds, Series 2018
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2018	-	-	23,817.50	23,817.50	(23,817.50)	-	-
12/01/2019	250,000.00	0.850%	40,830.00	290,830.00	(20,415.00)	270,415.00	283,935.75
12/01/2020	225,000.00	1.050%	38,705.00	263,705.00	-	263,705.00	276,890.25
12/01/2021	230,000.00	1.250%	36,342.50	266,342.50	-	266,342.50	279,659.63
12/01/2022	235,000.00	1.400%	33,467.50	268,467.50	-	268,467.50	281,890.88
12/01/2023	235,000.00	1.650%	30,177.50	265,177.50	-	265,177.50	278,436.38
12/01/2024	240,000.00	1.750%	26,300.00	266,300.00	-	266,300.00	279,615.00
12/01/2025	250,000.00	1.900%	22,100.00	272,100.00	-	272,100.00	285,705.00
12/01/2026	250,000.00	2.050%	17,350.00	267,350.00	-	267,350.00	280,717.50
12/01/2027	255,000.00	2.300%	12,225.00	267,225.00	-	267,225.00	280,586.25
12/01/2028	265,000.00	2.400%	6,360.00	271,360.00	-	271,360.00	284,928.00
Total	**$2,435,000.00**	**-**	**$287,675.00**	**$2,722,675.00**	**(44,232.50)**	**$2,678,442.50**	**$2,812,364.63**

PROPOSED 2019 SROP BOND ISSUE

City of Ramsey, Minnesota

$1,440,000 General Obligation Bonds, Series 2019
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2019	-	-	14,024.80	14,024.80	(14,024.80)	-	-
12/01/2020	150,000.00	0.850%	24,042.50	174,042.50	(12,021.25)	162,021.25	170,122.31
12/01/2021	135,000.00	1.050%	22,767.50	157,767.50	-	157,767.50	165,655.88
12/01/2022	140,000.00	1.250%	21,350.00	161,350.00	-	161,350.00	169,417.50
12/01/2023	140,000.00	1.400%	19,600.00	159,600.00	-	159,600.00	167,580.00
12/01/2024	140,000.00	1.650%	17,640.00	157,640.00	-	157,640.00	165,522.00
12/01/2025	140,000.00	1.750%	15,330.00	155,330.00	-	155,330.00	163,096.50
12/01/2026	145,000.00	1.900%	12,880.00	157,880.00	-	157,880.00	165,774.00
12/01/2027	150,000.00	2.050%	10,125.00	160,125.00	-	160,125.00	168,131.25
12/01/2028	150,000.00	2.300%	7,050.00	157,050.00	-	157,050.00	164,902.50
12/01/2029	150,000.00	2.400%	3,600.00	153,600.00	-	153,600.00	161,280.00
Total	**$1,440,000.00**	-	**$168,409.80**	**$1,608,409.80**	**(26,046.05)**	**$1,582,363.75**	**$1,661,481.94**

APPENDIX C

Pre-Sale Schedule dated March 10, 2015
5-Year City Street Reconstruction Plan Bond Issuance
City of Ramsey, Minnesota

The City Council must take the following actions before Bonds can be issued:

- City Council directs preparation of a 5-Year Street Reconstruction Plan.
- City Council conducts a Public Hearing on issuance of Bonds and Street Reconstruction Plan.
- City Council approves Bonds and Street Reconstruction Plan by unanimous vote.

The table below lists the steps in the issuing process:

February 10, 2015:	City Council adopts Resolution calling for Public Hearing on issuance of Bonds and on Street Reconstruction Plan.
February 16, 2105:	Close date to get Notice of Public Hearing on issuance of Bonds and on Street Reconstruction Plan to official newspaper for publication.
February 20, 2015:	Publish Notice of Public Hearing on issuance of Bonds and on Street Reconstruction Plan (publication no more than 28 days and no less than 10 days prior to hearing date).
March 10, 2015:	City Council holds Public Hearing at 7:00 p.m. on Bonds and on Street Reconstruction Plan and adopts Resolution giving preliminary approval for their issuance and approving Street Reconstruction Plan by unanimous vote of its membership present.
March 10, 2015:	City Council provides for sale of Bonds.
April 9, 2015:	Reverse referendum period ends (within 30 days of the public hearing).
April 14, 2015:	City Council accepts offer for Bonds and adopts Resolution-Approving sale of Bonds.
May 7, 2014:	Tentative closing/receipt of funds.

Net Debt Limit	
Assessor's Estimated Market Value	1,795,975,400
Multiply by 3%	0.03
Statutory Debt Limit	53,879,262
Less: Debt Paid Solely from Taxes	(20,050,000)
Unused Debt Limit	33,829,262

Project # 15-STR-011

Project Name 2018 Overlay Projects

Department Street Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$753,700**

Description

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis, including reconstruction at the end of its useful life.

2018 Projects: Woodland Green, North Forty 2nd, North Forty 3rd, Northfork Oaks, Northfork, Northfork 2nd, Northfork 3rd, Northfork Itasca Shores

There is a total of $2.2M designated to maintain streets annually.

Overlays will be assessed at 25% of cost

Justification

Regular scheduled maintenance safeguards the considerable investment the City has in its pavements by cost effectively maximizing pavement life and minimizing emergency repairs.

Overlaying streets provides additional pavement life. These streets were selected based on Paser rating and time since last pavement maintenance treatment.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Revisit Program for 2020-2025

Expenditures	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Improvements Other than Building Cost		753,700									753,700
Total		753,700									753,700

Funding Sources	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Special Assessment - Bonded		188,425									188,425
GO Bonding (Road Funding)		565,275									565,275
Total		753,700									753,700

SPECIAL ASSESSMENTS POLICY AND PROCEDURES FOR PUBLIC IMPROVEMENTS AND MAINTENANCE COSTS

SECTION 1. General Policy Statement.
SECTION 2. Improvements and Maintenance Costs Eligible for Special Assessment.
SECTION 3. Initiation of Public Improvement Projects.
SECTION 4. Public Improvement Procedures.
SECTION 5. Financing of Public Improvements.
SECTION 6. General Assessment Policies.
SECTION 7. Methods of Assessment.
SECTION 8. Standards for Public Improvement Projects.
SECTION 9. Policies of Reassessment.
SECTION 10. Assessment Computations.
SECTION 11. Deferment of Assessments.

SECTION 1. GENERAL POLICY STATEMENT.

The purpose of this policy is to establish a fair and equitable manner of assessing the increase in market value (special benefit) associated with public improvements. The procedures used by the City for levying special assessments are those specified by the City Charter and Minnesota Statutes Chapter 429, which provide that all or a part of the cost of improvements may be assessed against benefiting properties.

Three basic criteria must be satisfied before a particular parcel can be assessed. The criteria are as follows:

1. The land must have received special benefit from the improvement.
2. The amount of the assessment must not exceed the special benefit.
3. The assessment must be uniform in relation to the same class of property within the assessment area.

It is important to recognize that the actual cost of extending an improvement past or through a particular parcel is not the controlling factor in determining the amount to be assessed. However, in many cases the method for assigning the value of the benefit received by the improvement, and therefore the amount to be assessed, will focus on calculating the proportionate cost of providing the improvement, provided the cost does not exceed the increase in property market value resulting from the improvement. The entire project shall be considered as a whole for the purpose of calculating and computing an assessment rate. In the event City staff has doubt as to whether the costs of the project may exceed the special benefits to the property, the City Council may obtain such appraisals as may be necessary to support the proposed assessment.

The assessment policy is intended to serve as a guide for a systematic assessment process in the City. There may be exceptions to the policy or unique circumstances or situations that may require special consideration and discretion by City staff and the City Council.

SECTION 2. IMPROVEMENTS AND MAINTENANCE COSTS ELIGIBLE FOR SPECIAL ASSESSMENT.

Subd. 1. Public improvements, and related acquisition, construction, extension, and maintenance of such improvements, authorized by Minnesota Statutes, Sections 429.021 and 459.14, subd. 7, that are eligible for special assessment within the City include the following:

1. Streets, sidewalks, pavement, curbs and gutters, including the beautification thereof.
2. Parking lots.
3. Water works systems and appurtenances, within and without the corporate limits.
4. Sanitary sewer and storm sewer systems including appurtenances, within and without the corporate limits.
5. Street boulevard trees.
6. Street lights, street lighting systems and special lighting systems.
7. Steam heating mains.
8. Parks, playgrounds, and recreational facilities, including the purchase of equipment, within or without the corporate limits.
9. Abatement of nuisances, including but not limited to, draining and filling swamps, marshes, and ponds on public and private property.
10. Dikes and other flood control works.
11. Retaining walls and area walls.
12. A pedestrian skyway system upon a petition pursuant to section 429.031, subdivision 3.
13. Underground pedestrian concourses.
14. Public malls, plazas or courtyards.
15. District heating systems.
16. Fire protection systems in existing buildings upon a petition pursuant to section 429.031, subdivision 3.
17. Highway sound barriers.
18. Gas and electric distribution facilities.

Subd. 2. The City is also authorized by ordinance adopted pursuant to Minnesota Statutes Section 429.101 to recover, through special assessment, certain costs, including the following:

1. Snow, ice, or rubbish removal from sidewalks.
2. Weed elimination from streets or private property.
3. Removal or elimination of public health or safety hazards from private property excluding any structure included under the provisions of Minnesota Statutes, sections 463.15 to 463.26.
4. Installation or repair of water service lines, street sprinkling, sweeping, or other dust treatment of streets.
5. The trimming and care of trees and the removal of unsound trees from any street.
6. The treatment and removal of insect infested or diseased trees on private property.
7. The repair of sidewalks and alleys.
8. The operation of a street lighting system.
9. The operation and maintenance of a fire protection or a pedestrian skyway system.

SECTION 3. INITIATION OF PUBLIC IMPROVEMENT PROJECTS.

Public improvement projects can be initiated in the following ways.

1. Public improvement projects may be initiated by petition of owners of not less than 50% in frontage of the property abutting the proposed improvement in accordance with the provisions of Section 8.4.2 of the City Charter.

2. Public improvements also may be initiated by the City Council when, in its judgment, such action is required and is in accordance with the provisions of Chapter 8 of the City Charter.

3. A resolution ordering any improvements initiated by the Council requires a four-fifths majority vote of all members of the Council. A resolution ordering any improvements petitioned for by owners of not less than 50% of abutting property owners requires a majority vote of all members of the Council. A resolution ordering any improvements initiated by all owners of abutting property, and assessing the entire cost against their property, may be adopted without a public hearing. The Council may consider the request of a Developer to construct the improvements and assess them.

SECTION 4. PUBLIC IMPROVEMENT PROCEDURE.

The following is the general procedure followed by the City Council for all public improvement projects from initiation of such a project through certification of the assessment roll to the County Auditor. Formats for the various reports and resolutions referenced in this section are made a part of the policies and procedures of the City**. Applicable state law and City Charter provisions take precedence over the following general procedure.**

1. Staff reviews the petition or Developer's request for submission to Council.
2. Council accepts or rejects the petition or request. If based upon a petition, the Council adopts a resolution declaring whether the required percentage of property owners signed the petition. If the petition or request is accepted, Council orders the preparation of a feasibility report.
3. Staff prepares the feasibility report. The report shall preliminarily evaluate whether the proposed improvement is necessary, cost-effective, and feasible and whether it should be made as proposed or in conjunction with another project. The report shall include an estimate of the cost of the improvement as proposed. Council may refer the report to the Planning and Zoning Commission.
4. Council accepts or rejects the feasibility report. If accepted, Council orders a public hearing on the improvements.
5. Staff posts and publishes the hearing notice and mails notices to affected property owners as provided in Minn. Stat. § 429.031(a).
6. Council conducts a public hearing.
7. Within six (6) months of the hearing date, but no sooner than sixty (60) days after per City Charter § 8.4.1, Council adopts or rejects a resolution ordering the improvement to be constructed and advertisement of bids. If adopted, staff prepares final plans, advertises for and opens bids as provided in Minn. Stat. § 429.041, prepares a bid tabulation, makes a recommendation to City Council for award, and prepares a proposed assessment roll. Bonds to finance project costs may be issued at any time after the improvements are ordered.

8. Council reviews the proposed assessment roll and orders an assessment hearing.
9. Staff publishes a hearing notice and mails notice of the hearing date and proposed assessments to the affected property owners as provided in Minn. Stat. § 429.061.
10. Council conducts the assessment hearing and adopts, revises, or rejects the resolution determining the amount of the total expense the City will pay, if any, and establishing the assessment roll. If adopted, Council authorizes certification of the assessment to the County Auditor.
11. Council awards contracts based on the bids received.
12. Staff certifies the assessment roll to the County Auditor.
13. Staff supervises construction and prepares payments.

SECTION 5. FINANCING OF PUBLIC IMPROVEMENTS.

The City encourages public improvement projects when the area benefiting and needing such improvements develop. Examples of this policy can be seen through the subdivision regulations, zoning ordinance, and building codes. Developers are required to provide the needed improvements and services before development occurs, thereby avoiding unexpected hardships on the property owners purchasing such property and the general public. However, it is recognized that certain areas of the City have developed without all needed public improvements (e.g. parks, water, sewer, and street improvements) and that methods must be found to provide these improvements without causing undue hardships on the general public or the individual property owners.

Special assessments are generally accepted as a means by which areas can obtain improvements or services; however, the method of financing assessment is a critical factor to both the City and the property owner. Full project costs spread over a very short term can cause an undue hardship on the property owner and, likewise, city costs and systems costs spread over a long period of time can cause an undue hardship on the City.

It is the policy of the City to not defer assessments except in cases where hardship to senior citizens 65 years of age or older, or persons retired by virtue of a permanent and total disability, would result. Also, the City Council may elect to defer assessments on undeveloped land for a specified length of time or until the lands are developed. Terms and conditions of any such deferral will be established in the resolution adopting the assessments.

SECTION 6. GENERAL ASSESSMENT POLICIES APPLICABLE TO ALL TYPES OF IMPROVEMENTS.

The cost of any improvement shall be assessed based upon benefits received. The following general principles shall be used as a basis of the City's assessment policy:

1. **Project Cost.** The "project cost" of an improvement includes the costs of all necessary construction work required to accomplish the improvement (direct costs), plus engineering, legal, administrative, financing and other contingent costs, including acquisition of right-of-way and other property (indirect costs). The finance charges include all costs of financing the project. These costs include, but are not limited to, financial consultant's fees, bond rating agency fee, bond attorney's fees, and capitalized interest. The interest charged to the project shall be included as financing charges.

2. **City Cost.** The "city cost" of an improvement is the amount of the total improvement expense the City will pay as determined by Council resolution. Where the project cost of an improvement is not entirely attributed to the need for service to the area served by the improvement, or where unusual conditions beyond the control of the owners of the property in the area served by the improvement would result in an inequitable distribution of special assessments, or for any other reason determined by the City, the City, through the use of other funds, may pay such "city cost."
3. **Assessable Cost.** The "assessable cost" of an improvement is equal to the "project cost" minus the "city cost."
4. **Interest.** The City will charge interest on special assessments at a rate specified in the resolution approving the assessment roll. If bonds were sold to finance the improvement project, the interest rate shall be equal to the interest rate of the bonds plus 2% (2% above bond rate), rounded to the nearest quarter of a percent. If no bonds were sold, the interest rate shall be set at the U.S. Treasury rate (10-year for 10 year assessment; 15-Year for 15 year assessment) plus 2 percentage points.
5. **Prepayment.** Property owners may pay their assessments in full, interest free, for a period of 30 days after the assessment hearing. After such period interest shall be computed from the date specified in the assessment resolution. The City will transmit a certified duplicate of the assessment roll with each installment, including interest, to the County Auditor, or in lieu of such certification, annually certify to the County Auditor by November 30 in each year, the total amount of installments of and interest on assessments on each parcel that are to become due in the following year.
6. **Extensions.** Where an improvement is designed for service of an area beyond that receiving the initial benefit, the City may pay for increased project costs due to such provisions for future service extensions. The City will levy assessments to cover this cost when a new improvement is installed as an extension of the existing improvement upon identification of such additional amount in the notice of hearing for the extensions or new improvements. As an alternative, the City may assess these costs to the area of future extension immediately based on the value of benefit received.
7. **Project Assistance.** If the City receives financial assistance from the Federal Government, the State of Minnesota, the County, or from any other source to defray a portion of the costs of a given improvement, such aid will be used first to reduce the "city cost" of the improvement. If the financial assistance received is greater than the "city cost," the remainder of the aid will be placed in the Public Improvement Revolving Fund to be applied towards other City projects.
8. **Assessable Property.** Property owned by the City and other political subdivisions including municipal building sites, parks and playgrounds, but not including public streets, alleys, and right-of-way, shall be regarded as being assessable on the same basis as if such property was privately owned. Private right-of-way shall be assessable.
9. **Individual Benefits.** The City may construct improvements specifically designed for or shown to be of benefit solely to one or more properties. The costs for these improvements will be assessed directly to such properties, and not included in the assessments for the remainder of the project. An example would be utility service lines running from the main lines to the property.
10. **Benefit Appraisals.** In the event that City staff has doubt as to whether the proposed assessments exceed the special benefits to the property(ies) in question, the City Council may order benefit appraisals or benefit appraisal consultations as deemed necessary to support the proposed assessments. As a general rule, benefit appraisals or benefit appraisal consultations may be ordered when the proposed assessment exceeds $5,000 for a standard city street

reconstruction project on a residential lot, or $20,000 per acre for commercial or industrial property.

11. **Condemnation Awards.** A property owner may elect to offset special assessments against condemnation awards. In such case, the property owner must execute an agreement (Net Assessment Agreement) with the City.
12. **Subgrade Corrections.** All costs relative to subgrade soil corrections deemed necessary to construct or reconstruct City streets will be considered a "city cost" and will not be assessed.
13. **Rural to Urban Conversion.** All costs relative to converting an existing rural street section to an urban street section by filling roadside drainage ditches and adding curb and gutter and storm sewer will be considered a "city cost" and will not be assessed.
14. **Oversizing.** All costs relative to oversizing an existing City street by increasing the width of the street and/or the load carrying capacity of the pavement section will be considered a "city cost" and will not be assessed.

SECTION 7. METHODS OF ASSESSMENT.

Subd. 1. General Statement. There are three different methods of assessment: adjusted front footage, area, and per lot. The feasibility report will recommend one or a combination of these methods for each project, based upon which method would best reflect the benefit received for the area to be assessed. The City Council will select the preferred method of calculating the assessments along with other applicable assessment criteria.

Subd. 2. Policy Statement. The following methods of assessment, as described and defined below, are hereby established as the preferred methods of assessment in the City.

A. "Adjusted Front Footage" Method of Assessment.

The "adjusted front footage" method of assessment is based on the quotient of the "assessable cost" divided by the total assessable frontage benefiting from the improvement. This method is typically applied to commercial, industrial, and multi-family residential properties. For the purpose of determining the "assessable frontage," all properties, including those owned by governmental entities, shall have their frontages included in such calculation.

The actual physical dimensions of a parcel abutting an improvement (i.e., street, sewer, water, etc.) shall not be construed as the frontage utilized to calculate the assessment for a particular parcel. Rather, an "adjusted front footage" will be determined. The purpose of this method is to equalize assessment calculations for lots of similar size. Individual parcels by their very nature differ considerably in shape and area. The following procedures will apply when calculating adjusted front footage. The selection of the appropriate procedure will be determined by the specified configuration of the parcel. All measurements will be scaled from available plat and section maps and will be rounded down to the nearest foot dimension with any excess fraction deleted.

1. *Rectangular Interior Lots.* The rectangular lot is defined as having no more than 2 feet of difference between the front and rear lot lines. The adjusted front footage is the actual front footage of the lot. For rectangular lots whose frontage is greater than its depth, the "odd shaped lot" method shall be used.

2. *Odd Shaped Lots.* For odd shaped lots such as exist on cul-de-sacs and curved streets where there is more than 2 feet of difference between the front and rear lot lines, and where the lots frontage is greater than its depth, the "odd shaped lot" method of determining the adjusted front footage shall be used. The adjusted front footage shall be computed by dividing the area of the lot by 12,000 square feet to determine the equivalent number of front footage units in the parcel. The number of units multiplied by 65 feet will give the adjusted front footage.

3. *Corner Lot Adjustment.* For street and trail assessments, the short side will be assessed the actual front footage. The long side will be assessed one-half the actual side footage. Sanitary sewer and watermain will only be assessed on the short side of a corner lot.

4. *Zonal Assessment.* When the street along the long side of a corner lot is improved, the cost shall be assessed equally to all lots within ½ block in each direction of the street improved. This method may be selected rather than the "corner lot adjustment".

5. *Double Fronting Lots.* When a lot has frontage on two streets, the lot is subject to assessments for improvements to both streets, consistent with this policy, regardless of the timing of the improvements.

B. "Area" Method of Assessment.

The "area" method of assessment is based on the number of square feet or acres within the boundaries of the appropriate property lines of the parcels benefiting from the project. This method is most often applied to commercial and industrial lots. The assessment rate (i.e., cost per square foot) shall be calculated by dividing the total assessable cost by the total assessable area. On large lots, the City Engineer may determine that only a portion of the lots receives the benefit and may select a lot depth for the calculations equal to the benefit received.

All properties included in the benefited area, including those owned by governmental entities, churches, etc., shall be assessable. The following items may not be included in area calculations: public right-of-ways, and natural waterways, swamps and lakes and other wetlands designated by the Minnesota Department of Natural Resources or the City. The City Engineer will make a recommendation on the boundaries or parameters of the benefited area in the feasibility report.

C. "Per Lot" Method of Assessment.

The "per lot" method of assessment is based on equal assessment of all lots within the benefited area. This method is typically applied to single-family residential lots with similar sizes and configurations. The "assessment per lot" shall be the quotient of the "assessable cost" divided by the total assessable lots or parcels benefiting from the improvement. For the purpose of determining the "lots" or "parcels" all parcels, including those owned by governmental entities, shall be included in such calculations.

SECTION 8. STANDARDS FOR PUBLIC IMPROVEMENT PROJECTS.

The following standards are hereby established by the City to provide a uniform guide for improvements within the City.

A. Surface Improvements

Surface improvements shall normally include all improvements visible on or above the ground within the right-of-way, and include, but are not limited to, trees, lighting, sidewalks, trails, signing, street and accessory improvements such as drainage ponds and facilities, parking lots, parks and playgrounds. Surface improvements shall also normally include aggregate or granular base materials for bituminous and concrete pavements.

Policy Statement. Prior to construction or completion of surface improvements, all utilities and utility service lines (including sanitary sewers, storm sewers, water lines, gas and electric service) shall be installed to all planned service locations such as residences or buildings.

When practicable, no surface improvements to less than both sides of a full block of street shall be approved except as necessary to complete partially completed improvements initiated previously. Concrete or bituminous curbing, or concrete curb and gutter, shall be installed at the same time as street surfacing.

B. Sub-Surface Improvements

Sub-surface improvements shall normally include such items as water distribution, sanitary sewer and storm sewer lines and appurtenant infrastructure, and electric and gas utilities.

Main lines are the publicly owned and maintained lines or facilities such as trunk lines, interceptors, mains, and laterals. Service lines are those privately owned lines or facilities extending from the main line to the property line.

Policy Statement. Sub-surface improvements shall be made to serve current and projected land use. All installations shall conform to applicable standards established by local, state and/or federal agencies of competent jurisdiction. All installations shall also comply, to the maximum extent feasible, with nationally recognized standards such as those of the American Insurance Association.

Service lines from the lateral or trunk utility to the property line of all planned service locations such as residences or buildings on properties whose owner has requested service shall be installed in conjunction with the construction of the mains.

C. Subgrade Improvements

Subgrade improvements shall normally include such items as subgrade corrections (removing layers/pockets of unsuitable soils and replacing them with aggregate base, select granular material, or other more suitable soils) and installation of geotextile fabrics.

Policy Statement. Prior to construction or completion of subgrade improvements, all utilities and utility service lines (including sanitary sewers, storm sewers, water lines, gas and electric service) shall be installed to all planned service locations such as residences or buildings.

SECTION 9. POLICIES OF REASSESSMENT.

The City shall design public improvements to last for a definite period. The life expectancy or service life shall be as stated in the policy statement of this section, or if different, shall be as stated in the resolution ordering improvement and preparation of plans.

Policy Statement

The following are the "life expectancies" or "service lives" of public improvements except as may be otherwise stated in the resolution ordering improvement and preparation of plans.

1. Sidewalks and Trails – 30 years.
2. Street improvements, including surfacing and curb and gutter – 60 years.
3. Ornamental street lighting – 30 years.
4. Water Mains – 60 years.
5. Sanitary Sewers – 60 years.
6. Storm Sewers – 60 years.

SECTION 10. ASSESSMENT COMPUTATIONS.

The following is the typical city assessment for various specified improvements. The City Council reserves the right to vary from the following computations when conditions warrant. All computations are subject to the criteria set forth in Section 1.

A. Street and Curb and Gutter Improvements

1. ***New Construction.*** New streets are assessed 100% to the abutting benefited properties. Street and curb and gutter improvements will normally be assessed by the adjusted front footage method for commercial, industrial and multi-family residential properties, or by the per lot method for single-family residential properties, however other methods including the area method may be utilized if conditions warrant. Cost of construction of streets shall be assessed based on the minimum design of 7-ton axle load in residential areas and 9-ton axle load in commercial and industrial areas. Oversizing costs that are incurred in excess of the above may be paid by: (1) State funds, (2) larger assessment rates to other benefited properties, (3) general obligation funds, or (4) any other method or combination of methods authorized by the City Council.
2. ***Reconstruction and Overlays.*** Street reconstructions and overlays, including the associated removal and replacement of curb and gutter, are assessed 25% to the abutting benefited properties or as otherwise determined by Council ordered benefit appraisals.
3. ***Gravel Streets.*** Upgrading existing gravel streets by adding pavement, curb and gutter, and storm sewer are assessed 50% to the abutting benefited properties or as otherwise determined by Council ordered benefit appraisals.
4. ***Seal Coats.*** Sealcoats are not assessed.
5. ***Alleys.*** Upgrading existing gravel alleys by adding pavement is assessed 50% to all lots abutting on the alley in the block being improved or as otherwise determined by Council ordered benefit appraisals. Reconstructing existing paved alleys is 25% assessed to all lots abutting on the alley or as otherwise determined by Council ordered benefit appraisals.

B. Sidewalks and Trails

1. ***New Construction.*** New sidewalks and trails are not assessed to the abutting property on which the sidewalk is located, but rather are funded 100% by the City. In new subdivisions, the City will require the developer to finance sidewalk and trail improvements rather than assessing the cost.
2. ***Reconstruction.*** Replacement sidewalks are assessed 25% to the abutting property owner and 75% City funded.

C. Storm Sewer Improvements

Storm sewers are assessed on a project-by-project basis. Storm sewers in new subdivisions are considered an assessable improvement on an area basis.

Oversizing costs due to larger mains and larger appurtenances are paid for by a combination of availability charges, user charges and/or trunk area assessment charges. Trunk area storm sewer charges are levied to all unplatted property at the time of platting, to re-plats that have not been charged trunk area charges when the land was originally platted, and to re-plats that have been charged trunk area charges when the land was originally platted but where the use is increasing (only the cost difference based on current and prior use is charged). The charges will be set in the annual fee schedule approved by the City Council.

Normally, storm sewers are assessed on an area basis (square foot or acres), but in certain situations the per lot method or adjusted front footage method may be utilized at the City Council's discretion.

The replacement of existing storm sewers is paid for entirely through the Stormwater Utility Fund.

D. Sanitary Sewer Assessments

Assessments for sanitary sewer in residential areas are based upon the cost of construction of 8-inch mains, which is the smallest size installed in residential areas of the City. Assessments for sanitary sewers in commercial and industrial areas are based upon a standard size of 12-inch mains. Sanitary sewer assessments must conform to Chapter 8 of the City Charter.

Oversizing costs due to larger mains and larger appurtenances will be paid for by a combination of availability charges, user charges and/or trunk area assessment charges. Trunk area sanitary sewer charges shall be levied on all un-platted property at the time of platting and on re-plats that have not been charged trunk area charges when the land was originally platted. The charges will be set in the annual fee schedule approved by the City Council. Services installed to individual properties are assessed to the benefiting property as allowed under Chapter 8 of the City Charter.

Normally, sanitary sewers are assessed on an area basis (square foot or acres), but in certain situations the per lot method or adjusted front footage method may be utilized at the City Council's discretion.

Lateral benefit from major trunk sewers or interceptors is assessed to the properties benefited by the sewer. Any oversizing cost is assessed as described above.

The replacement of existing sewers is funded entirely by the City through the sewer enterprise funds.

Individual sanitary sewer service lines installed directly to specified properties are fully assessed directly to the benefited properties. Properties that have existing private sanitary services, but do not have mainline sewers adjacent to, across or abutting their property lines pay 0% of the assessment rate for the new mainline sanitary sewer, and 100% of the cost associated with replacing the service lines.

Any existing sanitary sewer service lines found to be defective as part of a project are replaced as part of the project and are assessed to the benefiting property as allowed under Chapter 8 of the City Charter.

Property owners electing to connect to City sewer during street reconstruction projects will receive a credit to offset those costs that would have been incurred by the City to reconstruct the street and boulevard after connecting to City sewer if the street were not being reconstructed. The amount of the credit will be set in the annual fee schedule approved by the City Council. Connecting to City sewer requires a City water connection.

E. Watermain Assessments

Assessments for watermains in residential areas are based upon the cost of construction of 8-inch mains, which is the smallest size installed in residential areas of the City. Assessments for watermains in commercial and industrial areas are based upon the standard size of 12-inch mains. Watermain assessments must conform to Chapter 8 of the City Charter.

Oversizing costs due to larger mains and larger appurtenances are paid for by a combination of availability charges, user charges and/or trunk area assessment charges. Trunk area water charges shall be levied on all un-platted property at the time of platting and on re-plats that have not been charged trunk area charges when the land was originally platted. The charges will be set in the annual fee schedule approved by the City Council. Services installed to individual properties shall be fully assessed to the benefiting property.

Normally, watermains are assessed on a per lot basis, but in certain situations the area or adjusted front footage method may be utilized at the City Council's discretion.

The replacement of existing watermains is funded entirely by the City through the water enterprise funds.

Lateral benefit from major trunk watermains is assessed to properties benefited by the watermain. Lateral watermain assessments are based on the costs for an equivalent 8-inch diameter watermain for residential properties and for an equivalent 12-inch diameter watermain for commercial/industrial properties.

Individual water service lines installed directly to specified properties are fully assessed directly to the benefited properties. Properties that have existing private water services, but do not have

mainline watermains adjacent to, across or abutting their property lines pay 0% of the assessment rate for the new watermain but 100% of the cost associated with replacing their service lines.

Any existing water service lines found to be defective as part of the project, are replaced as part of the project and are assessed directly to the benefiting property as allowed under Chapter 8 of the City Charter.

Property owners electing to connect to City water during street reconstruction projects will receive a credit to offset those costs that would have been incurred by the City to reconstruct the street and boulevard after connecting to City water if the street were not being reconstructed. The amount of the credit will be set in the annual fee schedule approved by the City Council.

F. Street Boulevard Trees

All street boulevard trees installed as part of new street constructions or in reconstructing existing streets shall be included as part of the overall project costs included in the assessment calculations.

G. Street Lights

All costs for new streetlights installed as part of constructing new streets or streetlights relocated as part of reconstructing streets are included in the overall project costs and included in the assessment calculations, unless otherwise directed by the City Council. In new subdivisions, the City will require the developer to finance street light improvements rather than assessing the cost.

H. Other Improvements

Based on the City Council's determination, any other eligible improvements may be fully assessed or assessed in part.

SECTION 11. DEFERMENT OF SPECIAL ASSESSMENTS.

Subd. 1. The Council may defer the payment of any special assessment on homestead property owned by a person who is 65 years of age or older, or who is retired by virtue of permanent and total disability, and the City Clerk is hereby authorized to record the deferment of special assessments where all of the following conditions are met:

1. The applicant must apply for the deferment not later than 90 days after the assessment is adopted by the City Council.
2. The applicant must be 65 years of age or older or retired by virtue of permanent and total disability at the time the assessment is adopted.
3. The applicant must be the owner of the property.
4. The applicant must occupy the property as his or her principal place of residence.
5. The average annual payment for assessments levied against the subject property exceed one percent of the adjusted gross income of the applicant as evidenced by the applicant's most recent federal income tax return. The average annual payment of an assessment shall be the total cost of the assessment divided by the number of years over which it is spread.

Subd. 2. The deferment shall be granted for as long a period of time as the hardship exists and the conditions in subdivision 1 remain true. It shall be the duty of the applicant to notify the City Clerk of any change in his or her status that would affect eligibility for deferment.

Subd. 3. The entire amount of deferred special assessments shall be due within sixty days after loss of eligibility by the applicant. If the special assessment is not paid within the sixty (60) days, the City Clerk shall add thereto interest accruing from the first date the applicant loses eligibility at the rate as defined in section 6.4 and the total amount of principal and interest shall be certified to the County Auditor for collection with taxes the following year. Should the applicant demonstrate to the satisfaction of the Council, that full repayment of the deferred special assessment would cause the applicant particular undue financial hardship, the Council may order that the applicant pay within sixty days a sum equal to the number of installments of deferred special assessments outstanding and unpaid to date, including principal and interest, with the balance thereafter paid according to the terms and conditions of the original special assessments.

Subd. 4. The option to defer the payment of special assessments shall terminate and all amounts accumulated plus applicable interest shall become due upon the occurrence of any one of the following:

1. The death of the owner when there is no spouse who is eligible for deferment.
2. The sale, transfer or subdivision of all or any part of the property.
3. Loss of homestead status on the property.
4. Determination by the Council for any reason that immediate or partial payment would impose no hardship.

State Law References(s): Minn. Stat. § 435.193, Senior Citizens or retired & disabled persons hardship special assessment deferral.

*Original Adoption: 12/9/14 by Resolution #14-12-250
*Amended: 1/13/15 by Resolution #15-01-016 – *Section 6 - #4 Interest to reflect interest rate on bonded projects*

CHAPTER 8. - PUBLIC IMPROVEMENTS AND SPECIAL ASSESSMENTS

Sec. 8.1. - Power to make improvements and levy assessments.

The city may make any type of local improvement not forbidden by law and levy special assessments to pay all or part of the cost of such local improvements. The total of the assessments for any local improvement may not exceed the cost of the local improvement, plus all costs and expenses connected therewith, including interest. No assessment shall exceed the benefit to the property assessed as measured by the increase in the market value of the property assessed as a result of the local improvement.

(Ord. of 1-25-1993)

Sec. 8.2. - Application of Charter.

All local improvement projects shall be carried out exclusively under the provisions of this Charter. The term "local improvement" as used in this section shall mean a public improvement financed partly or wholly from special assessments.

(Ord. of 1-25-1993)

Sec. 8.3. - Assessments for services.

The council may provide by ordinance that the cost of the city services to streets, sidewalks, or other public or private property may be assessed against property benefited and may be collected in the same manner as special assessments.

(Ord. of 1-25-1993)

Sec. 8.4. - Local improvement procedure.

When the city undertakes any local improvement to which the state local improvement code, Minn. Stats. chapter 429 applies, it shall comply with the provisions of that law, except as modified below. The council may by ordinance prescribe the procedure to be followed in making any other local improvement and levying assessments therefor.

8.4.1 *Sixty-day waiting period.* A period of 60 days shall elapse after the conclusion of the public hearing required by law to precede the ordering of the construction of a local improvement project (the "public hearing") before the actual ordering of the local improvement by the council and the council entering into a contract for the local improvement construction.

8.4.2 *Percentage of owners required.* When the local improvement has been petitioned for by the owners of not less than 50 percent in frontage of the real property abutting on streets named in the petition as the location of the local improvement the resolution ordering the local improvement by the council may be approved by vote of a majority of all members of the council. When there has been no such petition, the resolution may be adopted only by vote of four-fifths of all members of the council.

8.4.3 *Petition against the local improvement.* A proposed local improvement may be initiated by petition of the owners of real property abutting on the streets named in the petition. If, within 30 days of the conclusion of the public hearing, a petition against such local improvement is filed with the city administrator which petition is signed by a percentage of the owners of real property abutting on the streets named in the initiating petition as the location of the improvement which

percentage is greater than the percentage of owners of real property who signed the initiating petition, the council shall not make such local improvement at the expense of the abutting property owners. For purposes of the foregoing sentence, "owners of real property" shall not include owners of properties zoned for commercial or industrial uses or owners of properties zoned residential greater than ten acres in size based on zoning classifications in effect at the date of such petition, or owners of non-homestead real property greater than one acre in size.

8.4.4 *Counter petition in favor of the improvement.* If within 30 days of the filing with the city administrator of a petition against the local improvement as described in section 8.4.3 above, there is filed with the city administrator a petition in favor of the local improvement, signed by owners of real property abutting on the streets named in the initiating petition as the location of the improvement, in a percentage greater than the percent of owners of real property who signed the petition against the local improvement, then in such event the council may disregard the petition against the local improvement and proceed with the local improvement.

8.4.5 *Petition against council initiated improvement.* If the local improvement was initiated by council resolution without an initiating petition and, within 60 days of the conclusion of the public hearing, a petition is filed with the city administrator against such local improvement and which petition is signed by 60 percent or more of the owners of real property proposed to be assessed for and benefited by the local improvement, the council shall not make such local improvement at the expense of the benefited property owners. For purposes of the foregoing sentence, "owners of real property" shall not include owners of properties zoned for commercial or industrial uses or owners of properties zoned residential greater than ten acres in size based on zoning classifications in effect at the date of such petition, or owners of non-homestead real property greater than one acre in size.

8.4.6 *Withdrawal of name from petition.* Any person whose name appears on a petition to the council in favor of a local improvement, or on a petition to the council filed against a local improvement, may withdraw his/her name by a statement in writing filed with the city administrator before such petition is presented to the council or in person at a city council meeting before the city council accepts said petition.

8.4.7 *Filing of petition with city council.* All completed petitions filed with the city administrator as described herein shall be presented to the council by the city administrator at the council's next regularly scheduled meeting.

8.4.8 *One year before any further action.* When a proposed local improvement is disallowed pursuant to the petition process described in the foregoing sections, the council shall not vote on the same improvement within a period of one year after the public hearing on said improvement.

(Ord. of 1-25-1993; Ord. No. 06-22, § 2, 7-5-2006; Ord. No. 12-08, § 2, 6-26-2012; Ord. No. 14-07, § 2, 8-11-2014)

Sec. 8.5. - Computation of time.

Where the performance or doing of any act or matter is required by this Charter, and the period of time is prescribed and fixed by this Charter, the time shall be computed so as to exclude the first and include the last day of the prescribed or fixed period of time. When the last day of the period falls on a Saturday, Sunday, or a legal holiday, that day shall be omitted from the computation.

(Ord. of 1-25-1993)

Sec. 8.6. - Sewer and water projects.

This section applies to any local improvement project completed after January 1, 1996, which includes extending urban services (sewer and/or water) to an existing home or neighborhood.

8.6.1 *Connection policy.* The city may not compel any property owner with a functional private sewer and water system to connect to city sewer and/or water.

8.6.2 *Assessment policy.* The city may not levy an assessment for any component of any project which includes sewer and/or water improvements against a property whose owner elects to remain on a functional private sewer and/or water system.

8.6.3 *Request for urban services.* Property owners who remain on private sewer and water systems after urban services become available may request connection to urban services at any time. Upon connection to urban services an assessment may be levied provided it is consistent with the original assessment.

(Ref. of 5-20-1996; Ord. of 1-24-2001)

CHAPTER 429

LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS

429.011 DEFINITIONS.
429.021 LOCAL IMPROVEMENTS, COUNCIL POWERS.
429.031 PRELIMINARY PLANS, HEARINGS.
429.035 IMPROVEMENTS, PETITION.
429.036 APPEAL FROM DETERMINATION OF LEGALITY OF PETITION.
429.041 COUNCIL PROCEDURE.
429.051 APPORTIONMENT OF COST.
429.052 STREET OR ROAD IMPROVEMENTS OUTSIDE MUNICIPAL BOUNDARIES.
429.061 ASSESSMENT PROCEDURE.
429.071 SUPPLEMENTAL ASSESSMENTS; REASSESSMENT.
429.081 APPEAL TO DISTRICT COURT.
429.091 FINANCING.
429.101 UNPAID SPECIAL CHARGES MAY BE SPECIAL ASSESSMENTS.
429.111 CHARTER PROVISIONS, EFFECT.

429.01 [Repealed, 1953 c 398 s 13 subd 1]

429.011 DEFINITIONS.

Subdivision 1. **Application.** For the purpose of this chapter the terms defined in this section shall have the meanings ascribed to them.

Subd. 2. **Municipality; certain cities and towns.** "Municipality" means any city of the second, third, or fourth class however organized, or any statutory city or any town as defined in section 368.01.

Subd. 2a. **Municipality; certain counties.** "Municipality" also includes the following:

(1) a county in the case of construction, reconstruction, or improvement of a county state-aid highway;

(2) a county in the case of construction, reconstruction, or improvement of a county highway as defined in section 160.02 including curbs and gutters and storm sewers;

(3) a county exercising its powers and duties under section 444.075, subdivision 1;

(4) a county for expenses not paid for under section 403.113, subdivision 3, paragraph (b), clause (3);

(5) a county in the case of the abatement of nuisances; and

(6) a county operating an energy improvements financing program under section 216C.436.

Subd. 2b. **Municipality; certain towns.** "Municipality" also includes any town not having the powers granted herein pursuant to any other law in the case of construction, reconstruction or improvement of a town road including curbs and gutters and storm sewers and in the case of those improvements designated in section 429.021, subdivision 1, clauses (1), (2), (4), (5), (6), (7), (8), and (10).

Subd. 3. **Council.** "Council" means the body of the city having general legislative powers, the town board of the town, or the county board of a county.

Subd. 4. **Clerk.** "Clerk" means the chief clerical officer of the municipality.

Subd. 5. **Improvement.** "Improvement" means any type of improvement made under authority granted by section 429.021, and in the case of a county is limited to the construction, reconstruction, or improvement of a county state-aid highway or county highway including curbs and gutters and storm sewers, and to the purchase, installation, or maintenance of signs, posts, and markers for addressing related to the operation of enhanced 911 telephone service.

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Subd. 6. **Newspaper.** "Newspaper" means the official newspaper of the municipality, or if there is no official newspaper, a legal newspaper of general circulation in the municipality.

Subd. 7. **Street.** "Street" means any street, alley, or other public way, or any part thereof.

Subd. 8. **Utilities commission.** "Utilities commission" means the municipal board or commission, other than the council, which exercises any authority or control over the operation of any municipally owned public utility.

Subd. 9. **Pedestrian skyway system.** "Pedestrian skyway system" means any system of providing for pedestrian traffic circulation, mechanical or otherwise, elevated above ground, within and without the public right-of-way, and through or above private property and buildings, and includes overpasses, bridges, passageways, walkways, concourses, hallways, corridors, arcades, courts, plazas, elevators, escalators, heated canopies, and accesses and all fixtures, furniture, equipment, facilities, services, and appurtenances which in the judgment of the council will enhance the movement, safety, security, convenience and enjoyment of pedestrians and benefit the city and adjoining properties.

Subd. 10. **Underground pedestrian concourse.** "Underground pedestrian concourse" means any system of providing for pedestrian traffic circulation, mechanical or otherwise, below ground, within and without the public right-of-way, and through or below private property, and includes tunnels, passageways, walkways, concourses, hallways, corridors, arcades, plazas, elevators, escalators, heated canopies, and accesses and all fixtures, furniture, equipment, facilities, and appurtenances which in the judgment of the council will enhance the movement, safety, security, convenience and enjoyment of pedestrians and benefit the city and adjoining properties.

Subd. 11. **Special lighting system.** "Special lighting system" means lights or light displays of any type located within or without the public right-of-way.

Subd. 12. **Acquire.** "Acquire" includes, but is not limited to, the obtaining by purchase, condemnation, or leasing rights or interests in the areas above or below the surface of the ground of real property or structures or improvements thereon.

Subd. 13. **Public mall, plaza, or courtyard.** "Public mall, plaza, or courtyard" means any wholly or partly opened or enclosed public area adjacent to or attached to a wall, fence, commercial structure, hotel, or any other building and designed as a place for passive recreation, public entertainment, exhibition and education, or a pedestrian walk.

Subd. 14. **Fire protection system.** "Fire protection system" means pipes, standpipes, sprinklers, control systems and other devices and equipment installed in or outside a building for the primary purpose of eliminating or reducing the spread of fire in the building or providing for safe evacuation of the building, whether the devices and equipment are publicly or privately owned.

Subd. 15. **Highway sound barriers.** "Highway sound barriers" means sound abatement walls erected along highways to reduce noise levels attributable to vehicular traffic.

Subd. 16. **On-site water contaminant improvements.** "On-site water contaminant improvements" means pipes, wells, and other devices and equipment installed in or outside a building for the primary purpose of eliminating water contamination caused by lead or other toxic or health threatening substances in the water, whether the improvements so installed are publicly or privately owned.

History: *1953 c 398 s 1; 1961 c 338 s 1; 1969 c 741 s 1-3; 1971 c 617 s 1-4; 1973 c 123 art 5 s 7; 1973 c 636 s 1; 1973 c 702 s 22; 1974 c 233 s 1; 1976 c 147 s 1; 1978 c 634 s 1,2; 1979 c 330 s 1; 1983 c 9 s 1;*

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1984 c 478 s 1; 1984 c 591 s 1; 1986 c 315 s 1; 1987 c 138 s 1; 1988 c 564 s 1; 1994 c 614 s 5; 2000 c 490 art 5 s 29,30; 2009 c 88 art 2 s 31; 2010 c 389 art 7 s 4

429.02 [Repealed, 1953 c 398 s 13 subd 1]

429.021 LOCAL IMPROVEMENTS, COUNCIL POWERS.

Subdivision 1. **Improvements authorized.** The council of a municipality shall have power to make the following improvements:

(1) To acquire, open, and widen any street, and to improve the same by constructing, reconstructing, and maintaining sidewalks, pavement, gutters, curbs, and vehicle parking strips of any material, or by grading, graveling, oiling, or otherwise improving the same, including the beautification thereof and including storm sewers or other street drainage and connections from sewer, water, or similar mains to curb lines.

(2) To acquire, develop, construct, reconstruct, extend, and maintain storm and sanitary sewers and systems, including outlets, holding areas and ponds, treatment plants, pumps, lift stations, service connections, and other appurtenances of a sewer system, within and without the corporate limits.

(3) To construct, reconstruct, extend, and maintain steam heating mains.

(4) To install, replace, extend, and maintain street lights and street lighting systems and special lighting systems.

(5) To acquire, improve, construct, reconstruct, extend, and maintain water works systems, including mains, valves, hydrants, service connections, wells, pumps, reservoirs, tanks, treatment plants, and other appurtenances of a water works system, within and without the corporate limits.

(6) To acquire, improve and equip parks, open space areas, playgrounds, and recreational facilities within or without the corporate limits.

(7) To plant trees on streets and provide for their trimming, care, and removal.

(8) To abate nuisances and to drain swamps, marshes, and ponds on public or private property and to fill the same.

(9) To construct, reconstruct, extend, and maintain dikes and other flood control works.

(10) To construct, reconstruct, extend, and maintain retaining walls and area walls.

(11) To acquire, construct, reconstruct, improve, alter, extend, operate, maintain, and promote a pedestrian skyway system. Such improvement may be made upon a petition pursuant to section 429.031, subdivision 3.

(12) To acquire, construct, reconstruct, extend, operate, maintain, and promote underground pedestrian concourses.

(13) To acquire, construct, improve, alter, extend, operate, maintain, and promote public malls, plazas or courtyards.

(14) To construct, reconstruct, extend, and maintain district heating systems.

(15) To construct, reconstruct, alter, extend, operate, maintain, and promote fire protection systems in existing buildings, but only upon a petition pursuant to section 429.031, subdivision 3.

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(16) To acquire, construct, reconstruct, improve, alter, extend, and maintain highway sound barriers.

(17) To improve, construct, reconstruct, extend, and maintain gas and electric distribution facilities owned by a municipal gas or electric utility.

(18) To purchase, install, and maintain signs, posts, and other markers for addressing related to the operation of enhanced 911 telephone service.

(19) To improve, construct, extend, and maintain facilities for Internet access and other communications purposes, if the council finds that:

(i) the facilities are necessary to make available Internet access or other communications services that are not and will not be available through other providers or the private market in the reasonably foreseeable future; and

(ii) the service to be provided by the facilities will not compete with service provided by private entities.

(20) To assess affected property owners for all or a portion of the costs agreed to with an electric utility, telecommunications carrier, or cable system operator to bury or alter a new or existing distribution system within the public right-of-way that exceeds the utility's design and construction standards, or those set by law, tariff, or franchise, but only upon petition under section 429.031, subdivision 3.

(21) To assess affected property owners for repayment of voluntary energy improvement financings under section 216C.436, subdivision 7.

Subd. 2. **Combining improvements.** An improvement on two or more streets or two or more types of improvement in or on the same street or streets or different streets may be included in one proceeding and conducted as one improvement.

Subd. 3. **Relation to charter and other laws.** When any portion of the cost of an improvement is defrayed by special assessments, the procedure prescribed in this chapter shall be followed unless the council determines to proceed under charter provisions; but this chapter does not prescribe the procedure to be followed by a municipality in making improvements financed without the use of special assessments.

If the council determines to proceed under charter provisions for special assessments, such provisions shall be deemed to include a requirement that notices of proposed assessments inform property owners of the procedures they must follow under the charter in order to appeal the assessments to district court. The notices shall also inform property owners of the provisions of sections 435.193 to 435.195 and the existence of any deferment procedure established pursuant thereto in the municipality.

Charter provisions shall also be deemed to require that when the council determines to make any improvement, it shall let the contract for all or part of the work, or order all or part of the work done by day labor or otherwise as may be authorized by the charter, no later than one year after the adoption of the resolution ordering such improvement, unless a different time limit is specifically stated in the resolution ordering the improvement.

History: *1953 c 398 s 2; 1965 c 877 s 1; 1971 c 617 s 5; 1973 c 201 s 1; 1974 c 233 s 2; 1974 c 314 s 1; 1976 c 195 s 1; 1978 c 518 s 1; 1979 c 330 s 2; 1981 c 334 s 5; 1984 c 548 s 4; 1984 c 582 s 3; 1984 c 591 s 2; 1984 c 633 s 2; 1987 c 138 s 2; 1997 c 219 s 5; 2000 c 490 art 5 s 31; 2000 c 493 s 5; 2005 c 67 s 1; 2010 c 216 s 21*

429.03 [Repealed, 1953 c 398 s 13 subd 1]

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429.031 PRELIMINARY PLANS, HEARINGS.

Subdivision 1. **Preparation of plans, notice of hearing.** (a) Before the municipality awards a contract for an improvement or orders it made by day labor, or before the municipality may assess any portion of the cost of an improvement to be made under a cooperative agreement with the state or another political subdivision for sharing the cost of making the improvement, the council shall hold a public hearing on the proposed improvement following two publications in the newspaper of a notice stating the time and place of the hearing, the general nature of the improvement, the estimated cost, and the area proposed to be assessed. The two publications must be a week apart, and the hearing must be at least three days after the second publication. Not less than ten days before the hearing, notice of the hearing must also be mailed to the owner of each parcel within the area proposed to be assessed and must contain a statement that a reasonable estimate of the impact of the assessment will be available at the hearing, but failure to give mailed notice or any defects in the notice does not invalidate the proceedings. For the purpose of giving mailed notice, owners are those shown as owners on the records of the county auditor or, in any county where tax statements are mailed by the county treasurer, on the records of the county treasurer; but other appropriate records may be used for this purpose. For properties that are tax exempt or subject to taxation on a gross earnings basis and are not listed on the records of the county auditor or the county treasurer, the owners may be ascertained by any practicable means, and mailed notice must be given them as provided in this subdivision.

(b) Before the adoption of a resolution ordering the improvement, the council shall secure from the city engineer or some other competent person of its selection a report advising it in a preliminary way as to whether the proposed improvement is necessary, cost-effective, and feasible and as to whether it should best be made as proposed or in connection with some other improvement. The report must also include the estimated cost of the improvement as recommended. A reasonable estimate of the total amount to be assessed, and a description of the methodology used to calculate individual assessments for affected parcels, must be available at the hearing. No error or omission in the report invalidates the proceeding unless it materially prejudices the interests of an owner.

(c) If the report is not prepared by an employee of a municipality, the compensation for preparing the report under this subdivision must be based on the following factors:

(1) the time and labor required;

(2) the experience and knowledge of the preparer;

(3) the complexity and novelty of the problems involved; and

(4) the extent of the responsibilities assumed.

(d) The compensation must not be based primarily on a percentage of the estimated cost of the improvement.

(e) The council may also take other steps prior to the hearing, including, among other things, the preparation of plans and specifications and the advertisement for bids that will in its judgment provide helpful information in determining the desirability and feasibility of the improvement.

(f) The hearing may be adjourned from time to time, and a resolution ordering the improvement may be adopted at any time within six months after the date of the hearing by vote of a majority of all members of the council when the improvement has been petitioned for by the owners of not less than 35 percent in frontage of the real property abutting on the streets named in the petition as the location of the improvement. When there has been no such petition, the resolution may be adopted only by vote of four-fifths of all members of the council; provided that if the mayor of the municipality is a member of the council but has

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no vote or votes only in case of a tie, the mayor is not deemed to be a member for the purpose of determining a four-fifths majority vote.

(g) The resolution ordering the improvement may reduce, but not increase, the extent of the improvement as stated in the notice of hearing.

Subd. 2. **Approval by park board or utilities commission.** A resolution ordering a park improvement may be adopted only by a four-fifths vote of the council and shall also be approved by the park board, if there is one; provided, that if the mayor of the municipality is a member of the council but has no vote or votes only in case of a tie, the mayor shall not be deemed to be a member for the purpose of determining such four-fifths majority vote. A resolution ordering an improvement of the water, sewer, steam heating, street lighting or other facility over which a utilities commission has jurisdiction shall also be approved by the utilities commission.

Subd. 3. **Petition by all owners.** Whenever all owners of real property abutting upon any street named as the location of any improvement shall petition the council to construct the improvement and to assess the entire cost against their property, the council may, without a public hearing, adopt a resolution determining such fact and ordering the improvement. The validity of the resolution shall not be questioned by any taxpayer or property owner or the municipality unless an action for that purpose is commenced within 30 days after adoption of the resolution as provided in section 429.036. Nothing herein prevents any property owner from questioning the amount or validity of the special assessment against the owner's property pursuant to section 429.081. In the case of a petition for the municipality to own and install a fire protection system, a pedestrian skyway system, or on-site water contaminant improvements, the petition must contain or be accompanied by an undertaking satisfactory to the city by the petitioner that the petitioner will grant the municipality the necessary property interest in the building to permit the city to enter upon the property and the building to construct, maintain, and operate the fire protection system, pedestrian skyway system, or on-site water contaminant improvements. In the case of a petition for the installation of a privately owned fire protection system, a privately owned pedestrian skyway system, or privately owned on-site water contaminant improvements, the petition shall contain the plans and specifications for the improvement, the estimated cost of the improvement and a statement indicating whether the city or the owner will contract for the construction of the improvement. If the owner is contracting for the construction of the improvement, the city shall not approve the petition until it has reviewed and approved the plans, specifications, and cost estimates contained in the petition. The construction cost financed under section 429.091 shall not exceed the amount of the cost estimate contained in the petition. In the case of a petition for the installation of a fire protection system, a pedestrian skyway system, or on-site water contaminant improvements, the petitioner may request abandonment of the improvement at any time after it has been ordered pursuant to subdivision 1 and before contracts have been awarded for the construction of the improvement under section 429.041, subdivision 2. If such a request is received, the city council shall abandon the proceedings but in such case the petitioner shall reimburse the city for any and all expenses incurred by the city in connection with the improvement.

History: *1953 c 398 s 3; 1955 c 811 s 1; 1957 c 430 s 1; 1961 c 525 s 1,2; 1963 c 771 s 1; 1965 c 877 s 2; 1967 c 57 s 1,2; 1973 c 123 art 5 s 7; 1984 c 548 s 5; 1984 c 582 s 4; 1984 c 591 s 3; 1984 c 633 s 3; 1986 c 444; 1994 c 614 s 6; 1996 c 402 s 1; 2000 c 490 art 5 s 32*

429.035 IMPROVEMENTS, PETITION.

When any petition for the making of any improvement in any statutory city, town, or city of the second, third, or fourth class, however organized, for the cost of which special assessments may be, in whole or in part, levied therefor, is presented to the governing body of the municipality, this body shall, by resolution,

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determine whether or not the petition has been signed by the required percentage of owners of property affected thereby.

History: *(1918-33) 1927 c 311 s 1; 1953 c 398 s 12; 1961 c 338 s 2; 1973 c 123 art 5 s 7*

429.036 APPEAL FROM DETERMINATION OF LEGALITY OF PETITION.

Any person, being aggrieved by this determination, may appeal to the district court of the county in which the property is located by serving upon the clerk of the municipality, within 30 days after the adoption and publication of the resolution, a notice of appeal briefly stating the grounds of appeal and giving a bond in the penal sum of $250, in which the municipality shall be named as obligee, to be approved by the clerk of the municipality, conditioned that the appellant will duly prosecute the appeal, pay all costs and disbursements which may be adjudged against the appellant, and abide by the order of the court. The clerk shall furnish the appellant a certified copy of the petition, or any part thereof, on being paid by appellant of the proper charges therefor. The appeal shall be placed upon the calendar of the next general term commencing more than 30 days after the date of serving the notice and filing the bond and shall be tried as are other appeals in such cases. Unless reversed upon the appeal, the determination of the governing body as to the sufficiency of the petition shall be final and conclusive.

History: *(1918-34) 1927 c 311 s 2; 1986 c 444*

429.04 [Repealed, 1953 c 398 s 13]

429.041 COUNCIL PROCEDURE.

Subdivision 1. **Plans and specifications, advertisement for bids.** When the council determines to make any improvement, it shall let the contract for all or part of the work, or order all or part of the work done by day labor or otherwise as authorized by subdivision 2, no later than one year after the adoption of the resolution ordering such improvement, unless a different time limit is specifically stated in the resolution ordering the improvement. The council shall cause plans and specifications of the improvement to be made, or if previously made, to be modified, if necessary, and to be approved and filed with the clerk, and if the estimated cost exceeds the amount in section 471.345, subdivision 3, shall advertise for bids for the improvement in the newspaper or recognized industry trade journal as defined in section 331A.01, subdivision 11, and for such length of time as it may deem advisable. If the estimated cost exceeds twice the amount in section 471.345, subdivision 3, publication shall be made no less than three weeks before the last day for submission of bids once in the newspaper and at least once in either a newspaper published in a city of the first class or a recognized industry trade journal. The advertisement shall specify the work to be done, shall state the time when the bids will be publicly opened for consideration by the council, which shall be not less than ten days after the first publication of the advertisement when the estimated cost is less than twice the amount in section 471.345, subdivision 3, and not less than three weeks after such publication in other cases, and shall state that no bids will be considered unless sealed and filed with the clerk and accompanied by a cash deposit, cashier's check, bid bond, or certified check payable to the clerk, for such percentage of the amount of the bid as the council may specify. In providing for the advertisement for bids the council may direct that the bids shall be opened publicly by two or more designated officers or agents of the municipality and tabulated in advance of the meeting at which they are to be considered by the council. Nothing herein shall prevent the council from advertising separately for various portions of the work involved in an improvement, or from itself, supplying by such means as may be otherwise authorized by law, all or any part of the materials, supplies, or equipment to be used in the improvement or from combining two or more improvements in a single set of plans and specifications or a single contract.

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Subd. 2. **Contracts; day labor.** In contracting for an improvement, the council shall require the execution of one or more written contracts and bonds, conditioned as required by law. The council shall award the contract to the lowest responsible bidder or it may reject all bids. If any bidder to whom a contract is awarded fails to enter promptly into a written contract and to furnish the required bond, the defaulting bidder shall forfeit to the municipality the amount of the defaulter's cash deposit, cashier's check, bid bond, or certified check, and the council may thereupon award the contract to the next lowest responsible bidder. When it appears to the council that the cost of the entire work projected will be less than the amount in section 471.345, subdivision 3, or whenever no bid is submitted after proper advertisement or the only bids submitted are higher than the engineer's estimate, the council may advertise for new bids or, without advertising for bids, directly purchase the materials for the work and do it by the employment of day labor or in any other manner the council considers proper. The council may have the work supervised by the city engineer or other qualified person but shall have the work supervised by a registered engineer if done by day labor and it appears to the council that the entire cost of all work and materials for the improvement will be more than the lowest amount in section 471.345, subdivision 4. In case of improper construction or unreasonable delay in the prosecution of the work by the contractor, the council may order and cause the suspension of the work at any time and relet the contract, or order a reconstruction of any portion of the work improperly done, and where the cost of completion or reconstruction necessary will be less than the amount in section 471.345, subdivision 3, the council may do it by the employment of day labor.

Subd. 2a. **Best value alternative.** As an alternative to the procurement method described in subdivision 2, the council may issue a request for proposals and award the contract to the vendor or contractor offering the best value as described in section 16C.28, subdivision 1, paragraph (a), clause (2), and paragraph (c).

Subd. 3. **Day labor; detailed report.** When the council has performed construction work by day labor, it shall cause a detailed report to be filed with the clerk and certified by the registered engineer or other person in charge, if there is no registered engineer. The report shall show:

(a) the complete cost of the construction;

(b) final quantities of the various units of work done;

(c) materials furnished for the project and the cost of each item thereof;

(d) cost of labor, cost of equipment hired, and supervisory costs.

The report shall have attached a certificate by the registered engineer or other person in charge that the work was done according to the plans and specifications, or, if there were any deviations from them, an itemized statement of those deviations.

Subd. 4. **Alternate procedure on street improvements.** As to any improvement or improvements consisting of grading, graveling, or bituminous surfacing of streets and alleys, the council may proceed in the manner provided in this chapter, except that it may

(1) order the work done by day labor, regardless of the estimated cost of such improvement or improvements,

(2) use municipal equipment or hire equipment and purchase materials for all such improvements to be done by day labor in any 12-month period by advertising once therefor, such advertisement to call for bids for the furnishing of equipment, if the municipality does not use its own equipment, and for materials at unit prices based on the quantities which the council estimates will be required, and

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(3) contract at one time on a unit price basis for part or all of the street improvements to be constructed by the municipality during the current year, including improvements which may thereafter be ordered constructed.

Subd. 5. **Cooperation with state or local government.** When an improvement is made under a cooperative agreement with the state or another political subdivision by the terms of which the state or other subdivision is to construct or contract to construct the improvement, it shall not be necessary to comply with subdivisions 1 and 2.

Subd. 6. **Percentage payment on engineer's estimate.** In case the contractor properly performs the work, the council shall, from month to month before completion of the work, pay the contractor not to exceed 95 percent of the amount already earned under the contract, upon the estimate of the engineer or other competent person selected by the council, and the contract shall so provide, and shall further agree that when the work is 95 percent or more completed upon the recommendation of the engineer such portions of the retained price shall be released as the governing body of the municipality determines are not required to be retained to protect the municipality's interest in satisfactory completion of the contract. Failure to pay any amount due and payable under the terms of the contract within 30 days of a monthly estimate or 90 days after the final estimate of the amount earned shall obligate the municipality to pay to the contractor simple interest on the past due amount at an annual rate equal to the monthly index of long term United States bond yields for the month prior to the month in which this obligation is incurred plus an additional one percent per annum. Interest shall not be imposed with respect to any amount which a municipality may legally withhold as a result of breach of contract or other contractual claim or if the delay is caused by the contractor.

Subd. 7. **Modification of contracts.** After work has been commenced on an improvement undertaken pursuant to a contract awarded on a unit price basis the council may, without advertising for bids, authorize changes in the contract so as to include additional units of work at the same unit price if the cost of the additional work does not exceed 25 percent of the original contract price. Original contract price means that figure determined by multiplying the estimated number of units required by the unit price.

History: *1953 c 398 s 4; 1957 c 430 s 2,3; 1961 c 525 s 3,4; 1973 c 123 art 5 s 7; 1976 c 156 s 1; 1977 c 278 s 1; 1978 c 518 s 2; 1980 c 464 s 8; 1985 c 174 s 3; 1986 c 444; 1993 c 38 s 1,2; 2001 c 5 s 1,2; 2004 c 278 s 6,7; 2007 c 148 art 3 s 25; 2009 c 152 s 18,19; 2013 c 46 s 2*

429.05 [Repealed, 1953 c 398 s 13 subd 1]

429.051 APPORTIONMENT OF COST.

The cost of any improvement, or any part thereof, may be assessed upon property benefited by the improvement, based upon the benefits received, whether or not the property abuts on the improvement and whether or not any part of the cost of the improvement is paid from the county state-aid highway fund, the municipal state-aid street fund, or the trunk highway fund. The area assessed may be less than but may not exceed the area proposed to be assessed as stated in the notice of hearing on the improvement, except as provided below. The municipality may pay such portion of the cost of the improvement as the council may determine from general ad valorem tax levies or from other revenues or funds of the municipality available for the purpose. The municipality may subsequently reimburse itself for all or any of the portion of the cost of a water, storm sewer, or sanitary sewer improvement so paid by levying additional assessments upon any properties abutting on but not previously assessed for the improvement, on notice and hearing as provided for the assessments initially made. To the extent that such an improvement benefits nonabutting properties which may be served by the improvement when one or more later extensions or improvements are made but which are not initially assessed therefor, the municipality may also reimburse itself by adding all or any

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of the portion of the cost so paid to the assessments levied for any of such later extensions or improvements, provided that notice that such additional amount will be assessed is included in the notice of hearing on the making of such extensions or improvements. The additional assessments herein authorized may be made whether or not the properties assessed were included in the area described in the notice of hearing on the making of the original improvement.

In any city of the fourth class electing to proceed under a home rule charter as provided in this chapter, which charter provides for a board of water commissioners and authorizes such board to assess a water frontage tax to defray the cost of construction of water mains, such board may assess the tax based upon the benefits received and without regard to any charter limitation on the amount that may be assessed for each lineal foot of property abutting on the water main. The water frontage tax shall be imposed according to the procedure and, except as herein provided, subject to the limitations of the charter of the city.

History: *1953 c 398 s 5; 1955 c 842 s 1; 1957 c 40 s 1; 1959 c 490 s 1; 1961 c 286 s 1*

429.052 STREET OR ROAD IMPROVEMENTS OUTSIDE MUNICIPAL BOUNDARIES.

A municipality may construct street or road improvements outside its jurisdiction with the consent of the affected township, or if the property is located in unorganized territory, the county. When property is brought within the corporate limits of the municipality, the municipality may subsequently reimburse itself for all or any portion of the cost of the improvement for which municipal funds have been expended, by levying an assessment upon any property abutting on, but not previously assessed for, the improvement. No assessment may be so levied unless the property to be assessed was given notice and hearing of the improvements under section 429.031 at the time the improvement was ordered, and subsequently in accordance with the notice, hearing, and appeal rights, provided for under sections 429.061 and 429.081.

History: *2005 c 152 art 1 s 12*

429.06 [Repealed, 1953 c 398 s 13 subd 1]

429.061 ASSESSMENT PROCEDURE.

Subdivision 1. **Calculation, notice.** At any time after the expense incurred or to be incurred in making an improvement shall be calculated under the direction of the council, the council shall determine by resolution the amount of the total expense the municipality will pay, other than the amount, if any, which it will pay as a property owner, and the amount to be assessed. If a county proposes to assess within the boundaries of a city for a county state-aid highway or county highway, including curbs, gutters, and storm sewers, the resolution must include the portion of the cost proposed to be assessed within the city. The county shall forward the resolution to the city and it may not proceed with the assessment procedure nor may the county allocate any cost under this section for property within the city unless the city council adopts the resolution approving the assessment. Thereupon the clerk, with the assistance of the engineer or other qualified person selected by the council, shall calculate the proper amount to be specially assessed for the improvement against every assessable lot, piece or parcel of land, without regard to cash valuation, in accordance with the provisions of section 429.051. The proposed assessment roll shall be filed with the clerk and be open to public inspection. The clerk shall thereupon, under the council's direction, publish notice that the council will meet to consider the proposed assessment. Such notice shall be published in the newspaper at least once and shall be mailed to the owner of each parcel described in the assessment roll. For the purpose of giving mailed notice under this subdivision, owners shall be those shown to be such on the records of the county auditor or, in any county where tax statements are mailed by the county treasurer, on the records of the county treasurer; but other appropriate records may be used for this purpose. Such publication and mailing shall be no less than two weeks prior to such meeting of the council. Except as to the owners of tax-exempt

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property or property taxes on a gross earnings basis, every property owner whose name does not appear on the records of the county auditor or the county treasurer shall be deemed to have waived such mailed notice unless the owner has requested in writing that the county auditor or county treasurer, as the case may be, include the name on the records for such purpose. Such notice shall state the date, time, and place of such meeting, the general nature of the improvement, the area proposed to be assessed, the total amount of the proposed assessment, that the proposed assessment roll is on the file with the clerk, and that written or oral objections thereto by any property owner will be considered. The notice must also state that no appeal may be taken as to the amount of any assessment adopted pursuant to subdivision 2, unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. The notice shall also state that an owner may appeal an assessment to district court pursuant to section 429.081 by serving notice of the appeal upon the mayor or clerk of the municipality within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the mayor or clerk. The notice shall also inform property owners of the provisions of sections 435.193 to 435.195 and the existence of any deferment procedure established pursuant thereto in the municipality. In addition, the notice mailed to the owner must state in clear language the following information:

(1) the amount to be specially assessed against that particular lot, piece, or parcel of land;

(2) adoption by the council of the proposed assessment may be taken at the hearing;

(3) the right of the property owner to prepay the entire assessment and the person to whom prepayment must be made;

(4) whether partial prepayment of the assessment has been authorized by ordinance;

(5) the time within which prepayment may be made without the assessment of interest; and

(6) the rate of interest to be accrued if the assessment is not prepaid within the required time period.

Subd. 2. **Adoption; interest.** At such meeting or at any adjournment thereof the council shall hear and pass upon all objections to the proposed assessment, whether presented orally or in writing. The council may amend the proposed assessment as to any parcel and by resolution adopt the same as the special assessment against the lands named in the assessment roll. Notice of any adjournment of the hearing shall be adequate if the minutes of the meeting so adjourned show the time and place when and where the hearing is to be continued.

The council may consider any objection to the amount of a proposed assessment as to a specific parcel of land at an adjourned hearing upon further notice to the affected property owner as it deems advisable. At the adjourned hearing the council or a committee of it may hear further written or oral testimony on behalf of the objecting property owner and may consider further written or oral testimony from appropriate city officials and other witnesses as to the amount of the assessment. The council or committee shall prepare a record of the proceedings at the adjourned hearing and written findings as to the amount of the assessment. The amount of the assessment as finally determined by the council shall become a part of the adopted assessment roll. No appeal may be taken as to the amount of any assessment adopted under this section unless written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. All objections to the assessments not received at the assessment hearing in the manner prescribed by this subdivision are waived, unless the failure to object at the assessment hearing is due to a reasonable cause.

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If the adopted assessment differs from the proposed assessment as to any particular lot, piece, or parcel of land, the clerk must mail to the owner a notice stating the amount of the adopted assessment. Owners must also be notified by mail of any changes adopted by the council in interest rates or prepayment requirements from those contained in the notice of the proposed assessment.

The assessment, with accruing interest, shall be a lien upon all private and public property included therein, from the date of the resolution adopting the assessment, concurrent with general taxes; but the lien shall not be enforceable against public property as long as it is publicly owned, and during such period the assessment shall be recoverable from the owner of such property only in the manner and to the extent provided in section 435.19. Unless otherwise provided in the resolution, all assessments shall be payable in equal annual installments extending over such period, not exceeding 30 years, as the resolution determines, payable on the first Monday in January in each year, but the number of installments need not be uniform for all assessments included in a single assessment roll if a uniform criterion for determining the number of installments is provided by the resolution. Assessments on property located in a targeted neighborhood as defined in Laws 1987, chapter 386, article 6, section 4, may be payable in variable annual installments if the resolution provides for a variable payment. The first installment of each assessment shall be included in the first tax rolls completed after its adoption and shall be payable in the same year as the taxes contained therein; except that the payment of the first installment of any assessment levied upon unimproved property may be deferred until a designated future year, or until the platting of the property or the construction of improvements thereon, upon such terms and conditions and based upon such standards and criteria as may be provided by resolution of the council. If special assessments against the property have been deferred pursuant to this subdivision, the governmental unit shall record with the county recorder in the county in which the property is located a certificate containing the legal description of the affected property and of the amount deferred. In any event, every assessment the payment of which is so deferred, when it becomes payable, shall be divided into a number of installments such that the last installment thereof will be payable not more than 30 years after the levy of the assessment. All assessments shall bear interest at such rate as the resolution determines. To the first installment of each assessment shall be added interest on the entire assessment from a date specified in the resolution levying the assessment, not earlier than the date of the resolution, until December 31 of the year in which the first installment is payable, and to each subsequent installment shall be added interest for one year on all unpaid installments; or alternatively, any assessment may be made payable in equal annual installments including principal and interest, each in the amount annually required to pay the principal over such period with interest at such rate as the resolution determines, not exceeding the maximum period and rate specified above. In the latter event no prepayment shall be accepted under subdivision 3 without payment of all installments due to and including December 31 of the year of prepayment, together with the original principal amount reduced only by the amounts of principal included in such installments, computed on an annual amortization basis. When payment of an assessment is deferred, as authorized in this subdivision, interest thereon for the period of deferment may be made payable annually at the same times as the principal installments of the assessment would have been payable if not deferred; or interest for this period may be added to the principal amount of the assessment when it becomes payable; or, if so provided in the resolution levying the assessment, interest thereon to December 31 of the year before the first installment is payable may be forgiven.

Subd. 3. **Transmitted to auditor, prepayment.** After the adoption of the assessment, the clerk shall transmit a certified duplicate of the assessment roll with each installment, including interest, set forth separately to the county auditor of the county to be extended on the proper tax lists of the county; but in lieu of such certification, the council may in its discretion direct the clerk to file all assessment rolls in the clerk's office and to certify annually to the county auditor, on or before November 30 in each year, the total amount of installments of and interest on assessments on each parcel of land in the municipality which are to become due in the following year. If any installment and interest has not been so certified prior to the year when it

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is due, the clerk shall forthwith certify the same to the county auditor for collection in the then succeeding year; and if the municipality has issued improvement warrants to finance the improvement, it shall pay out of its general funds into the fund of the improvement interest on the then unpaid balance of the assessment for the year or years during which the collection of such installment is postponed. All assessments and interest thereon shall be collected and paid over in the same manner as other municipal taxes. The owner of any property so assessed may, at any time prior to certification of the assessment or the first installment thereof to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the municipal treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption thereof; and, except as hereinafter provided, the owner may at any time prior to November 15 of any year, prepay to the treasurer of the municipality having levied said assessments, the whole assessment remaining due with interest accrued to December 31 of the year in which said prepayment is made. If the assessment roll is retained by the municipal clerk, the installment and interest in process of collection on the current tax list shall be paid to the county treasurer and the remaining principal balance of the assessment, if paid, shall be paid to the municipal treasurer. The council may by ordinance authorize the partial prepayment of assessments, in such manner as the ordinance may provide, prior to certification of the assessment or the first installment thereof to the county auditor.

Subd. 4. **Collection, tax-exempt property.** On the confirmation of any assessments the clerk shall mail to the county auditor a notice specifying the amount payable by any county, to the clerk or recorder of any other political subdivision a notice specifying the amount payable by the political subdivision and to the owner of any right-of-way, at its principal office in the state, a notice specifying the amount payable on account of any right-of-way. The amount payable on account of any right-of-way or public property shall be payable to the municipality's treasurer and shall be payable in like installments and with like interest and penalties as provided for in reference to the installments payable on account of assessable real property, except that interest accruing shall not begin to run until the notice provided in this subdivision has been properly given and 30 days thereafter have elapsed. The governing body of any such political subdivision shall provide for the payment of these amounts and shall take appropriate action to that end. If the assessment is not paid in a single installment, the municipal treasurer shall annually mail to the owner of any right-of-way and, as long as the property is publicly owned, to the owner of any public property a notice stating that an installment is due and should be paid to the municipal treasurer of the municipality which levied the special assessment. The municipality may collect the amount due on account of the right-of-way of any railroad or privately owned public utility by distress and sale of personal property in the manner provided by law in case of taxes levied upon personal property or by suit brought to enforce the collection of this indebtedness unless a different method of collecting such amounts is provided for by any contract between the owner of any right-of-way and the municipality.

Subd. 5. **Special assessments; administrative expenses.** Notwithstanding any general or special law to the contrary, a municipality shall pay to the county auditor all administrative expenses incurred by the county under subdivision 3 for each special assessment of any local improvement certified by the municipality to the county auditor.

History: *1953 c 398 s 6; 1955 c 811 s 2; 1957 c 510 s 2; 1957 c 699 s 1; 1961 c 77 s 1; 1961 c 525 s 5-7; 1963 c 771 s 2-4; 1965 c 877 s 3; 1969 c 1045 s 1; 1969 c 1095 s 1; 1974 c 314 s 2; 1976 c 195 s 2; 1976 c 324 s 18; 1980 c 509 s 164; 1980 c 560 s 5; 1980 c 607 art 11 s 1,2; 1984 c 478 s 2; 1984 c 543 s 50; 1Sp1985 c 16 art 1 s 3; 1986 c 315 s 2; 1986 c 444; 1986 c 473 s 10,11; 1987 c 344 s 3; 1987 c 386 art 6 s 2; 1991 c 342 s 8; 1993 c 375 art 5 s 33; art 17 s 17; 2005 c 4 s 106*

429.07 [Repealed, 1953 c 398 s 13]

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429.071 SUPPLEMENTAL ASSESSMENTS; REASSESSMENT.

Subdivision 1. **Supplemental assessments.** The council may make supplemental assessments to correct omissions, errors, or mistakes in the assessment relating to the total cost of the improvement or any other particular. A supplemental assessment shall be preceded by personal or mailed notice to the owner of each parcel included in the supplemental assessment and a hearing as provided for the original assessment.

Subd. 2. **Reassessment.** When an assessment is, for any reason whatever, set aside by a court of competent jurisdiction as to any parcel or parcels of land, or in event the council finds that the assessment or any part thereof is excessive or determines on advice of the municipal attorney that the assessment or proposed assessment or any part thereof is or may be invalid for any reason, the council may, upon notice and hearing as provided for the original assessment, make a reassessment or a new assessment as to such parcel or parcels.

Subd. 3. **Reapportionment upon land division.** When a tract of land against which a special assessment has been levied is thereafter divided or subdivided by plat or otherwise, the council may, on application of the owner of any part of the tract or on its own motion equitably apportion among the various lots or parcels in the tract all the installments of the assessment against the tract remaining unpaid and not then due if it determines that such apportionment will not materially impair collection of the unpaid balance of the original assessment against the tract. The council may, and if the special assessment has been pledged to the payment of improvement warrants shall, require the owner or owners, as a condition of such apportionment, to furnish a satisfactory surety bond fully protecting the municipality against any loss resulting from failure to pay any part of the reapportionment assessment when due. Notice of such apportionment and of the right to appeal shall be mailed to or personally served upon all owners of any part of the tract. Within 30 days after the mailing or service of the notice of such apportionment any such owner may appeal as provided in section 429.081.

Subd. 4. **Reassessment, tax-forfeited land.** When a parcel of tax-forfeited land is returned to private ownership and the parcel is benefited by an improvement for which special assessments were canceled because of the forfeiture, the municipality that made the improvement may, upon notice and hearing as provided for the original assessment, make a reassessment or a new assessment as to the parcel in an amount equal to the amount remaining unpaid on the original assessment.

History: *1953 c 398 s 7; 1957 c 366 s 1; 1961 c 525 s 8; 1965 c 877 s 4; 1976 c 259 s 1*

429.08 [Repealed, 1953 c 398 s 13 subd 1]

429.081 APPEAL TO DISTRICT COURT.

Within 30 days after the adoption of the assessment, any person aggrieved, who is not precluded by failure to object prior to or at the assessment hearing, or whose failure to so object is due to a reasonable cause, may appeal to the district court by serving a notice upon the mayor or clerk of the municipality. The notice shall be filed with the court administrator of the district court within ten days after its service. The municipal clerk shall furnish appellant a certified copy of objections filed in the assessment proceedings, the assessment roll or part complained of, and all papers necessary to present the appeal. The appeal shall be placed upon the calendar of the next general term commencing more than five days after the date of serving the notice and shall be tried as other appeals in such cases. The court shall either affirm the assessment or set it aside and order a reassessment as provided in section 429.071, subdivision 2. If appellant does not prevail upon the appeal, the costs incurred shall be taxed by the court and judgment entered therefor. All

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objections to the assessment shall be deemed waived unless presented on such appeal. This section provides the exclusive method of appeal from a special assessment levied pursuant to this chapter.

History: *1953 c 398 s 8; 1961 c 525 s 9; 1978 c 749 s 2; 1980 c 607 art 11 s 3; 1Sp1986 c 3 art 1 s 82*

429.09 [Repealed, 1953 c 398 s 13]

429.091 FINANCING.

Subdivision 1. **Authority.** At any time after one or more improvements are ordered as contemplated in section 429.031, the council may issue obligations in such amount as it deems necessary to defray in whole or in part the expense incurred and estimated to be incurred in making the improvement or improvements, including every item of cost of the kinds authorized in section 475.65. In the event of any omission, error, or mistake in any of the proceedings required precedent to the ordering of any improvement, the validity of the obligations shall not be affected thereby. The council shall cause all further actions and proceedings to be taken with due diligence that are required for the construction of each improvement financed wholly or partly from the proceeds of obligations issued hereunder, and for the final and valid levy of special assessments and the appropriation of any other funds needed to pay the obligations and interest thereon when due.

Subd. 2. **Types of obligations permitted.** The council may by resolution adopted prior to the sale of obligations pledge the full faith, credit, and taxing power of the municipality for the payment of the principal and interest. Such obligations shall be called improvement bonds and the council shall pay the principal and interest out of any fund of the municipality when the amount credited to the specified fund is insufficient for the purpose and shall each year levy a sufficient amount to take care of accumulated or anticipated deficiencies, which levy shall not be subject to any statutory or charter tax limitation. Obligations for the payment of which the full faith and credit of the municipality is not pledged shall be called assessment revenue notes or, in the case of bonds for fire protection, revenue bonds and shall contain a promise to pay solely out of the proper special fund or funds pledged to their payment. It shall be the duty of the municipal treasurer to pay maturing principal and interest on warrants or revenue bonds out of funds on hand in the proper funds and not otherwise.

Subd. 3. **Method of issuance.** All obligations shall be issued in accordance with the provisions of chapter 475, except as provided in this subdivision.

An election shall be required for bonds if less than 20 percent of the cost of the improvement to the municipality is to be assessed against benefited property.

If the full faith, credit, and taxing power of the municipality is not pledged and the bonds are issued to finance a fire protection system, a public sale shall not be required and the obligations may

(1) mature at any time or times within 30 years from date of issue; or 40 years or the useful life of the asset, whichever is less, for municipal water and wastewater treatment systems and essential community facilities financed or guaranteed by the United States Department of Agriculture;

(2) mature in the amount or amounts;

(3) be sold at a price equal to the percentage of their par value, plus accrued interest; and

(4) bear interest at the rate or rates,

as agreed by the purchaser and the municipality, notwithstanding any limitation of interest rate or cost or of the amounts of annual maturities contained in any other law.

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The maturities shall be such as in the opinion of the council are warranted by the anticipated collections of assessments and ad valorem levies for the municipality's share of the cost; except that the council may in its discretion issue and sell temporary improvement bonds maturing and subject to further conditions as set forth in subdivision 5. All obligations shall state upon their face the purpose of the issue and the fund from which they are payable. The amount of any obligations issued hereunder shall not be included in determining the net indebtedness of any municipality under the provisions of any law limiting such indebtedness.

Subd. 4. **Funds.** The proceeds from the sale of each issue of obligations and from collections of special assessments levied and other moneys appropriated for each improvement to be financed wholly or partly from such proceeds shall be credited to a separate construction fund which shall be used solely to defray expenses of such improvements and payment of principal and interest due upon the obligations prior to completion and payment of all costs of the improvements so financed. Any balance of the proceeds of bonds remaining therein may be used to pay the cost, in whole or in part, of any other improvement instituted pursuant to this chapter. A separate account shall be maintained in the construction fund to record expenditures for each improvement, and when the total cost thereof has been paid all subsequent collections of special assessments levied for the improvement shall be credited and paid into the debt service fund for the obligations issued to finance the improvement, as provided in section 475.61. Any taxes levied for improvements financed by an issue of obligations shall be credited directly to the debt service fund.

Subd. 5. **Temporary improvement bonds.** In anticipation of the issuance of improvement bonds, the council may by resolution issue and sell temporary improvement bonds maturing within not more than three years from their date of issue to pay any part or all of the cost of one or more improvements. To the extent that the principal of and interest on the temporary improvement bonds cannot be paid when due from receipts of special assessments, taxes, or other funds appropriated for the purpose, they shall be paid from the proceeds of improvement bonds or additional temporary improvement bonds which the council shall offer for sale in advance of their maturity but the indebtedness funded by an issue of temporary improvement bonds shall not be extended by the issue of additional temporary improvement bonds for more than six years from the date of the first issue. The holders of any temporary improvement bonds shall have and may enforce, by mandamus or other appropriate proceedings, all rights respecting the levy and collection of sufficient special assessments and taxes to pay the cost of the improvements financed by them which are granted by law to holders of improvement bonds, except the right to require the levies to be collected prior to the maturity of the temporary improvement bonds. If any temporary improvement bonds are not paid in full at maturity, the holders may require the issuance in exchange for them, at par, of new temporary improvement bonds maturing within one year from their date of issue (but not subject to any other maturity limitation), and bearing interest at the maximum rate permitted by law.

Subd. 6. **Investment of other municipal funds.** Funds of a municipality may be invested in its temporary improvement bonds in accordance with the provisions of section 118A.04, and may be purchased upon their initial issue, but shall be purchased only from funds which the council determines will not be required for other purposes before the maturity date, and shall be resold before maturity only in case of emergency. If purchased from a debt service fund securing other bonds, the holders of those bonds may enforce the municipality's obligations on the temporary improvement bonds in the same manner as if they held the temporary improvement bonds.

Subd. 7. **General obligation temporary improvement bonds.** The council may by resolution adopted prior to the sale of any temporary improvement bonds pledge the full faith, credit, and taxing power of the municipality for the payment of the principal and interest, in addition to all provisions made for their security in subdivision 5. In this event the bonds shall be designated as general obligation temporary improvement

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bonds, and the council shall levy taxes for their payment in accordance with section 475.61. Proceeds of improvement bonds or temporary improvement bonds not yet sold may be treated as pledged revenues, in reduction of the tax otherwise required by section 475.61 to be levied prior to delivery of the obligations.

Subd. 7a. **Revolving fund bonds.** The council may by resolution establish a revolving fund for the payment of the costs of any improvement or any waterworks systems, sewer systems, or storm sewer systems described in section 444.075, the costs of facilities to maintain streets and water, sewer, and storm sewer systems and for the payment of any obligations issued to pay the costs of the facilities and systems referred to in this subdivision or to refund obligations issued for those purposes. The council may create within the revolving fund a separate construction account into which the municipality may deposit the proceeds of any obligations payable from the fund, the proceeds of any special assessments collected with respect to any improvement, any net revenues of a waterworks, sewer system, or storm sewer system described in section 444.075 or any other available funds of the municipality appropriated to it. Amounts on deposit in the construction account may be used to pay the costs of any improvement or any waterworks, sewer system, or storm sewer system described in section 444.075 or any street or water, sewer, or storm sewer maintenance facilities. No funds may be expended for an improvement unless at least 20 percent of the costs of each such improvement is to be assessed against benefited property. No funds may be expended for a waterworks, sewer system, or storm sewer system, other than a sewer system described in section 115.46, or maintenance facilities unless the council estimates that the costs will be recovered from the net revenues of the system or any combined waterworks, sewer systems, or storm sewer systems operated by the municipality. The council may also create a separate debt service account within the revolving fund for the payment of principal of and interest on any obligations payable therefrom. Notwithstanding subdivision 4, the council is not required to pledge any particular assessments or other revenues to the payment of the obligations. Collections of special assessments or net revenues may be deposited in either the construction account or the debt service account as the council or an officer designated by the council may determine, having due regard for anticipated collections of special assessments and net revenues from improvements or waterworks, sewer systems, or storm sewer systems financed in whole or in part from the construction account, and taxes levied for the payment of the obligations. The council may issue obligations that are payable primarily from the debt service account for the purpose of providing funds to defray in whole or in part any expenses incurred or estimated to be incurred in making the improvement or improvements or in constructing the waterworks, sewer system, or storm sewer system, including every item of cost of the kinds authorized by section 475.65, and street and water, sewer, and storm sewer maintenance facilities or to refund obligations previously issued under this section or section 115.46 or 444.075. The obligations may be general obligations to which the full faith and credit of the municipality are pledged. If the special assessments to be levied and net revenues estimated to be available for their payment are estimated to be at least 20 percent of the principal amount of the obligations, the obligations may be issued without an election and shall not be included in determining the net indebtedness of the municipality under the provisions of any law limiting net indebtedness. The cost of a maintenance facility that may be financed under this subdivision is limited only to the portion of the facility that is fairly allocable to the maintenance of streets and water, sewer, and storm sewer systems.

Subd. 8. **Application; limitations under federal tax law.** Sections 474A.01 to 474A.21 apply to any issuance of obligations under this section which are subject to limitation under a federal tax law as defined in section 474A.02, subdivision 8.

History: *1953 c 398 s 9; 1955 c 811 s 3-5; 1957 c 385 s 1; 1965 c 877 s 5; 1976 c 324 s 19-21; 1981 c 171 s 1-4; 1984 c 548 s 6; 1984 c 582 s 5,6,23; 1984 c 591 s 4,5; 1984 c 633 s 4; 1Sp1985 c 14 art 8 s 63; 1986 c 465 art 1 s 3; 1987 c 344 s 4,5; 1992 c 545 art 2 s 4; 1996 c 297 s 1; 1996 c 399 art 2 s 12; 2000 c 260 s 57; 2001 c 214 s 11*

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429.10 [Repealed, 1953 c 398 s 13]

429.101 UNPAID SPECIAL CHARGES MAY BE SPECIAL ASSESSMENTS.

Subdivision 1. **Ordinances.** (a) In addition to any other method authorized by law or charter, the governing body of any municipality may provide for the collection of unpaid special charges as a special assessment against the property benefited for all or any part of the cost of:

(1) snow, ice, or rubbish removal from sidewalks;

(2) weed elimination from streets or private property;

(3) removal or elimination of public health or safety hazards from private property, excluding any structure included under the provisions of sections 463.15 to 463.26;

(4) installation or repair of water service lines, street sprinkling or other dust treatment of streets;

(5) the trimming and care of trees and the removal of unsound trees from any street;

(6) the treatment and removal of insect infested or diseased trees on private property, the repair of sidewalks and alleys;

(7) the operation of a street lighting system;

(8) the operation and maintenance of a fire protection or a pedestrian skyway system;

(9) inspections relating to a municipal housing maintenance code violation;

(10) the recovery of any disbursements under section 504B.445, subdivision 4, clause (5), including disbursements for payment of utility bills and other services, even if provided by a third party, necessary to remedy violations as described in section 504B.445, subdivision 4, clause (2); or

(11) [Repealed, 2004 c 275 s 5]

(12) the recovery of delinquent vacant building registration fees under a municipal program designed to identify and register vacant buildings.

(b) The council may by ordinance adopt regulations consistent with this section to make this authority effective, including, at the option of the council, provisions for placing primary responsibility upon the property owner or occupant to do the work personally (except in the case of street sprinkling or other dust treatment, alley repair, tree trimming, care, and removal, or the operation of a street lighting system) upon notice before the work is undertaken, and for collection from the property owner or other person served of the charges when due before unpaid charges are made a special assessment.

(c) A home rule charter city, statutory city, county, or town operating an energy improvements financing program under section 216C.436 has the authority granted to a municipality under paragraph (a) with respect to energy improvements financed under that section.

Subd. 2. **Procedure for assessment.** Any special assessment levied under subdivision 1 shall be payable in a single installment, or by up to ten equal annual installments as the council may provide, except that a special assessment made under an energy improvements financing program under subdivision 1, paragraph (c), may be repayable in up to 20 equal installments. With these exceptions, sections 429.061, 429.071, and 429.081 shall apply to assessments made under this section.

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Subd. 3. **Issuance of obligations.** (a) After a contract for any of the work enumerated in subdivision 1 has been let, or the work commenced, the council may issue obligations to defray the expense of any such work financed in whole or in part by special charges and assessments imposed upon benefited property under this section.

(b) Section 429.091 shall apply to such obligations with the following modifications:

(1) such obligations shall be payable not more than two years from the date of issuance;

(2) the amount of such obligations issued at one time in a municipality shall not exceed the cost of such work during the ensuing six months as estimated by the council;

(3) a separate improvement fund shall be set up for each of the enumerated services referred to in subdivision 1 and financed under this section.

(c) Proceeds of special charges as well as special assessments and taxes shall be credited to such improvement fund.

History: *1953 c 398 s 10; 1955 c 811 s 6; 1963 c 771 s 5; 1965 c 323 s 2; 1973 c 337 s 1; 1974 c 340 s 1,2; 1984 c 548 s 7; 1984 c 582 s 7; 1984 c 591 s 6; 1984 c 633 s 5; 1986 c 444; 1Sp2003 c 21 art 11 s 29; 2004 c 275 s 2; 2008 c 366 art 6 s 42; 2010 c 216 s 22; 2013 c 85 art 8 s 6*

429.11 [Repealed, 1953 c 398 s 13]

429.111 CHARTER PROVISIONS, EFFECT.

Any city operating under a home rule charter may proceed either under this chapter or under its charter in making an improvement unless a home rule charter or amendment adopted after April 17, 1953, provides for making such improvement under this chapter or under the charter exclusively.

History: *1953 c 398 s 11; 1955 c 811 s 7; 1976 c 44 s 39*

429.12 [Repealed, 1953 c 398 s 13]

429.13 [Repealed, 1953 c 398 s 13]

429.14 [Repealed, 1953 c 398 s 13]

429.15 [Repealed, 1953 c 398 s 13]

429.16 [Repealed, 1953 c 398 s 13]

429.17 [Repealed, 1953 c 398 s 13]

429.18 [Repealed, 1953 c 398 s 13]

429.185 [Repealed, 1949 c 314 s 3]

429.19 [Renumbered 429.035]

429.20 [Renumbered 429.036]

429.21 [Repealed, 1953 c 398 s 13]

429.22 [Repealed, 1953 c 398 s 13]

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429.23 [Repealed, 1953 c 398 s 13]

429.24 [Repealed, 1953 c 398 s 13]

429.25 [Repealed, 1953 c 398 s 13]

429.27 [Repealed, 1953 c 398 s 13]

429.28 [Repealed, 1953 c 398 s 13]

429.29 [Repealed, 1953 c 398 s 13]

429.30 [Renumbered 435.36, subdivision 1]

429.31 [Renumbered 435.36, subd 2]

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

CC Regular Session **6. 2.**

Meeting Date: 01/09/2018

By: Diana Lund, Finance

Information

Title:

Public Hearing - Adopt Resolution #18-010 Adopting the City of Ramsey's 2018-2027 Capital Improvement Plan (CIP)

Purpose/Background:

Purpose: The 2018-2027 Capital Improvement Plan (CIP) is a strategic planning tool to assist the City Council in identifying proposed capital improvement projects over the next ten years.

The Capital Improvement Plan (CIP) is a long-term financial plan of at least five years that consists of projects and facilities that are, or will be needed by the City in carrying out the future needs for the public health, safety and welfare of the City. The City's charter directs that a five-year capital improvement plan will be adopted annually. The City is undertaking a 10-year plan for years 2018-2027.

The CIP has been prepared in an attempt to anticipate major capital expenditures in advance of the year in which they are budget requests. Further, several projects may interrelate or require other improvements prior to initiation which would cause delays without prior planning. Additionally, projects may require budgeting over several years or receipt of funds from other sources (i.e. grants) requiring planning completion prior to the funding year. Finally, the plan enables a snapshot of the identified capital needs of the community allowing for continual prioritization of these needs.

Approval of the CIP by Council does not authorize spending or initiation of a given project. It does, however, provide a guide for the community for a whole array of private and public decision-making, impacted by public capital expenditures. It shall further be noted that initial project design of public infrastructure projects identified within this plan often begins two years or more prior to the date of construction. Also, the CIP reflects priorities for projects and equipment that have been identified as priorities in the City's adopted Strategic Plan.

The CIP is not intended to provide for precise budgeting. Capital costs are projected as estimates. Upon each update of the plan, deletions, additions, delays, or other revisions may occur, reflecting changing community needs. These changes allow for budget refinements as a particular project nears actual construction.

The project number as outlined in the plan is applicable to when the project was first placed in the CIP. For example, project #06-BLDG-001 - A public works campus has been in the CIP since 2006.

Each project includes preliminary funding sources and appropriate background information citing needs and projected cost estimates.

A supplemental section titled 'Future Consideration Projects' has also been included. This is a listing of park projects that are contingent upon availability of resources. These projects are unfunded and unscheduled until resources become available.

Notification:

The draft document of the 2018-2027 was presented at the worksession of November 28, 2017. Only minor changes were recommended, and these have been incorporated in the attached draft.

The request for the public hearing was adopted at the regular City Council meeting of December 12, 2017 and the notice was posted in the Union.

Observations/Alternatives:

Options:
1. Adopt Plan as outlined noting that this is a planning tool only and not the authorization of any one project listed.
2. Take no Action at this time for further review of each project. Per the City Charter, at least a five-year Capital Improvement
Program (CIP) needs to be adopted annually.

Funding Source:

Each project contained within the 2018-2027 Capital Improvement Program states the respective funding source(s).

Recommendation:

Staff recommends Option #1 to adopt the 2018-2027 Capital Improvement Plan that is attached noting that this is a forecasting tool and not actual, committed projects and expenditures.

Action:

Motion to adopt Resolution #18-010 adopting the City of Ramsey's 2018-2027 Capital Improvement Plan (CIP).

Attachments

2018-2027 CIP
2018-2027 Parks Supplemental
Res #18-010 Adopting 2018-2027 CIP

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:41 PM
Form Started By: Diana Lund		Started On: 12/28/2017 07:48 AM
Final Approval Date: 01/04/2018		

CITY OF RAMSEY
CAPITAL IMPROVEMENT PROGRAM
2018-2027

The Capital Improvement Program document is a planning tool maintained by the city to identify future projects, related expenditures, and funding sources. All projects designated in the Capital Improvement Program are contingent upon availability of resources during the planned year. The total expenditure of projects includes city-funded sources as well as other resources such as grants, fees, bonding, etc.









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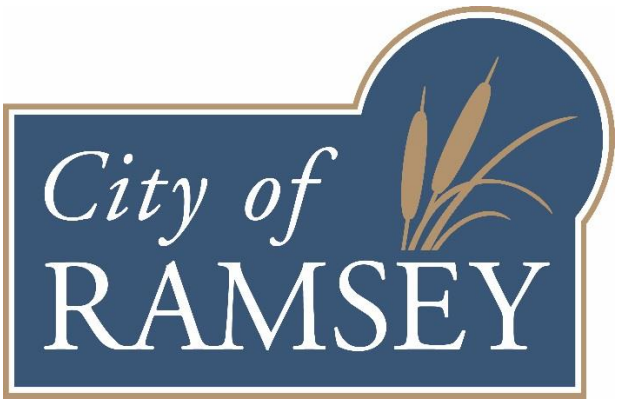
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INTRODUCTORY SECTION

CITY OF RAMSEY

CAPITAL IMPROVEMENT/CAPITAL OUTLAY PLAN

2018-2027

Enclosed is the Ramsey Capital Improvements/Capital Outlay Plan (CIP) for the years 2018-2027. It has been prepared in an attempt to anticipate major capital expenditures in advance of the year in which they are budget requests. Further, several projects may interrelate or require other improvements prior to initiation, which would cause delays without prior planning. Additionally, projects may require budgeting over several years or receipt of funds from other sources (i.e. grants) requiring planning completion prior to the funding year. Finally, the plan enables a snapshot of the identified capital needs of the community allowing for continual prioritization of these needs.

The process for completing the 2018-2027 CIP was much the same as the process for the 2018 General Fund Budget. Project requests were submitted by all divisions and reviewed by the Management Team and appropriate supervisors to establish the feasibility and priority of the projects and match with available financing.

CAPITAL IMPROVEMENT PLAN GOALS
ACKNOWLEDGE AND COMMUNICATE PUBLIC INFRASTRUCTURE PRIORITIES AND DYNAMICS
ENSURE APPROPRIATE RESPONSES TO CHANGING INFRASTRUCTURE NEEDS AND DEMANDS
DEVELOP A FINANCIAL ASSESSMENT OF CAPITAL RESOURCES AVAILABLE TO MEET FUTURE CAPITAL PROJECT NEEDS
ENCOMPASS THE CITY'S STRATEGIC PLAN'S IMPERATIVES: FINANCIAL STABILITY; A CONNECTED COMMUNITY; SMART, CITIZEN-FOCUSED GOVERNMENT; AN EFFECTIVE ORGANIZATION

Approval of the CIP by Council does not authorize spending or initiation of a given project. It does, however, provide a guide for the community for a whole array of private and public decision-making, impacted by public capital expenditures. Therefore, the CIP should receive ratification only if the Council perceives actions contemplated within the plan as reasonable and planned within justified time frames. It shall further be noted that initial project design of public infrastructure projects identified within this plan often begins two years or more prior to the date of construction.

The CIP is not intended to provide for precise budgeting. Capital costs are projected as estimates. Upon each update of the plan, deletions, additions, delays, or other revisions may occur, reflecting changing community needs. These changes allow for budget refinements as a particular project nears actual construction.

Capital improvements are improvements to land, streets, parks, utilities and buildings. This plan shows improvements with revenues projected from various funding sources. Improvements from the General Fund are those requiring a tax levy, referendum or similar other authority resulting in listed projects being less than certain. The other funding sources (except for intergovernmental revenue - grant funds) have increased stability over the general fund projects.

Specific information on the funding sources for each project is shown under the individual project. Cash flow projections are completed to examine the long-term stability of each fund and its ability to provide for planned expenditures.

Potential funding sources for capital improvement expenditures may include:

- General Fund
- Capital Equipment Certificates
- General Obligation Bonds
- CIP General Obligation Bonds*
- Tax Increment Financing
- Developer Fees
- Grants/Outside Sources
- Utility Funds (Water, Sewer, Recycling, Street Lights, Storm Water)
- Special Revenue Funds (Equipment Revolving, Fleet, Lawful Gambling, Storm Water Management)
- Capital Project Funds (Facility, Landfill, MSA, Park Improvement, Public Improvement Revolving (PIR)
- Special Assessments

**Only City Hall, Public Works facilities and Public Safety facilities may be financed with CIP General Obligation bonds under the CIP Act (Minnesota Statutes Chapter 475). Other capital improvements described in this plan as being financed under General Obligation Bonds may be financed with special assessment bonds under Minnesota Statutes, Chapter 429 and utility revenue bonds under Minnesota Statutes, Chapter 444.*

For a City to use its authority to finance expenditures under the CIP Act, it must meet the requirements provided therein. Specifically, the City Council must approve the sale of capital improvement bonds by a two-thirds vote of its membership. In addition, it must hold a public hearing for public input. Notice of such hearing must be published in the official newspaper of the City at least fourteen, but not more that twenty-eight days prior to the date of the public hearing. The City Council approves the CIP following the public hearing.

The bonds are not subject to referendum unless, within 30 days after the hearing, a petition is filed with the City Administrator signed by voters equal to at least five percent of the votes cast in the last general City election. In that event, the bonds are subject to a referendum, and may be issued only if approved by a majority of voters who vote on that question. If the referendum passes, the taxes to pay the debt service on the bonds would be levied on market value rather than tax capacity. However, if no timely petition is filed, the taxes to pay debt service are levied on tax capacity.

The CIP Act has established certain criteria that must be met. In accordance with these criteria, the City has considered the following eight points:

1. Condition of the City's infrastructure and need for the project
2. Demand for the improvement
3. Cost of the improvement
4. Availability of public resources
5. Level of overlapping debt
6. Const/benefits of alternative uses of funds
7. Operating costs of the proposed improvements
8. Options for shared facilities with other cities or local governments.

OVERVIEW SECTION

City of Ramsey, Minnesota

Capital Improvement Program

2018 thru **2027**

CATEGORY SUMMARY

Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Capital Bonding Projects		13,906,500									*13,906,500*
Capital Equipment	971,510	746,900	765,000	839,000	740,000	570,000	637,500	726,000	834,000	1,239,585	*8,069,495*
Municipal Building	100,000		25,000		20,000					20,221,300	*20,366,300*
Park Improvement	1,633,000	500,000	320,000		450,000	76,000		875,000	55,000		*3,909,000*
Sewer Utility Improvement	15,000		457,000								*472,000*
Storm Water Utility Improvement	996,000		510,000		530,000					330,000	*2,366,000*
Street Improvement	1,425,000	9,372,600	11,992,400	26,872,000	8,154,000	1,929,000	2,613,000	3,430,000	1,998,900	1,662,120	*69,449,020*
Street Light Utility Improvement	275,000										*275,000*
Water Utility Improvement	2,075,000		600,000		340,000	1,700,000		385,000			*5,100,000*
TOTAL	**7,490,510**	**24,526,000**	**14,669,400**	**27,711,000**	**10,234,000**	**4,275,000**	**3,250,500**	**5,416,000**	**2,887,900**	**23,453,005**	***123,913,315***

City of Ramsey, Minnesota

Capital Improvement Program

2018 thru **2027**

FUNDING SOURCE SUMMARY

Source	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
City of Anoka			25,000								*25,000*
City of Nowthen			20,000								*20,000*
Developer Fees					150,000						*150,000*
Equipment Revolving Fund	710,510	568,150	579,000			225,000					*2,082,660*
Facility Fund	100,000	1,000,000	25,000		20,000						*1,145,000*
Fleet Vehicles		87,000						60,000			*147,000*
General Fund			143,000	839,000	672,000	345,000	408,500	666,000	834,000	1,239,585	*5,147,085*
GO Bonding (Road Funding)	993,750	1,633,920	2,792,795	2,095,875	2,028,625	1,361,850	1,788,750	2,060,250	1,339,065	1,182,240	*17,277,120*
GO CIP Bonding		9,275,000									*9,275,000*
Grants/Outside Sources	20,000	6,355,000	7,185,000	20,700,000	50,000						*34,310,000*
Landfill Trust Fund	38,000										*38,000*
Lawful Gambling Fund	60,000	100,000			150,000						*310,000*
MSA				2,850,000	500,000						*3,350,000*
Park Improvement Trust Fund	1,475,000	400,000	275,000		250,000	76,000		875,000	55,000		*3,406,000*
Public Improvement Revolving Fund		665,000	715,000		150,000				55,000		*1,585,000*
Recycling Utility Fund		200,000									*200,000*
Sewer Utility Fund	40,000	1,761,625	457,000				196,500				*2,455,125*
Special Assessment - Bonded	331,250	544,640	934,265	868,625	842,875	453,950	596,250	1,086,750	446,355	394,080	*6,499,040*
Storm Water Management Fund	493,000										*493,000*
Storm Water Utility Fund	814,000	174,040	875,340	357,500	930,500	113,200	228,000	283,000	158,480	415,800	*4,349,860*
Street Light Utility Fund	275,000										*275,000*
Tax Increment Fund #1					1,000,000						*1,000,000*
Tax Increment Fund #14 (BONDING)					1,150,000						*1,150,000*
Tax Increment Fund #2					2,000,000						*2,000,000*
To Be Determined	40,000									20,221,300	*20,261,300*
Water Utility Fund	2,100,000	1,761,625	643,000		340,000	1,700,000	32,500	385,000			*6,962,125*
GRAND TOTAL	**7,490,510**	**24,526,000**	**14,669,400**	**27,711,000**	**10,234,000**	**4,275,000**	**3,250,500**	**5,416,000**	**2,887,900**	**23,453,005**	***123,913,315***

Capital Improvement Plan - Priority Codes & Definitions

Priority	
1	**Existing Obligations - High Priority: Year 2018 or 2019** Projects under this priority are previously committed to or are replacements Example: Road reconstructions, equipment replacement
2	**New Addition - High Priority: Year 2018 or 2019** Projects under this priority are needed, but have no previous commitments Example: Road extensions, additional park amenities
3	**Existing Obligations - Medium Priority: Year 2020-2027** Projects under this priority are previously committed to or are replacements but not as urgent to fulfull as those in priority 1 Example: 4th year forward of road reconstructions; equipment replacement
4	**New Addition - Medium Priority: Year 2020-2027** Projects under this priority are needed, but have no previous commitments but need is not as great as those listed in priority 2 Example: Public Works Campus; new capital equipment
5	**Opportunity Driven/Unfunded/Placeholder** Projects under this priority are development driven and/or have outside funding capacities such as grants and/or placeholders for projects that may occur after year 2027. Full funding on these projects have not been determined. Example: Highway 10 improvements; Community Center

City of Ramsey, Minnesota

Capital Improvement Program

2018 thru **2027**

PROJECTS BY YEAR & PRIORITY

Project Name	Department	Project #	Priority	Project Cost
2018				
Priority 1-Existing Obligation (High)				
Replace Email Server	Capital Equipment	*15-IT-003*	1	7,500
Replace Grass 21 (504)	Capital Equipment	*FIRE-504*	1	45,000
Replacement of all SCBA's	Capital Equipment	*FIRE-566*	1	175,000
2018 Chev Caprice - Replace 2013 Chev Caprice #331	Capital Equipment	*POL-331*	1	30,000
2018 Chev Tahoe to Replace 2013 Chev Tahoe #332	Capital Equipment	*POL-332*	1	35,000
Replace 1998 Mule: Unit #622	Capital Equipment	*PW-622*	1	18,000
Replace-2002 Snowplow Truck: Unit #636	Capital Equipment	*PW-636*	1	188,000
Replace 2002 3/4 Ton Truck 4x4: Unit #637	Capital Equipment	*PW-637*	1	37,270
Replace 2003 Kawasaki: Unit #639	Capital Equipment	*PW-639*	1	18,000
Replace Elgin Sweeper: Unit #642 (Storm Wtr)	Capital Equipment	*PW-642*	1	211,000
Replace 2005 Utility Truck: Unit #652	Capital Equipment	*PW-652*	1	50,000
Replace 3/4 Ton 4x4 Truck; Unit #653	Capital Equipment	*PW-653*	1	41,170
Replacement for Programmable Message Boards	Capital Equipment	*TE-001*	1	39,000
Replace Fencing & Dugouts (#5-7)-Central Park	Park Improvements	*17-PARK-004*	1	75,000
Scada System Software Upgrades	Sewer Utility	*18-SEW-001*	1	15,000
Reconstruction Streets Stanhope Terr & Riversbend	Street Improvements	*15-STR-008*	1	750,000
2018 Overlay Projects	Street Improvements	*15-STR-011*	1	675,000
Complete Pump House 3	Water Utility	*04-WTR-005*	1	60,000
Refurbish Water Tower #2	Water Utility	*14-WTR-001*	1	1,300,000
Refurbish Water Tower #1	Water Utility	*14-WTR-002*	1	700,000
Scada System Software Upgrades	Water Utility	*18-WTR-002*	1	15,000
			Total for: Priority 1	4,484,940
Priority 2-New Addition (High)				
NAS/SAN Centralized Storage	Capital Equipment	*18-IT-001*	2	13,000
New 1-Ton Pickup with Box and Plow	Capital Equipment	*PW-701*	2	63,570
Muni Center 2nd Floor Community Room	Municipal Buildings	*18-BLDG-001*	2	100,000
Elmcrest Park & The Draw Park Entrance & Signage	Park Improvements	*04-PARK-003*	2	80,000
Observation boardwalk - Lake Itasca	Park Improvements	*06-PARK-011*	2	60,000
Park Development in the COR	Park Improvements	*08-PARK-005*	2	1,200,000
The Draw Grates	Park Improvements	*12-PARK-006*	2	10,000
Dog Park Shelter-Alpine Park	Park Improvements	*17-PARK-005*	2	58,000
Sunfish Lake Phase 2 Parking Lot	Park Improvements	*18-PARK-001*	2	35,000
Central Park - Football Field Enhancements	Park Improvements	*18-PARK-002*	2	15,000
Amphitheater Lighting	Park Improvements	*18-PARK-003*	2	40,000
COR Regional Infiltration Basin	Stormwater Utility	*16-STM-002*	2	986,000
Riverdale Drive Extension Lighting	Street Light Utility	*16-STLT-001*	2	275,000
			Total for: Priority 2	2,935,570
Priority 5-Opportunity/Unfunded/Placeholder				
Trail Connections	Park Improvements	*06-PARK-019*	5	30,000
Aeration for Sunfish Lake & The Draw	Park Improvements	*18-PARK-005*	5	40,000

Project Name	Department	Project #	Priority	Project Cost
			Total for: Priority 5	70,000
	Total for 2018			**7,490,510**

2019

Priority 1-Existing Obligation (High)

Replace Ford Taurus - 403	Capital Equipment	*ADMIN-403*	1	29,000
Replace 2006 Ford Taurus	Capital Equipment	*ADMIN-404*	1	29,000
Replace 2005 Chevy Colorado	Capital Equipment	*BUILD-401*	1	22,500
Replace 2006 Ford Taurus	Capital Equipment	*BUILD-405*	1	29,000
Replace 2006 Ford Taurus	Capital Equipment	*BUILD-406*	1	27,000
Replace Fire Prevention Vehicle (566)	Capital Equipment	*FIRE-506*	1	45,000
Replacement of Extrication Tools R-21	Capital Equipment	*FIRE-568*	1	50,000
2019 Chev Caprice to Replac 2014 Chev Caprice #341	Capital Equipment	*POL-341*	1	30,000
2019 Chev Caprice to Replac 2014 Chev Caprice #342	Capital Equipment	*POL-342*	1	30,000
2019 Chev Tahoe to Replace Chev Tahoe #343	Capital Equipment	*POL-343*	1	36,000
2019 Chev Impala to Replace 2007 Lincoln #376	Capital Equipment	*POL-376*	1	31,000
Replace Engr Veh #402 With 2017 GMC Sierra	Capital Equipment	*PW-402*	1	31,500
Replace 2001 Case Backhoe: Unit #634	Capital Equipment	*PW-634*	1	78,000
Replace-2004 Snowplow Truck: Unit #644	Capital Equipment	*PW-644*	1	183,500
Replace 2005 3/4 Ton Truck 4x4 W/Plow Unit # 651	Capital Equipment	*PW-651*	1	48,000
Replace 2014 Ex Mark Mower: Unit #683	Capital Equipment	*PW-691*	1	10,800
Replace 2014 Ex Mark Mower: Unit #684	Capital Equipment	*PW-692*	1	10,800
Replace 2014 Ex Mark Mower: Unit #685	Capital Equipment	*PW-693*	1	10,800
Sunwood Drive Roundabout Landscaping	Street Improvements	*15-STR-003*	1	20,000
Reconstruction of Streets-Ford Brook Estates/Hy 10	Street Improvements	*15-STR-006*	1	1,740,400
2019 Overlay Projects	Street Improvements	*15-STR-012*	1	612,200
			Total for: Priority 1	3,104,500

Priority 2-New Addition (High)

Bullex Attack Training Prop	Capital Equipment	*FIRE-571*	2	15,000
Northfork North Trail Connection	Park Improvements	*17-PARK-007*	2	150,000
Lake Itasca Park - Parking, Trail & Canoe System	Park Improvements	*18-PARK-004*	2	250,000
			Total for: Priority 2	415,000

Priority 4-New Addition (Med)

Public Works Campus Building Improvements	Capital Bonding Projects	*06-BLDG-001*	4	13,906,500
			Total for: Priority 4	13,906,500

Priority 5-Opportunity/Unfunded/Placeholder

Observation deck on the Mississippi E of Dolomite	Park Improvements	*06-PARK-015*	5	100,000
North Hwy 10 Frontage Road-Ramsey to SLB	Street Improvements	*16-STR-003*	5	7,000,000
			Total for: Priority 5	7,100,000
	Total for 2019			**24,526,000**

2020

Priority 3-Existing Obligation (Med)

Weblink Server Replacement	Capital Equipment	*17-IT-007*	3	8,000
Replace Engine 11 (556)	Capital Equipment	*FIRE-503*	3	275,000
2020 Ford Explorer Replace 2005 F150 #359	Capital Equipment	*POL-359*	3	37,000
2020 Chev Caprice - Replace2017 Chev Caprice #371	Capital Equipment	*POL-371*	3	32,000
2020 Chev Tahoe Replace 2016 Chev Tahoe #361	Capital Equipment	*POL-372*	3	37,000
Replace Engr Car #407 With Chevy Impala	Capital Equipment	*PW-407*	3	24,000

Project Name	Department	Project #	Priority	Project Cost
Replace 2006 3/4 Ton Truck 2x4 Unit #654	Capital Equipment	*PW-654*	3	31,000
Replace Sidewalk Machine: Unit #655	Capital Equipment	*PW-655*	3	97,000
Replace 2007 Chevy Pickup Unit #664	Capital Equipment	*PW-664*	3	38,000
Replace 2007 3/4 Ton Pick-Up: Unit #667	Capital Equipment	*PW-667*	3	43,000
Replace 2008 Bobcat Skidster: Unit #671	Capital Equipment	*PW-671*	3	51,000
Replace 2013 Toro Wide Area Mower: Unit #679	Capital Equipment	*PW-697*	3	92,000
Stormwater Drainage Improvements	Stormwater Utility	*12-STRM-001*	3	380,000
Ermine Blvd Culvert Replacement	Stormwater Utility	*18-STRM-001*	3	130,000
Reconstruction of Streets-Barthels Rum River Acres	Street Improvements	*17-STR-001*	3	3,553,400
2020 Overlay Projects	Street Improvements	*17-STR-002*	3	539,000
			Total for: Priority 3	5,367,400
Priority 4-New Addition (Med)				
Sprinkler System @ Fire Station #1	Municipal Buildings	*10-BLDG-004*	4	25,000
Ford Brook Park Playground Equipment	Park Improvements	*04-PARK-006*	4	70,000
Fire Station 1 Sanitary Sewer Service	Sewer Utility	*12-SEW-002*	4	60,000
Watermain Sunfish Lk Blvd	Water Utility	*12-WTR-001*	4	450,000
			Total for: Priority 4	605,000
Priority 5-Opportunity/Unfunded/Placeholder				
Trail Connections	Park Improvements	*06-PARK-019*	5	200,000
McKinley Trail Connection to Anoka	Park Improvements	*12-PARK-008*	5	50,000
Abandon Liftstation Wildlife Sanctuary	Sewer Utility	*04-SEW-001*	5	352,000
Abandon Lift Station River Pines	Sewer Utility	*08-SEW-004*	5	45,000
North Hwy 10 Frontage Road-Ramsey to SLB	Street Improvements	*16-STR-003*	5	5,900,000
South Hwy 10 Frontage Rd-SLB to Anoka	Street Improvements	*16-STR-004*	5	2,000,000
River Pines Lift Station Water Connection	Water Utility	*08-WTR-003*	5	20,000
Fire Station #1 Extension of Water	Water Utility	*11-WTR-003*	5	55,000
Construct Well and Pumphouse #9	Water Utility	*16-WTR-002*	5	75,000
			Total for: Priority 5	8,697,000
	Total for 2020			**14,669,400**

2021

Priority 3-Existing Obligation (Med)				
Discovery Recovery Server	Capital Equipment	*15-IT-002*	3	11,000
Police Copier - File Room	Capital Equipment	*17-IT-004*	3	14,000
Police Copier - Patrol	Capital Equipment	*17-IT-005*	3	10,000
Utility Server	Capital Equipment	*17-IT-006*	3	8,000
Replace Engine 11 (556)	Capital Equipment	*FIRE-503*	3	263,000
2021 Chev Impala Replace 2013 Chev Malibu #334	Capital Equipment	*POL-334*	3	32,000
2021 Ford Explorer Replace 2016 Ford Explorer #351	Capital Equipment	*POL-335*	3	38,000
2021 Ford Explorer Replace 2018 Chev Caprice #3XX	Capital Equipment	*POL-366*	3	38,000
2021 Chev Tahoe Replace 2018 Chev Tahoe #3XX	Capital Equipment	*POL-367*	3	38,000
Replace 2001 John Deere Mower: Unit #635	Capital Equipment	*PW-635*	3	25,000
Replace 2004 Tool Cat	Capital Equipment	*PW-645*	3	54,000
Replace 2006 Tandem Axle Plow Truck: Unit #662	Capital Equipment	*PW-662*	3	218,000
Replace 2007 Chevy Pickup: Unit #665	Capital Equipment	*PW-665*	3	27,000
Replace 2010 Chevy 1- Ton Truck #675	Capital Equipment	*PW-675*	3	63,000
Reconstruction of Streets: Riverdale Drive	Street Improvements	*17-STR-003*	3	3,475,000
2021 Overlay Projects	Street Improvements	*17-STR-004*	3	347,000
			Total for: Priority 3	4,661,000
Priority 5-Opportunity/Unfunded/Placeholder				
Bunker Lake Blvd Sunwood Drive Signal	Street Improvements	*12-STR-001*	5	350,000

Project Name	Department	Project #	Priority	Project Cost
Ramsey Blvd RR Underpass	Street Improvements	*16-STR-002*	5	22,000,000
South Hwy 10 Frontage Rd-SLB to Anoka	Street Improvements	*16-STR-004*	5	700,000
			Total for: Priority 5	23,050,000
	Total for 2021			**27,711,000**

2022

Priority 3-Existing Obligation (Med)

Universal Power Supply Replacement	Capital Equipment	*17-IT-008*	3	30,000
Replacement Extrication Tools R-11	Capital Equipment	*FIRE-565*	3	50,000
Thermal Image Camera	Capital Equipment	*FIRE-572*	3	30,000
2022 Ford Explorer Relace 2018 Ford Explorer #3XX	Capital Equipment	*POL-368*	3	39,000
2022 Chev Tahoe Replace 2018 Chev Tahoe #3XX	Capital Equipment	*POL-369*	3	39,000
2022 Ford Explorer Replace 2016 Ford Explorer #363	Capital Equipment	*POL-370*	3	39,000
Replace 2006 Tandem Axle Plow Truck Unit #668	Capital Equipment	*PW-668*	3	213,000
Replace 2007 International Water Truck: Unit #669	Capital Equipment	*PW-669*	3	136,000
Replace 2009 2WD Pickup: Unit 674	Capital Equipment	*PW-674*	3	40,000
Replace Unit 678 2013-1ton Truck w/ Plow Equipment	Capital Equipment	*PW-678A*	3	62,000
Replace 2014-1Ton Truck w/ Plow Equipt: Unit #680	Capital Equipment	*PW-680*	3	62,000
COR Bunker Lake Blvd (Armstrong to Ramsey Blvd)	Stormwater Utility	*04-STRM-011*	3	530,000
Zeolite Roadway Improvements	Street Improvements	*04-STR-012*	3	500,000
COR Bunker Lake Blvd (Armstrong to Ramsey Blvd)	Street Improvements	*04-STR-014*	3	3,650,000
Reconstruction Streets-Autumn Heights & Variolite	Street Improvements	*17-STR-005*	3	3,325,000
2022 Overlay Projects	Street Improvements	*17-STR-006*	3	379,000
The COR Bunker Lake Blvd (Armstrong - Ramsey Blvd)	Water Utility	*04-WTR-009*	3	340,000
			Total for: Priority 3	9,464,000

Priority 4-New Addition (Med)

Storage Building at Fire Station 1	Municipal Buildings	*18-BLDG-002*	4	20,000
Additional Land For Central Park	Park Improvements	*15-PARK-01*	4	250,000
Field Lighting - Central Park	Park Improvements	*17-PARK-006*	4	200,000
Alpine Drive Pedestrian Crossing at 151st Avenue	Street Improvements	*18-STR-001*	4	300,000
			Total for: Priority 4	770,000
	Total for 2022			**10,234,000**

City of Ramsey, Minnesota

Capital Improvement Program

2018 thru **2027**

PROJECTS BY YEAR & PRIORITY

Project Name	Department	Project #	Priority	Project Cost
2023				
Priority 3-Existing Obligation (Med)				
Core Switch Replacement	Capital Equipment	*17-IT-009*	3	52,000
Document Imaging Server Replacement	Capital Equipment	*17-IT-010*	3	8,000
Engineering Plotter Replacement	Capital Equipment	*17-IT-011*	3	10,000
Replace Tanker 11 (501)	Capital Equipment	*FIRE-501*	3	225,000
2023 Ford Explorer Replace 2019 Ford Explorer #3XX	Capital Equipment	*POL-377*	3	40,000
2023 Chev Tahoe Replace 2019 Chev Tahoe #3XX	Capital Equipment	*POL-378*	3	40,000
2023 Chev Tahoe Replace 2019 Chev Tahoe #3XX	Capital Equipment	*POL-379*	3	40,000
Replace 2004 Tree Spade	Capital Equipment	*PW-002*	3	52,000
Replace 1991 Chipper: Unit #619	Capital Equipment	*PW-619*	3	35,000
Replace Unit 676- 2010 4 Wheel Drive 1ton	Capital Equipment	*PW-676*	3	68,000
Reconstruction Streets-Nature View & Sorteberg 6th	Street Improvements	*17-STR-007*	3	1,132,000
2023 Overlay Projects	Street Improvements	*17-STR-008*	3	797,000
			Total for: Priority 3	2,499,000
Priority 4-New Addition (Med)				
Irrigation for Titterud Park	Park Improvements	*06-PARK-010*	4	76,000
			Total for: Priority 4	76,000
Priority 5-Opportunity/Unfunded/Placeholder				
Construct Well and Pumphouse #9	Water Utility	*16-WTR-002*	5	1,700,000
			Total for: Priority 5	1,700,000
	Total for 2023			**4,275,000**
2024				
Priority 3-Existing Obligation (Med)				
File Server Replacement	Capital Equipment	*17-IT-012*	3	7,500
Council Chamber, Fire 1/2, Park Ramp &P W Switch	Capital Equipment	*17-IT-013*	3	30,000
Public Works Utilities Switch	Capital Equipment	*17-IT-014*	3	7,000
Video Evidence Server Replacement	Capital Equipment	*17-IT-015*	3	27,000
Replace Grass 11 (562)	Capital Equipment	*FIRE-505*	3	45,000
Replace Rescue 11 (559)	Capital Equipment	*FIRE-564*	3	80,000
Replace Fire Chief Vehicle (569)	Capital Equipment	*FIRE-569A*	3	50,000
2024 Ford Explorer Replace 2020 Ford Explorer #3XX	Capital Equipment	*POL-380*	3	41,000
2024 Chev Tahoe Replace 2020 Chev Tahoe #3XX	Capital Equipment	*POL-381*	3	41,000
2024 Chev Impala Replace 2016 Chev Impala #364	Capital Equipment	*POL-382*	3	35,000
Replace 2004 Mobile Generator	Capital Equipment	*PW-006*	3	164,000
Replace Unit 681 Utility truck	Capital Equipment	*PW-681*	3	65,000
Replace 2019 Exmark Mower (Orig Unit #683)	Capital Equipment	*PW-683*	3	15,000
Replace 2019 Exmark Mower (Orig Unit #684)	Capital Equipment	*PW-684*	3	15,000
Replace 2019 Exmark Mower (Orig Unit #685)	Capital Equipment	*PW-685*	3	15,000
Reconstruction Streets-Rodeo Hills Est/Valley View	Street Improvements	*17-STR-009*	3	2,280,000

Project Name	Department	Project #	Priority	Project Cost
2024 Overlay Projects	Street Improvements	*17-STR-010*	3	333,000
			Total for: Priority 3	3,250,500
	Total for 2024			**3,250,500**

2025

Priority 3-Existing Obligation (Med)

Administration Copier	Capital Equipment	*17-IT-016*	3	12,000
Builidng Copier	Capital Equipment	*17-IT-017*	3	9,000
Engineering Workroom Copier	Capital Equipment	*17-IT-018*	3	12,000
Email Server Replacement	Capital Equipment	*17-IT-019*	3	7,000
Replace Fire Rescue #21 (557)	Capital Equipment	*FIRE-557*	3	80,000
Replace Fire Duty Officer Vehicle (570)	Capital Equipment	*FIRE-570A*	3	45,000
Replace Maintenance Vehicle (564)	Capital Equipment	*GENGOV-001*	3	60,000
2025 Ford Explorer Replace 2021 Ford Explorer #3XX	Capital Equipment	*POL-383*	3	42,000
2025 Ford Explorer Replace 2021 Ford Explorer #3XX	Capital Equipment	*POL-384*	3	42,000
2025 Ford Explorer Replace 2021 Ford Explorer #3XX	Capital Equipment	*POL-385*	3	42,000
Replace 2004 Snow Thrower	Capital Equipment	*PW-005*	3	130,000
Replace Unit 688 2015 Case Loader	Capital Equipment	*PW-688*	3	210,000
Reconstruction Streets -Alpine Drive	Street Improvements	*17-STR-011*	3	2,830,000
2025 Overlay Projects	Street Improvements	*17-STR-012*	3	600,000
			Total for: Priority 3	4,121,000

Priority 4-New Addition (Med)

New Electric Utility Vehicle	Capital Equipment	*PW-702*	4	35,000
Rabbit Park Phase Two	Park Improvements	*06-PARK-012*	4	125,000
Pedestrian Underpass-Alpine Dr	Park Improvements	*17-PARK-002*	4	750,000
Alpine Drive Watermain	Water Utility	*18-WTR-001*	4	385,000
			Total for: Priority 4	1,295,000
	Total for 2025			**5,416,000**

2026

Priority 3-Existing Obligation (Med)

Replace Engine #21 (565)	Capital Equipment	*FIRE-502*	3	275,000
Replace Fire Prevention Vehicle #566	Capital Equipment	*FIRE-566A*	3	45,000
2026 Ford Explorer Replace 2022 Ford Explorer #3XX	Capital Equipment	*POL-390*	3	43,000
2026 Chev Tahoe Replace 2022 Chev Tahoe #3XX	Capital Equipment	*POL-391*	3	43,000
2026 Chev Tahoe Replace 2022 Chev Tahoe #3XX	Capital Equipment	*POL-392*	3	43,000
Replace 1999 John Deere Grader: Unit #603	Capital Equipment	*PW-603*	3	280,000
Replace Unit #686 - 2015 Kubota Tractor	Capital Equipment	*PW-686*	3	45,000
Replace Unit #687 2015 Toolcat	Capital Equipment	*PW-687*	3	60,000
Reconstruction of Streets: Whispering Pine Estate	Street Improvements	*17-STR-013*	3	1,584,800
2026 Overlay Projects	Street Improvements	*17-STR-014*	3	359,100
			Total for: Priority 3	2,777,900

Priority 5-Opportunity/Unfunded/Placeholder

Acquire outlots "A" in Rivers Bluff and Reilly Est	Site Acquisitions	*06-ACQ-002*	5	20,000
Alpaca Estates Outlot	Site Acquisitions	*08-ACQ-002*	5	35,000
River Pines Lift Station Street Connection	Street Improvements	*08-STR-005*	5	55,000
			Total for: Priority 5	110,000
	Total for 2026			**2,887,900**

Project Name	Department	Project #	Priority	Project Cost
2027				
Priority 3-Existing Obligation (Med)				
Replace 10R Siren	Capital Equipment	*CIVIL-10R*	3	20,600
Replace 11R Siren	Capital Equipment	*CIVIL-11R*	3	21,400
Replace 14R Siren	Capital Equipment	*CIVIL-14R*	3	20,600
Replace 15R Siren	Capital Equipment	*CIVIL-15R*	3	20,200
Replace 16R Siren	Capital Equipment	*CIVIL-16R*	3	22,785
Replace 17R Siren	Capital Equipment	*CIVIL-17R*	3	20,200
Replace 1R Siren	Capital Equipment	*CIVIL-1R*	3	20,200
Replace 2R Siren	Capital Equipment	*CIVIL-2N*	3	21,400
Replace 3R Siren	Capital Equipment	*CIVIL-3R*	3	20,600
Replace 4R Siren	Capital Equipment	*CIVIL-4R*	3	20,600
Replace 5R Siren	Capital Equipment	*CIVIL-5R*	3	20,600
Replace 6R Siren	Capital Equipment	*CIVIL-6N*	3	21,400
Replace 7R Siren	Capital Equipment	*CIVIL-7R*	3	21,400
Replace 9R Siren	Capital Equipment	*CIVIL-9R*	3	20,600
Replace Engine #21 (565)	Capital Equipment	*FIRE-502*	3	275,000
Replace 2004 Polaris ATV with Plow	Capital Equipment	*POL-388*	3	11,000
2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX	Capital Equipment	*POL-393*	3	44,000
2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX	Capital Equipment	*POL-394*	3	44,000
2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX	Capital Equipment	*POL-395*	3	44,000
Replace 2004 Pull Behind PTO Mower	Capital Equipment	*PW-004*	3	28,000
Replace Paver, Trailer, Roller	Capital Equipment	*PW-660*	3	140,000
Replace Unit 679 Area Mower (2020 Replaced)	Capital Equipment	*PW-679A*	3	111,000
2027 Overlay Projects	Street Improvements	*18-STR-002*	3	804,120
Reconstruction of Streets:Sports Haven, Sec 1 Unpl	Street Improvements	*18-STR-003*	3	858,000
			Total for: Priority 3	2,651,705
Priority 4-New Addition (Med)				
New Velocity Patcher	Capital Equipment	*PW-700*	4	250,000
			Total for: Priority 4	250,000
Priority 5-Opportunity/Unfunded/Placeholder				
Community Center Construction	Municipal Buildings	*04-BLDG-002*	5	20,000,000
Old Town Hall Restoration	Municipal Buildings	*08-BLDG-005*	5	221,300
Whispering Pines Estates Plat 2 Storm Sewer	Stormwater Utility	*11-STM-003*	5	330,000
			Total for: Priority 5	20,551,300
	Total for 2027			**23,453,005**
GRAND TOTAL				**123,913,315**

City of Ramsey, Minnesota

Capital Improvement Program

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PROJECTS & FUNDING SOURCES BY CATEGORY

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Capital Bonding Projects												
Public Works Campus Building Improvements	06-BLDG-001		13,906,500									*13,906,500*
Facility Fund			***1,000,000***									***1,000,000***
GO CIP Bonding			***9,275,000***									***9,275,000***
Recycling Utility Fund			***200,000***									***200,000***
Sewer Utility Fund			***1,715,750***									***1,715,750***
Water Utility Fund			***1,715,750***									***1,715,750***
Capital Bonding Projects Total			**13,906,500**									***13,906,500***
Capital Equipment												
Discovery Recovery Server	15-IT-002				11,000							*11,000*
General Fund					***11,000***							***11,000***
Replace Email Server	15-IT-003	7,500										*7,500*
Equipment Revolving Fund		***7,500***										***7,500***
Police Copier - File Room	17-IT-004				14,000							*14,000*
General Fund					***14,000***							***14,000***
Police Copier - Patrol	17-IT-005				10,000							*10,000*
General Fund					***10,000***							***10,000***
Utility Server	17-IT-006				8,000							*8,000*
General Fund					***8,000***							***8,000***
Weblink Server Replacement	17-IT-007			8,000								*8,000*
General Fund				***8,000***								***8,000***
Universal Power Supply Replacement	17-IT-008					30,000						*30,000*
General Fund						***30,000***						***30,000***
Core Switch Replacement	17-IT-009						52,000					*52,000*
General Fund							***52,000***					***52,000***
Document Imaging Server Replacement	17-IT-010						8,000					*8,000*
General Fund							***8,000***					***8,000***
Engineering Plotter Replacement	17-IT-011						10,000					*10,000*
General Fund							***10,000***					***10,000***

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
File Server Replacement	17-IT-012							7,500				*7,500*
General Fund								***7,500***				***7,500***
Council Chamber, Fire 1/2, Park Ramp &P W Switch	17-IT-013							30,000				*30,000*
General Fund								***30,000***				***30,000***
Public Works Utilities Switch	17-IT-014							7,000				*7,000*
General Fund								***7,000***				***7,000***
Video Evidence Server Replacement	17-IT-015							27,000				*27,000*
General Fund								***27,000***				***27,000***
Administration Copier	17-IT-016								12,000			*12,000*
General Fund									***12,000***			***12,000***
Builidng Copier	17-IT-017								9,000			*9,000*
General Fund									***9,000***			***9,000***
Engineering Workroom Copier	17-IT-018								12,000			*12,000*
General Fund									***12,000***			***12,000***
Email Server Replacement	17-IT-019								7,000			*7,000*
General Fund									***7,000***			***7,000***
NAS/SAN Centralized Storage	18-IT-001	13,000										*13,000*
Equipment Revolving Fund		***13,000***										***13,000***
Replace Ford Taurus - 403	ADMIN-403		29,000									*29,000*
Fleet Vehicles			***29,000***									***29,000***
Replace 2006 Ford Taurus	ADMIN-404		29,000									*29,000*
Fleet Vehicles			***29,000***									***29,000***
Replace 2005 Chevy Colorado	BUILD-401		22,500									*22,500*
Equipment Revolving Fund			***22,500***									***22,500***
Replace 2006 Ford Taurus	BUILD-405		29,000									*29,000*
Fleet Vehicles			***29,000***									***29,000***
Replace 2006 Ford Taurus	BUILD-406		27,000									*27,000*
Equipment Revolving Fund			***27,000***									***27,000***
Replace 10R Siren	CIVIL-10R										20,600	*20,600*
General Fund											***20,600***	***20,600***
Replace 11R Siren	CIVIL-11R										21,400	*21,400*
General Fund											***21,400***	***21,400***
Replace 14R Siren	CIVIL-14R										20,600	*20,600*
General Fund											***20,600***	***20,600***
Replace 15R Siren	CIVIL-15R										20,200	*20,200*
General Fund											***20,200***	***20,200***
Replace 16R Siren	CIVIL-16R										22,785	*22,785*
General Fund											***22,785***	***22,785***
Replace 17R Siren	CIVIL-17R										20,200	*20,200*
General Fund											***20,200***	***20,200***
Replace 1R Siren	CIVIL-1R										20,200	*20,200*
General Fund											***20,200***	***20,200***
Replace 2R Siren	CIVIL-2N										21,400	*21,400*
General Fund											***21,400***	***21,400***

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Replace 3R Siren	CIVIL-3R										20,600	*20,600*
General Fund											***20,600***	***20,600***
Replace 4R Siren	CIVIL-4R										20,600	*20,600*
General Fund											***20,600***	***20,600***
Replace 5R Siren	CIVIL-5R										20,600	*20,600*
General Fund											***20,600***	***20,600***
Replace 6R Siren	CIVIL-6N										21,400	*21,400*
General Fund											***21,400***	***21,400***
Replace 7R Siren	CIVIL-7R										21,400	*21,400*
General Fund											***21,400***	***21,400***
Replace 9R Siren	CIVIL-9R										20,600	*20,600*
General Fund											***20,600***	***20,600***
Replace Tanker 11 (501)	FIRE-501						225,000					*225,000*
Equipment Revolving Fund							***225,000***					***225,000***
Replace Engine #21 (565)	FIRE-502									275,000	275,000	*550,000*
General Fund										***275,000***	***275,000***	***550,000***
Replace Engine 11 (556)	FIRE-503			275,000	263,000							*538,000*
Equipment Revolving Fund				***275,000***								***275,000***
General Fund					***263,000***							***263,000***
Replace Grass 21 (504)	FIRE-504	45,000										*45,000*
Equipment Revolving Fund		***45,000***										***45,000***
Replace Grass 11 (562)	FIRE-505							45,000				*45,000*
General Fund								***45,000***				***45,000***
Replace Fire Prevention Vehicle (566)	FIRE-506		45,000									*45,000*
Equipment Revolving Fund			***45,000***									***45,000***
Replace Fire Rescue #21 (557)	FIRE-557								80,000			*80,000*
General Fund									***80,000***			***80,000***
Replace Rescue 11 (559)	FIRE-564							80,000				*80,000*
General Fund								***80,000***				***80,000***
Replacement Extrication Tools R-11	FIRE-565					50,000						*50,000*
General Fund						***50,000***						***50,000***
Replacement of all SCBA's	FIRE-566	175,000										*175,000*
Equipment Revolving Fund		***175,000***										***175,000***
Replace Fire Prevention Vehicle #566	FIRE-566A									45,000		*45,000*
General Fund										***45,000***		***45,000***
Replacement of Extrication Tools R-21	FIRE-568		50,000									*50,000*
Equipment Revolving Fund			***50,000***									***50,000***
Replace Fire Chief Vehicle (569)	FIRE-569A							50,000				*50,000*
General Fund								***50,000***				***50,000***
Replace Fire Duty Officer Vehicle (570)	FIRE-570A								45,000			*45,000*
General Fund									***45,000***			***45,000***
Bullex Attack Training Prop	FIRE-571		15,000									*15,000*
Equipment Revolving Fund			***15,000***									***15,000***
Thermal Image Camera	FIRE-572					30,000						*30,000*

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						***30,000***						***30,000***
Replace Maintenance Vehicle (564)	GENGOV-001								60,000			*60,000*
Fleet Vehicles									***60,000***			***60,000***
2018 Chev Caprice - Replace 2013 Chev Caprice #331	POL-331	30,000										*30,000*
Equipment Revolving Fund		***30,000***										***30,000***
2018 Chev Tahoe to Replace 2013 Chev Tahoe #332	POL-332	35,000										*35,000*
Equipment Revolving Fund		***35,000***										***35,000***
2021 Chev Impala Replace 2013 Chev Malibu #334	POL-334				32,000							*32,000*
General Fund					***32,000***							***32,000***
2021 Ford Explorer Replace 2016 Ford Explorer #351	POL-335				38,000							*38,000*
General Fund					***38,000***							***38,000***
2019 Chev Caprice to Replac 2014 Chev Caprice #341	POL-341		30,000									*30,000*
Equipment Revolving Fund			***30,000***									***30,000***
2019 Chev Caprice to Replac 2014 Chev Caprice #342	POL-342		30,000									*30,000*
Equipment Revolving Fund			***30,000***									***30,000***
2019 Chev Tahoe to Replace Chev Tahoe #343	POL-343		36,000									*36,000*
Equipment Revolving Fund			***36,000***									***36,000***
2020 Ford Explorer Replace 2005 F150 #359	POL-359			37,000								*37,000*
Equipment Revolving Fund				***37,000***								***37,000***
2021 Ford Explorer Replace 2018 Chev Caprice #3XX	POL-366				38,000							*38,000*
General Fund					***38,000***							***38,000***
2021 Chev Tahoe Replace 2018 Chev Tahoe #3XX	POL-367				38,000							*38,000*
General Fund					***38,000***							***38,000***
2022 Ford Explorer Relace 2018 Ford Explorer #3XX	POL-368					39,000						*39,000*
General Fund						***39,000***						***39,000***
2022 Chev Tahoe Replace 2018 Chev Tahoe #3XX	POL-369					39,000						*39,000*
General Fund						***39,000***						***39,000***
2022 Ford Explorer Replace 2016 Ford Explorer #363	POL-370					39,000						*39,000*
General Fund						***39,000***						***39,000***
2020 Chev Caprice - Replace2017 Chev Caprice #371	POL-371			32,000								*32,000*
Equipment Revolving Fund				***32,000***								***32,000***

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
2020 Chev Tahoe Replace 2016 Chev Tahoe #361	POL-372			37,000								*37,000*
Equipment Revolving Fund				***37,000***								***37,000***
2019 Chev Impala to Replace 2007 Lincoln #376	POL-376		31,000									*31,000*
Equipment Revolving Fund			***31,000***									***31,000***
2023 Ford Explorer Replace 2019 Ford Explorer #3XX	POL-377						40,000					*40,000*
General Fund							***40,000***					***40,000***
2023 Chev Tahoe Replace 2019 Chev Tahoe #3XX	POL-378						40,000					*40,000*
General Fund							***40,000***					***40,000***
2023 Chev Tahoe Replace 2019 Chev Tahoe #3XX	POL-379						40,000					*40,000*
General Fund							***40,000***					***40,000***
2024 Ford Explorer Replace 2020 Ford Explorer #3XX	POL-380							41,000				*41,000*
General Fund								***41,000***				***41,000***
2024 Chev Tahoe Replace 2020 Chev Tahoe #3XX	POL-381							41,000				*41,000*
General Fund								***41,000***				***41,000***
2024 Chev Impala Replace 2016 Chev Impala #364	POL-382							35,000				*35,000*
General Fund								***35,000***				***35,000***
2025 Ford Explorer Replace 2021 Ford Explorer #3XX	POL-383								42,000			*42,000*
General Fund									***42,000***			***42,000***
2025 Ford Explorer Replace 2021 Ford Explorer #3XX	POL-384								42,000			*42,000*
General Fund									***42,000***			***42,000***
2025 Ford Explorer Replace 2021 Ford Explorer #3XX	POL-385								42,000			*42,000*
General Fund									***42,000***			***42,000***
Replace 2004 Polaris ATV with Plow	POL-388										11,000	*11,000*
General Fund											***11,000***	***11,000***
2026 Ford Explorer Replace 2022 Ford Explorer #3XX	POL-390									43,000		*43,000*
General Fund										***43,000***		***43,000***
2026 Chev Tahoe Replace 2022 Chev Tahoe #3XX	POL-391									43,000		*43,000*
General Fund										***43,000***		***43,000***
2026 Chev Tahoe Replace 2022 Chev Tahoe #3XX	POL-392									43,000		*43,000*
General Fund										***43,000***		***43,000***
2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX	POL-393										44,000	*44,000*
General Fund											***44,000***	***44,000***

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX	POL-394										44,000	*44,000*
General Fund											***44,000***	***44,000***
2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX	POL-395										44,000	*44,000*
General Fund											***44,000***	***44,000***
Replace 2004 Tree Spade	PW-002						52,000					*52,000*
General Fund							***52,000***					***52,000***
Replace 2004 Pull Behind PTO Mower	PW-004										28,000	*28,000*
General Fund											***28,000***	***28,000***
Replace 2004 Snow Thrower	PW-005								130,000			*130,000*
General Fund									***130,000***			***130,000***
Replace 2004 Mobile Generator	PW-006							164,000				*164,000*
Sewer Utility Fund								***164,000***				***164,000***
Replace Engr Veh #402 With 2017 GMC Sierra	PW-402		31,500									*31,500*
Equipment Revolving Fund			***31,500***									***31,500***
Replace Engr Car #407 With Chevy Impala	PW-407			24,000								*24,000*
Equipment Revolving Fund				***24,000***								***24,000***
Replace 1999 John Deere Grader: Unit #603	PW-603									280,000		*280,000*
General Fund										***280,000***		***280,000***
Replace 1991 Chipper: Unit #619	PW-619						35,000					*35,000*
General Fund							***35,000***					***35,000***
Replace 1998 Mule: Unit #622	PW-622	18,000										*18,000*
Equipment Revolving Fund		***18,000***										***18,000***
Replace 2001 Case Backhoe: Unit #634	PW-634		78,000									*78,000*
Equipment Revolving Fund			***34,250***									***34,250***
Sewer Utility Fund			***21,875***									***21,875***
Water Utility Fund			***21,875***									***21,875***
Replace 2001 John Deere Mower: Unit #635	PW-635				25,000							*25,000*
General Fund					***25,000***							***25,000***
Replace-2002 Snowplow Truck: Unit #636	PW-636	188,000										*188,000*
Equipment Revolving Fund		***188,000***										***188,000***
Replace 2002 3/4 Ton Truck 4x4: Unit #637	PW-637	37,270										*37,270*
Equipment Revolving Fund		***37,270***										***37,270***
Replace 2003 Kawasaki: Unit #639	PW-639	18,000										*18,000*
Equipment Revolving Fund		***18,000***										***18,000***
Replace Elgin Sweeper: Unit #642 (Storm Wtr)	PW-642	211,000										*211,000*
Storm Water Utility Fund		***211,000***										***211,000***

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Replace-2004 Snowplow Truck: Unit #644	PW-644		183,500									*183,500*
Equipment Revolving Fund			***183,500***									***183,500***
Replace 2004 Tool Cat	PW-645				54,000							*54,000*
General Fund					***54,000***							***54,000***
Replace 2005 3/4 Ton Truck 4x4 W/Plow Unit # 651	PW-651		48,000									*48,000*
Sewer Utility Fund			***24,000***									***24,000***
Water Utility Fund			***24,000***									***24,000***
Replace 2005 Utility Truck: Unit #652	PW-652	50,000										*50,000*
Sewer Utility Fund		***25,000***										***25,000***
Water Utility Fund		***25,000***										***25,000***
Replace 3/4 Ton 4x4 Truck; Unit #653	PW-653	41,170										*41,170*
Equipment Revolving Fund		***41,170***										***41,170***
Replace 2006 3/4 Ton Truck 2x4 Unit #654	PW-654			31,000								*31,000*
Equipment Revolving Fund				***31,000***								***31,000***
Replace Sidewalk Machine: Unit #655	PW-655			97,000								*97,000*
General Fund				***97,000***								***97,000***
Replace Paver, Trailer, Roller	PW-660										140,000	*140,000*
General Fund											***140,000***	***140,000***
Replace 2006 Tandem Axle Plow Truck: Unit #662	PW-662				218,000							*218,000*
General Fund					***218,000***							***218,000***
Replace 2007 Chevy Pickup Unit #664	PW-664			38,000								*38,000*
General Fund				***38,000***								***38,000***
Replace 2007 Chevy Pickup: Unit #665	PW-665				27,000							*27,000*
General Fund					***27,000***							***27,000***
Replace 2007 3/4 Ton Pick-Up: Unit #667	PW-667			43,000								*43,000*
Water Utility Fund				***43,000***								***43,000***
Replace 2006 Tandem Axle Plow Truck Unit #668	PW-668					213,000						*213,000*
General Fund						***213,000***						***213,000***
Replace 2007 International Water Truck: Unit #669	PW-669					136,000						*136,000*
General Fund						***68,000***						***68,000***
Storm Water Utility Fund						***68,000***						***68,000***
Replace 2008 Bobcat Skidster: Unit #671	PW-671			51,000								*51,000*
Equipment Revolving Fund				***51,000***								***51,000***
Replace 2009 2WD Pickup: Unit 674	PW-674					40,000						*40,000*
General Fund						***40,000***						***40,000***
Replace 2010 Chevy 1- Ton Truck #675	PW-675				63,000							*63,000*
General Fund					***63,000***							***63,000***

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Replace Unit 676- 2010 4 Wheel Drive 1ton	PW-676						68,000					*68,000*
General Fund							***68,000***					***68,000***
Replace Unit 678 2013-1ton Truck w/ Plow Equipment	PW-678A					62,000						*62,000*
General Fund						***62,000***						***62,000***
Replace Unit 679 Area Mower (2020 Replaced)	PW-679A										111,000	*111,000*
General Fund											***111,000***	***111,000***
Replace 2014-1Ton Truck w/ Plow Equipt: Unit #680	PW-680					62,000						*62,000*
General Fund						***62,000***						***62,000***
Replace Unit 681 Utility truck	PW-681							65,000				*65,000*
Sewer Utility Fund								***32,500***				***32,500***
Water Utility Fund								***32,500***				***32,500***
Replace 2019 Exmark Mower (Orig Unit #683)	PW-683							15,000				*15,000*
General Fund								***15,000***				***15,000***
Replace 2019 Exmark Mower (Orig Unit #684)	PW-684							15,000				*15,000*
General Fund								***15,000***				***15,000***
Replace 2019 Exmark Mower (Orig Unit #685)	PW-685							15,000				*15,000*
General Fund								***15,000***				***15,000***
Replace Unit #686 - 2015 Kubota Tractor	PW-686									45,000		*45,000*
General Fund										***45,000***		***45,000***
Replace Unit #687 2015 Toolcat	PW-687									60,000		*60,000*
General Fund										***60,000***		***60,000***
Replace Unit 688 2015 Case Loader	PW-688								210,000			*210,000*
General Fund									***210,000***			***210,000***
Replace 2014 Ex Mark Mower: Unit #683	PW-691		10,800									*10,800*
Equipment Revolving Fund			***10,800***									***10,800***
Replace 2014 Ex Mark Mower: Unit #684	PW-692		10,800									*10,800*
Equipment Revolving Fund			***10,800***									***10,800***
Replace 2014 Ex Mark Mower: Unit #685	PW-693		10,800									*10,800*
Equipment Revolving Fund			***10,800***									***10,800***
Replace 2013 Toro Wide Area Mower: Unit #679	PW-697			92,000								*92,000*
Equipment Revolving Fund				***92,000***								***92,000***
New Velocity Patcher	PW-700										250,000	*250,000*
General Fund											***250,000***	***250,000***
New 1-Ton Pickup with Box and Plow	PW-701	63,570										*63,570*

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		***63,570***										***63,570***
New Electric Utility Vehicle	PW-702								35,000			*35,000*
General Fund									***35,000***			***35,000***
Replacement for Programmable Message Boards	TE-001	39,000										*39,000*
Equipment Revolving Fund		***39,000***										***39,000***
Capital Equipment Total		**971,510**	**746,900**	**765,000**	**839,000**	**740,000**	**570,000**	**637,500**	**726,000**	**834,000**	**1,239,585**	***8,069,495***
Municipal Buildings												
Community Center Construction	04-BLDG-002										20,000,000	*20,000,000*
To Be Determined											***20,000,000***	***20,000,000***
Old Town Hall Restoration	08-BLDG-005										221,300	*221,300*
To Be Determined											***221,300***	***221,300***
Sprinkler System @ Fire Station #1	10-BLDG-004			25,000								*25,000*
Facility Fund				***25,000***								***25,000***
Muni Center 2nd Floor Community Room	18-BLDG-001	100,000										*100,000*
Facility Fund		***100,000***										***100,000***
Storage Building at Fire Station 1	18-BLDG-002					20,000						*20,000*
Facility Fund						***20,000***						***20,000***
Municipal Buildings Total		**100,000**		**25,000**		**20,000**					**20,221,300**	***20,366,300***
Park Improvements												
Elmcrest Park & The Draw Park Entrance & Signage	04-PARK-003	80,000										*80,000*
Park Improvement Trust Fund		***80,000***										***80,000***
Ford Brook Park Playground Equipment	04-PARK-006			70,000								*70,000*
City of Nowthen				***20,000***								***20,000***
Park Improvement Trust Fund				***50,000***								***50,000***
Irrigation for Titterud Park	06-PARK-010						76,000					*76,000*
Park Improvement Trust Fund							***76,000***					***76,000***
Observation boardwalk - Lake Itasca	06-PARK-011	60,000										*60,000*
Lawful Gambling Fund		***60,000***										***60,000***
Rabbit Park Phase Two	06-PARK-012								125,000			*125,000*
Park Improvement Trust Fund									***125,000***			***125,000***
Observation deck on the Mississippi E of Dolomite	06-PARK-015		100,000									*100,000*
Lawful Gambling Fund			***100,000***									***100,000***
Trail Connections	06-PARK-019	30,000		200,000								*230,000*
Park Improvement Trust Fund		***30,000***		***200,000***								***230,000***
Park Development in the COR	08-PARK-005	1,200,000										*1,200,000*
Park Improvement Trust Fund		***1,200,000***										***1,200,000***
The Draw Grates	12-PARK-006	10,000										*10,000*

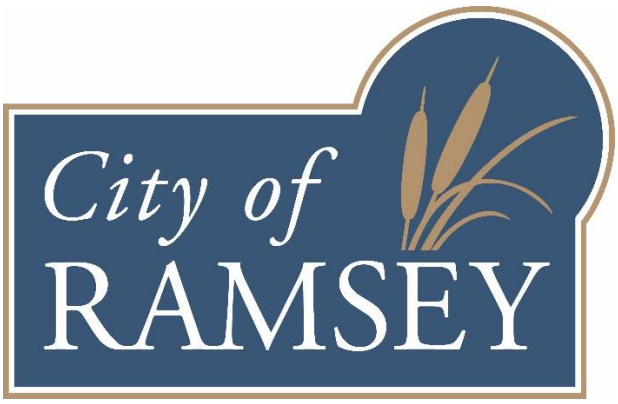
Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Storm Water Utility Fund		***10,000***										***10,000***
McKinley Trail Connection to Anoka	12-PARK-008			50,000								*50,000*
City of Anoka				***25,000***								***25,000***
Park Improvement Trust Fund				***25,000***								***25,000***
Additional Land For Central Park	15-PARK-01					250,000						*250,000*
Park Improvement Trust Fund						***250,000***						***250,000***
Pedestrian Underpass-Alpine Dr	17-PARK-002								750,000			*750,000*
Park Improvement Trust Fund									***750,000***			***750,000***
Replace Fencing & Dugouts (#5-7)-Central Park	17-PARK-004	75,000										*75,000*
Grants/Outside Sources		***0***										***0***
Park Improvement Trust Fund		***75,000***										***75,000***
Dog Park Shelter-Alpine Park	17-PARK-005	58,000										*58,000*
Grants/Outside Sources		***20,000***										***20,000***
Landfill Trust Fund		***38,000***										***38,000***
Field Lighting - Central Park	17-PARK-006					200,000						*200,000*
Grants/Outside Sources						***50,000***						***50,000***
Lawful Gambling Fund						***150,000***						***150,000***
Northfork North Trail Connection	17-PARK-007		150,000									*150,000*
Park Improvement Trust Fund			***150,000***									***150,000***
Sunfish Lake Phase 2 Parking Lot	18-PARK-001	35,000										*35,000*
Park Improvement Trust Fund		***35,000***										***35,000***
Central Park - Football Field Enhancements	18-PARK-002	15,000										*15,000*
Park Improvement Trust Fund		***15,000***										***15,000***
Amphitheater Lighting	18-PARK-003	40,000										*40,000*
Park Improvement Trust Fund		***40,000***										***40,000***
Lake Itasca Park - Parking, Trail & Canoe System	18-PARK-004		250,000									*250,000*
Park Improvement Trust Fund			***250,000***									***250,000***
Aeration for Sunfish Lake & The Draw	18-PARK-005	40,000										*40,000*
To Be Determined		***40,000***										***40,000***
Park Improvements Total		**1,643,000**	**500,000**	**320,000**		**450,000**	**76,000**		**875,000**			***3,864,000***
Sewer Utility												
Abandon Liftstation Wildlife Sanctuary	04-SEW-001			352,000								*352,000*
Sewer Utility Fund				***352,000***								***352,000***
Abandon Lift Station River Pines	08-SEW-004			45,000								*45,000*
Sewer Utility Fund				***45,000***								***45,000***
Fire Station 1 Sanitary Sewer Service	12-SEW-002			60,000								*60,000*
Sewer Utility Fund				***60,000***								***60,000***
Scada System Software Upgrades	18-SEW-001	15,000										*15,000*
Sewer Utility Fund		***15,000***										***15,000***

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Sewer Utility Total		**15,000**		**457,000**								***472,000***
Site Acquisitions												
Acquire outlots "A" in Rivers Bluff and Reilly Est	06-ACQ-002									20,000		*20,000*
Park Improvement Trust Fund										***20,000***		***20,000***
Alpaca Estates Outlot	08-ACQ-002									35,000		*35,000*
Park Improvement Trust Fund										***35,000***		***35,000***
Site Acquisitions Total										**55,000**		***55,000***
Stormwater Utility												
COR Bunker Lake Blvd (Armstrong to Ramsey Blvd)	04-STRM-011					530,000						*530,000*
Storm Water Utility Fund						***530,000***						***530,000***
Whispering Pines Estates Plat 2 Storm Sewer	11-STM-003										330,000	*330,000*
Storm Water Utility Fund											***330,000***	***330,000***
Stormwater Drainage Improvements	12-STRM-001			380,000								*380,000*
Storm Water Utility Fund				***380,000***								***380,000***
COR Regional Infiltration Basin	16-STM-002	986,000										*986,000*
Storm Water Management Fund		***493,000***										***493,000***
Storm Water Utility Fund		***493,000***										***493,000***
Ermine Blvd Culvert Replacement	18-STRM-001			130,000								*130,000*
Storm Water Utility Fund				***130,000***								***130,000***
Stormwater Utility Total		**986,000**		**510,000**		**530,000**					**330,000**	***2,356,000***
Street Improvements												
Zeolite Roadway Improvements	04-STR-012					500,000						*500,000*
Tax Increment Fund #2						***500,000***						***500,000***
COR Bunker Lake Blvd (Armstrong to Ramsey Blvd)	04-STR-014					3,650,000						*3,650,000*
Tax Increment Fund #1						***1,000,000***						***1,000,000***
Tax Increment Fund #14 (BONDING)						***1,150,000***						***1,150,000***
Tax Increment Fund #2						***1,500,000***						***1,500,000***
River Pines Lift Station Street Connection	08-STR-005									55,000		*55,000*
Public Improvement Revolving Fund										***55,000***		***55,000***
Bunker Lake Blvd Sunwood Drive Signal	12-STR-001				350,000							*350,000*
MSA					***350,000***							***350,000***
Sunwood Drive Roundabout Landscaping	15-STR-003		20,000									*20,000*

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Public Improvement Revolving Fund			***20,000***									***20,000***
Reconstruction of Streets-Ford Brook Estates/Hy 10	15-STR-006		1,740,400									*1,740,400*
GO Bonding (Road Funding)			***1,174,770***									***1,174,770***
Special Assessment - Bonded			***391,590***									***391,590***
Storm Water Utility Fund			***174,040***									***174,040***
Reconstruction Streets Stanhope Terr & Riversbend	15-STR-008	750,000										*750,000*
GO Bonding (Road Funding)		***487,500***										***487,500***
Special Assessment - Bonded		***162,500***										***162,500***
Storm Water Utility Fund		***100,000***										***100,000***
2018 Overlay Projects	15-STR-011	675,000										*675,000*
GO Bonding (Road Funding)		***506,250***										***506,250***
Special Assessment - Bonded		***168,750***										***168,750***
2019 Overlay Projects	15-STR-012		612,200									*612,200*
GO Bonding (Road Funding)			***459,150***									***459,150***
Special Assessment - Bonded			***153,050***									***153,050***
Ramsey Blvd RR Underpass	16-STR-002				22,000,000							*22,000,000*
Grants/Outside Sources					***20,000,000***							***20,000,000***
MSA					***2,000,000***							***2,000,000***
North Hwy 10 Frontage Road-Ramsey to SLB	16-STR-003		7,000,000	5,900,000								*12,900,000*
Grants/Outside Sources			***6,355,000***	***5,900,000***								***12,255,000***
Public Improvement Revolving Fund			***645,000***									***645,000***
South Hwy 10 Frontage Rd-SLB to Anoka	16-STR-004			2,000,000	700,000							*2,700,000*
Grants/Outside Sources				***1,285,000***	***700,000***							***1,985,000***
Public Improvement Revolving Fund				***715,000***								***715,000***
Reconstruction of Streets-Barthels Rum River Acres	17-STR-001			3,553,400								*3,553,400*
GO Bonding (Road Funding)				***2,398,545***								***2,398,545***
Special Assessment - Bonded				***799,515***								***799,515***
Storm Water Utility Fund				***355,340***								***355,340***
2020 Overlay Projects	17-STR-002			539,000								*539,000*
GO Bonding (Road Funding)				***394,250***								***394,250***
Special Assessment - Bonded				***134,750***								***134,750***
Storm Water Utility Fund				***10,000***								***10,000***
Reconstruction of Streets: Riverdale Drive	17-STR-003				3,475,000							*3,475,000*
GO Bonding (Road Funding)					***1,845,625***							***1,845,625***
MSA					***500,000***							***500,000***
Special Assessment - Bonded					***781,875***							***781,875***
Storm Water Utility Fund					***347,500***							***347,500***
2021 Overlay Projects	17-STR-004				347,000							*347,000*
GO Bonding (Road Funding)					***250,250***							***250,250***
Special Assessment - Bonded					***86,750***							***86,750***

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Storm Water Utility Fund					***10,000***							***10,000***
Reconstruction Streets-Autumn Heights & Variolite	17-STR-005					3,325,000						*3,325,000*
GO Bonding (Road Funding)						***1,744,375***						***1,744,375***
MSA						***500,000***						***500,000***
Special Assessment - Bonded						***748,125***						***748,125***
Storm Water Utility Fund						***332,500***						***332,500***
2022 Overlay Projects	17-STR-006					379,000						*379,000*
GO Bonding (Road Funding)						***284,250***						***284,250***
Special Assessment - Bonded						***94,750***						***94,750***
Reconstruction Streets-Nature View & Sorteberg 6th	17-STR-007						1,132,000					*1,132,000*
GO Bonding (Road Funding)							***764,100***					***764,100***
Special Assessment - Bonded							***254,700***					***254,700***
Storm Water Utility Fund							***113,200***					***113,200***
2023 Overlay Projects	17-STR-008						797,000					*797,000*
GO Bonding (Road Funding)							***597,750***					***597,750***
Special Assessment - Bonded							***199,250***					***199,250***
Reconstruction Streets-Rodeo Hills Est/Valley View	17-STR-009							2,280,000				*2,280,000*
GO Bonding (Road Funding)								***1,539,000***				***1,539,000***
Special Assessment - Bonded								***513,000***				***513,000***
Storm Water Utility Fund								***228,000***				***228,000***
2024 Overlay Projects	17-STR-010							333,000				*333,000*
GO Bonding (Road Funding)								***249,750***				***249,750***
Special Assessment - Bonded								***83,250***				***83,250***
Reconstruction Streets -Alpine Drive	17-STR-011								2,830,000			*2,830,000*
GO Bonding (Road Funding)									***1,910,250***			***1,910,250***
Special Assessment - Bonded									***636,750***			***636,750***
Storm Water Utility Fund									***283,000***			***283,000***
2025 Overlay Projects	17-STR-012								600,000			*600,000*
GO Bonding (Road Funding)									***150,000***			***150,000***
Special Assessment - Bonded									***450,000***			***450,000***
Reconstruction of Streets: Whispering Pine Estate	17-STR-013									1,584,800		*1,584,800*
GO Bonding (Road Funding)										***1,069,740***		***1,069,740***
Special Assessment - Bonded										***356,580***		***356,580***
Storm Water Utility Fund										***158,480***		***158,480***
2026 Overlay Projects	17-STR-014									359,100		*359,100*
GO Bonding (Road Funding)										***269,325***		***269,325***
Special Assessment - Bonded										***89,775***		***89,775***
Alpine Drive Pedestrian Crossing at 151st Avenue	18-STR-001					300,000						*300,000*
Developer Fees						***150,000***						***150,000***
Public Improvement Revolving Fund						***150,000***						***150,000***
2027 Overlay Projects	18-STR-002										804,120	*804,120*

Category	Project #	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
GO Bonding (Road Funding)											***603,090***	***603,090***
Special Assessment - Bonded											***201,030***	***201,030***
Reconstruction of Streets:Sports Haven, Sec 1 Unpl	18-STR-003										858,000	*858,000*
GO Bonding (Road Funding)											***579,150***	***579,150***
Special Assessment - Bonded											***193,050***	***193,050***
Storm Water Utility Fund											***85,800***	***85,800***
Street Improvements Total		**1,425,000**	**9,372,600**	**11,992,400**	**26,872,000**	**8,154,000**	**1,929,000**	**2,613,000**	**3,430,000**	**1,998,900**	**1,662,120**	***69,449,020***
Street Light Utility												
Riverdale Drive Extension Lighting	16-STLT-001	275,000										*275,000*
Street Light Utility Fund		***275,000***										***275,000***
Street Light Utility Total		**275,000**										***275,000***
Water Utility												
Complete Pump House 3	04-WTR-005	60,000										*60,000*
Water Utility Fund		***60,000***										***60,000***
The COR Bunker Lake Blvd (Armstrong - Ramsey Blvd)	04-WTR-009					340,000						*340,000*
Water Utility Fund						***340,000***						***340,000***
River Pines Lift Station Water Connection	08-WTR-003			20,000								*20,000*
Water Utility Fund				***20,000***								***20,000***
Fire Station #1 Extension of Water	11-WTR-003			55,000								*55,000*
Water Utility Fund				***55,000***								***55,000***
Watermain Sunfish Lk Blvd	12-WTR-001			450,000								*450,000*
Water Utility Fund				***450,000***								***450,000***
Refurbish Water Tower #2	14-WTR-001	1,300,000										*1,300,000*
Water Utility Fund		***1,300,000***										***1,300,000***
Refurbish Water Tower #1	14-WTR-002	700,000										*700,000*
Water Utility Fund		***700,000***										***700,000***
Construct Well and Pumphouse #9	16-WTR-002			75,000			1,700,000					*1,775,000*
Water Utility Fund				***75,000***			***1,700,000***					***1,775,000***
Alpine Drive Watermain	18-WTR-001								385,000			*385,000*
Water Utility Fund									***385,000***			***385,000***
Scada System Software Upgrades	18-WTR-002	15,000										*15,000*
Water Utility Fund		***15,000***										***15,000***
Water Utility Total		**2,075,000**		**600,000**		**340,000**	**1,700,000**		**385,000**			***5,100,000***
GRAND TOTAL		**7,490,510**	**24,526,000**	**14,669,400**	**27,711,000**	**10,234,000**	**4,275,000**	**3,250,500**	**5,416,000**	**2,887,900**	**23,453,005**	***123,913,315***



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PROJECT DETAILS

Project #	06-BLDG-001
Project Name	Public Works Campus Building Improvements

Department	Capital Bonding Projects
Contact	
Type	Buildings
Useful Life	50 Years
Category	Capital Bonding Projects
Priority	4-New Addition (Med)
Status	Active

Total Cost $16,906,500

Description

This project contemplates acquisition of 25 acres for a new public works campus and construction of the first phase of buildings to serve the needs of the community. The 2006 salt storage building can be relocated to the site.

CIP Act Criteria:

1. Conditions of City Infrastructure and Need for the Project:
   The present public works site is landlocked and current size cannot be expanded to meet expected future growth.

2. Demand for Improvement:
   As described above, the site doesn't meet the needs of the future.

3. Costs of the Improvement:
   Land : $3,000,000
   Building: $13,906,500

4. Availability of Public Resources:
   The project may be funded by a combination of general property tax levy and available resources on hand. In addition, the bonds would be secured by the City's full faith and credit.

5. Relative Costs and Benefits of Alternative Uses of the Funds:
   There are no significant alternatives for funds designated for this project.

6. Operating Costs of the Proposed Investments:
   There would be no operating costs for the first five years. The land will be held and developed as growth occurs.

7. Options for Shared Facilities with Other Cities or Local Government:
   Not applicable; the site currently exists and is located next to current PW facility.

8. Level of Overlapping Debt:

Justification

The City population is projected to continue to grow. Staff has polled other municipalities that are currently the size of Ramsey's projected growth. This proposed area is the median size for a public works campus. The present campus is land locked and cannot be expanded to meet this median size. This project anticipates land acquisition and the start of a public works campus that can grow as the city grows.

Prior	Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
3,000,000	Building Cost/Construction		13,906,500									13,906,500

Total		Total										
			13,906,500									**13,906,500**
Prior	Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
3,000,000	Sewer Utility Fund		1,715,750									1,715,750
Total	Facility Fund		1,000,000									1,000,000
	Water Utility Fund		1,715,750									1,715,750
	GO CIP Bonding		9,275,000									9,275,000
	Recycling Utility Fund		200,000									200,000
	Total		**13,906,500**									**13,906,500**

Project # 15-IT-002

Project Name Discovery Recovery Server

Department Capital Equipment

Contact

Type Equipment

Useful Life 10

Category Capital Equipment

Priority 3-Existing Obligation (Med)

Total Cost $11,000

Status Active

Description

The goal of this project is to add an additional server to the Ramsey environment that would serve as an offsite backup site for City systems and data. The new server would be housed at Fire Station #2,

Justification

Currently, all City data is housed onsite at the Ramsey Municipal Center. An offsite server would allow house backups of our current data and systems in a separate location to avoid a "total loss" scenario, such as a fire.

With this offsite server, downtime in such a scenario would be limited to hours instead of weeks, as well as reduce the risk of losing City data.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				11,000							11,000
Total				**11,000**							**11,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				11,000							11,000
Total				**11,000**							**11,000**

Project # 15-IT-003

Project Name Replace Email Server

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $7,500

Description

The goal of this project is to replace an aging email server.

Justification

Primary Function: Houses all City email information and is responsible for syncing mobile email client information.
Secondary Function(s): Scan email traffic for malicious content.

This server no longer meets the growing needs of the City.
The server memory and processing power are consistently maxed out on a daily basis.
Bi-monthly restarts are required in order to keep the system from bogging down.
This server is vital to daily communication, since the City relies heavily on email traffic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	7,500										7,500
Total	**7,500**										**7,500**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	7,500										7,500
Total	**7,500**										**7,500**

Project # 17-IT-004

Project Name Police Copier - File Room

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $14,000

Description

The current copier was purchased around year 2008. The plan is to replace the police department's main copier before any major failure.

Justification

The age of the machine (in the scheduled replacement year) will be well past life expectancy. With the increased speed and capabilities of a new machine, the intent is to consolidate two copiers and a fax machine into one new copier. This will decrease maintenance, supply and power costs.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				14,000							14,000
Total				**14,000**							**14,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				14,000							14,000
Total				**14,000**							**14,000**

Project # 17-IT-005

Project Name Police Copier - Patrol

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $10,000

Description

The current copier was purchased around 2010. The copier was moved from Administration to Police after the Admin copier was replaced in 2015. The substitution has worked well for the department, but the machine is likely to run into issues.

Justification

The age of the machine (in the scheduled replacement year) will be well past life expectancy. The copier has had a useful life and lasted through two departments. Will need to replace to avoid extended outages and maintenance costs.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				10,000							10,000
Total				**10,000**							**10,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				10,000							10,000
Total				**10,000**							**10,000**

Project # 17-IT-006

Project Name Utility Server

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $8,000

Description

The utility server hosts a number of IT-related appllications which include: antivirus, anti-malware, cleaner software, backup, website filtering, etc.

Justification

The utility server went live in early 2014 when the previous backup method suddenly died. The server's main function was to serve as a backup method for all other servers, but has moved even beyond that, hosting multiple IT applications. Replacement is planned at the seven-year mark.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				8,000							8,000
Total				**8,000**							**8,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				8,000							8,000
Total				**8,000**							**8,000**

Project # 17-IT-007

Project Name Weblink Server Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $8,000

Description

The Weblink server serves ia the city's public portal for public documents online. The server provides access to agendas, minutes, weekly updates, and other Laserfische documents that are all on-line.

Justification

The server will reach the end of its reliable life expectancy around late 2020. To avoid loss of service or data, the server willl need to be replaced and files and services transferred over to the new machine.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			8,000								8,000
Total			**8,000**								**8,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund			8,000								8,000
Total			**8,000**								**8,000**

Project # 17-IT-008

Project Name Universal Power Supply Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $30,000

Description

The Universal Power Supply, or UPS, at City Hall provided lightning protection and battery backup to the city's server room. In the event of a mass power outage, the UPS would sustain on-premise city services for a limited time until generator power was available.

Justification

The current UPS went in when the Muncipal Center building was constructed in 2006, and based on research, the unit will no longer be serviceable after 2018.

New batteries will be installed in 2018 to last until the planned replacement year.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					30,000						30,000
Total					**30,000**						**30,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					30,000						30,000
Total					**30,000**						**30,000**

Project # 17-IT-009

Project Name Core Switch Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $52,000

Description

The city's core switch is a central hub of our communication network. All servers and remote sites, cameras and workstations eventually connect back to the core switch.

Justification

The core switch may very well be the most important single piece of hardware in our network. Replacements are currently scheduled for every 10 years to prevent hardware failures due to age and to keep the unit serviceable through LOGIS.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						52,000					52,000
Total						**52,000**					**52,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						52,000					52,000
Total						**52,000**					**52,000**

Project # 17-IT-010

Project Name Document Imaging Server Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $8,000

Description

The Document Imaging (IMG) server is responsible for storing and retaining city documents. Agendas, maps, property files, as well as others, are all stored on this server. This server partners with the Weblink server to provide documents our the city's public portal and website.

Justification

The server will reach the end of its reliable life expectancy in 2023. At this time, the amount of storage the server currently uses will be evaluated and storage capacity will be increased if needed.

Note: The city quadrupled its document storage in 2015.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						8,000					8,000
Total						**8,000**					**8,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						8,000					8,000
Total						**8,000**					**8,000**

Project # 17-IT-011

Project Name Engineering Plotter Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $10,000

Description

The Engineering plotter is a large format printer and scanner used for scanning maps and other large documents in order to send or retain them.

Justification

The Engineering plotter/scanner was last replaced in 2013. The estimated useful life of the plotter is around 10 years. The replacement has been scheduled to evaluate the current health of the machine and to possibly give the opportunity to update to a new plotter with better technology.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						10,000					10,000
Total						**10,000**					**10,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						10,000					10,000
Total						**10,000**					**10,000**

Project # 17-IT-012

Project Name File Server Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $7,500

Description

The goal of this project is to replace the aging R-Fspa (or file) server.

Primary functions: serve as storage for all city-related files and documents.
Secondary functiions: print server, primary DNS server, group policy server and active directory

Justification

This is a highly utilized server. This server directs all incoming/outgoing web traffic, internal printing, and file access. The goal of replacement is preventative against server hardware failure.

Future file storage needs will also be determined at time of replacement.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							7,500				7,500
Total							**7,500**				**7,500**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							7,500				7,500
Total							**7,500**				**7,500**

Project # 17-IT-013

Project Name Council Chamber, Fire 1/2, Park Ramp &P W Switch

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $30,000

Description

The networking switch is responsible for network connectivity in the city's council chambers, Fire #1, Fire #2, Parking Ramp and Parking Ramp Extension and the Public Works Trailer.

The respecive costs for each jurisdiction is $5,000 Each

Justification

The equipment has exceeded its expected useful life. The replacement is intended to avoid any outages related to a hardware failure (due to age).

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							30,000				30,000
Total							**30,000**				**30,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							30,000				30,000
Total							**30,000**				**30,000**

Project # 17-IT-014

Project Name Public Works Utilities Switch

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $7,000

Description

Networking switch is responsible for network connectivity at the Public Works Utilities building.

Justification

The equipment has exceeded its expected useful life. The replacement is intended to avoid any outages related to a hardware failure (due to age).

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							7,000				7,000
Total							**7,000**				**7,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							7,000				7,000
Total							**7,000**				**7,000**

Project # 17-IT-015

Project Name Video Evidence Server Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $27,000

Description

The Video Evidence Lifecycle Management (VELM) server houses all squad and building security footage. The server also houses the video management software for viewing both types of videos.

Justification

The VELM server will have reached the end of its expected useful life in 2024. The server's storage needs will be evaluated and the new server's storage space will reflect the city's future video storage needs.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							27,000				27,000
Total							**27,000**				**27,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							27,000				27,000
Total							**27,000**				**27,000**

Project # 17-IT-016

Project Name Administration Copier

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $12,000

Description

The copier in Administration and Finance provides high-speed and high-volume prints, as well as color and finishing capabilities.

Justification

The unit was purchased in 2015. The scheduled replacement is at the ten-year mark to evaluate the health and capabilities of the copier.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								12,000			12,000
Total								**12,000**			**12,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								12,000			12,000
Total								**12,000**			**12,000**

Project #	17-IT-017
Project Name	Builidng Copier

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	10
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $9,000

Description

The copier in the Building department area provides high-speed and high-volume prints, as well as color and finishing capabilities.

It also serves as the departments fax machine.

Justification

The unit was purchased in 2015 with replacement scheduled at the 10-year mark to evaluate the health and capabilities of the copier.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								9,000			9,000
Total								**9,000**			**9,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								9,000			9,000
Total								**9,000**			**9,000**

Project # 17-IT-018

Project Name Engineering Workroom Copier

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $12,000

Description

The copier in the Engineering and Community Development area provides high-speed and high-volume prints, as well as color and finishing capabilities.

Justification

The unit was purchased in 2015 and will be scheduled for replacement at the 10-year mark to evaluate the health and capabilities of the copier.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								12,000			12,000
Total								**12,000**			**12,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								12,000			12,000
Total								**12,000**			**12,000**

Project # 17-IT-019

Project Name Email Server Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $7,000

Description

Primary Functions: Houses all city email information and is responsible for syncing mobile email client information.

Secondary Function: Scan email traffic for maliicious content.

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								7,000			7,000
Total								**7,000**			**7,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								7,000			7,000
Total								**7,000**			**7,000**

Project # 18-IT-001

Project Name NAS/SAN Centralized Storage

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 2-New Addition (High)
Status Active

Total Cost $13,000

Description

The goal of this project is to add a NSA/SAN storage solution on-site at the Ramsey City Hall building. This will centralize storage needs for backups and building security video.

Justification

By centralizing storage needs, can easily scale the system as the City's storage needs grow. Will also see some cost savings on individual server replacements, which had supplemented the city's storage needs until now, by reducing storage on each server.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	13,000										13,000
Total	**13,000**										**13,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	13,000										13,000
Total	**13,000**										**13,000**

Project #	ADMIN-403
Project Name	Replace Ford Taurus - 403

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	10
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $29,000

Description

2005 FORD TAURUS $11,268.25 Accum Depr: $11,268.25
Asset # 2087

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		29,000									29,000
Total		**29,000**									**29,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Fleet Vehicles		29,000									29,000
Total		**29,000**									**29,000**

Project #	ADMIN-404
Project Name	Replace 2006 Ford Taurus

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	10
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $29,000

Description

2006 Ford Taurus

Justification

Used as a staff vehicle.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		29,000									29,000
Total		**29,000**									**29,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Fleet Vehicles		29,000									29,000
Total		**29,000**									**29,000**

Project #	BUILD-401
Project Name	Replace 2005 Chevy Colorado

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	12
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $22,500

Description

2005 CHEVY COLORADO

Acquired: 4/14/05 $25,105.07

Asset # 2076

Justification

Replace current 2005 Chevy Colorado #401 with a like vehicle to serve the building inspection department.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		22,500									22,500
Total		**22,500**									**22,500**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		22,500									22,500
Total		**22,500**									**22,500**

Project #	BUILD-405
Project Name	Replace 2006 Ford Taurus

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	12
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $29,000

Description

2006 Ford Taurus replacement

Justification

Staff is recommending replacing this unit with an electric vehicle.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		29,000									29,000
Total		**29,000**									**29,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Fleet Vehicles		29,000									29,000
Total		**29,000**									**29,000**

Project #	BUILD-406
Project Name	Replace 2006 Ford Taurus

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	12
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $27,000

Description

2006 Ford Taurus

Justification

Replace current 2006 Ford Taurus #406 with a like vehicle to serve the Community Development Department.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		27,000									27,000
Total		**27,000**									**27,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		27,000									27,000
Total		**27,000**									**27,000**

Project #	CIVIL-10R
Project Name	Replace 10R Siren

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $20,600

Description

164TH Junkite
Date Acquired: 8/31/04

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										20,600	20,600
Total										**20,600**	**20,600**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										20,600	20,600
Total										**20,600**	**20,600**

Project #	CIVIL-11R
Project Name	Replace 11R Siren

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $21,400

Description

14800 Blk Puma

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										21,400	21,400
Total										**21,400**	**21,400**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										21,400	21,400
Total										**21,400**	**21,400**

Project #	CIVIL-14R
Project Name	Replace 14R Siren

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $20,600

Description

5200 Blk 155th Lane

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										20,600	20,600
Total										**20,600**	**20,600**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										20,600	20,600
Total										**20,600**	**20,600**

Project # CIVIL-15R

Project Name Replace 15R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $20,200

Description

7800 Blk Hwy 10

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										20,200	20,200
Total										**20,200**	**20,200**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										20,200	20,200
Total										**20,200**	**20,200**

Project #	CIVIL-16R
Project Name	Replace 16R Siren

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $22,785

Description

Bunker/Azurite

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										22,785	22,785
Total										**22,785**	**22,785**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										22,785	22,785
Total										**22,785**	**22,785**

Project #	CIVIL-17R
Project Name	Replace 17R Siren

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $20,200

Description

Nowthen/Dysprosium

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										20,200	20,200
Total										**20,200**	**20,200**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										20,200	20,200
Total										**20,200**	**20,200**

Project # CIVIL-1R

Project Name Replace 1R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $20,200

Description

176TH/Xerus

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										20,200	20,200
Total										**20,200**	**20,200**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										20,200	20,200
Total										**20,200**	**20,200**

Project # CIVIL-2N

Project Name Replace 2R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $21,400

Description

Nutria/168th Lane

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										21,400	21,400
Total										**21,400**	**21,400**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										21,400	21,400
Total										**21,400**	**21,400**

Project #	CIVIL-3R
Project Name	Replace 3R Siren

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $20,600

Description

173RD/Variolite

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										20,600	20,600
Total										**20,600**	**20,600**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										20,600	20,600
Total										**20,600**	**20,600**

Project # CIVIL-4R

Project Name Replace 4R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $20,600

Description

6600 Blk Green Valley

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										20,600	20,600
Total										**20,600**	**20,600**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										20,600	20,600
Total										**20,600**	**20,600**

Project #	CIVIL-5R
Project Name	Replace 5R Siren

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $20,600

Description

17100 Blk Hwy 47

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										20,600	20,600
Total										**20,600**	**20,600**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										20,600	20,600
Total										**20,600**	**20,600**

Project # CIVIL-6N

Project Name Replace 6R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $21,400

Description

5200 Blk 179th Lane

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										21,400	21,400
Total										**21,400**	**21,400**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										21,400	21,400
Total										**21,400**	**21,400**

Project # CIVIL-7R

Project Name Replace 7R Siren

Department Capital Equipment

Contact

Type Eqpt Replacement

Useful Life 15

Category Capital Equipment

Priority 3-Existing Obligation (Med)

Status Active

Total Cost $21,400

Description

15900 Blk Andrie/161st Armstrong

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										21,400	21,400
Total										**21,400**	**21,400**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										21,400	21,400
Total										**21,400**	**21,400**

Project #	CIVIL-9R
Project Name	Replace 9R Siren

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $20,600

Description

16500 Blk Nowthen Blvd

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										20,600	20,600
Total										**20,600**	**20,600**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										20,600	20,600
Total										**20,600**	**20,600**

Project #	FIRE-501
Project Name	Replace Tanker 11 (501)

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	25
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $225,000

Description

Replacement of 1994 General Fire Tanker with a 2022 model year

1994 Ford 3000 gallon tanker
20 year life
Date Acquired: 12/31/94

Justification

Tanker 11 is one of two tankers that services the city. This tanker is located in Station #1 in the west portion of the city and will be 28 years old at time of replacement. The Fire Department attempts to keep tankers on a 25-year replacement cycle for the purpose of maintaining a reliable piece of equipment, limiting repair cost and providing new technology that benefits the firefighters in the form of efficiency and safety. Maintenance costs for this vehicle will begin to increase more rapidly with age. The fire department also benefits from modern equipment by attracting perspective firefighter applicants from Ramsey and the surrounding communities. The cost of the project includes replacement of equipment on the vehicle ensuring that equipment is replaced periodically.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						225,000					225,000
Total						**225,000**					**225,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund						225,000					225,000
Total						**225,000**					**225,000**

Project #	FIRE-502
Project Name	Replace Engine #21 (565)

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	20
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $550,000

Description

Replacement of 2007 Rosenbauer Fire Engine with a 2027 model year.

Justification

Engine 21 is one of two engines that service the city. This engine is located in Station #2 in the east portion of the City and will be 20 years old at time of replacement. The Fire Department attempts to keep engines on a 20-year replacement cycle for the purpose of maintaining a reliable piece of equipment, limiting repair costs and providing new technology that benefits the firefighters in the form of efficiency and safety. Maintenance costs for this vehicle will begin to increase more rapidly with age. The fire department also benefits from modern equipment by attracting perspective firefighter applicants from Ramsey and the surrounding communities. The cost of the project includes replacement of equipment and hose on the vehicle ensuring that equipment is replaced periodically.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment									275,000	275,000	550,000
Total									**275,000**	**275,000**	**550,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund									275,000	275,000	550,000
Total									**275,000**	**275,000**	**550,000**

Project #	FIRE-503
Project Name	Replace Engine 11 (556)

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	20
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $538,000

Description

Replacement of 1999 Custom Fire Engine with a 2021 model year.

Justification

Engine 11 is one of two engines that services the city. This engine is located in Station #1 in he west portion of the city and will be 22 years old at time of replacement. The Fire Department attempts to keep engines on a 20-year replacement cycle for the purpose of maintaining a reliable piece of equipment, limiting repair cost and providing new technology that benefits the firefighters in the form of efficiency and safety. Maintenance costs for this vehicle will begin to increase more rapidly with age. The fire department also benefits from modern equipment by attracting perspective firefighter applicants from Ramsey and the surrounding communities. The cost of the project includes replacement of equipment and hose on the vehicle ensuring that equipment is replaced periodically.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			275,000	263,000							538,000
Total			**275,000**	**263,000**							**538,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund			275,000								275,000
General Fund				263,000							263,000
Total			**275,000**	**263,000**							**538,000**

Project #	FIRE-504
Project Name	Replace Grass 21 (504)

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	20
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $45,000

Description

Replacement of 1989 Ford F-150 grass vehicle with a 2018 Ford F-350.

Justification

Grass 21 is the primary response vehicle out of Station 2 for grass fires and is one of two grass fire response vehicles that service the City. The vehicle will be 29 years old at time of replacement. The Fire Dept attempts to keep the Grass vehicle on a 20 year replacement cycle for purposes of maintaining a reliable piece of equipment and limiting repair cost. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	45,000										45,000
Total	**45,000**										**45,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	45,000										45,000
Total	**45,000**										**45,000**

Project #	FIRE-505
Project Name	Replace Grass 11 (562)

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	20
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $45,000

Description

Replacement of 2003 Ford F-350 Grass Vehicle with a 2023 Ford F-350.

Justification

Grass 11 is the primary response vehicle out of Station 1 for grass fires and is one of two grass fire response vehicles that service the City. The vehicle will be 20 years old at time of replacement. The Fire Dept attempts to keep the Grass vehicle on a 20 year replacement cycle for purposes of maintaining a reliable piece of equipment and limiting repair cost. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							45,000				45,000
Total							**45,000**				**45,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							45,000				45,000
Total							**45,000**				**45,000**

Project #	FIRE-506
Project Name	Replace Fire Prevention Vehicle (566)

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	8
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $45,000

Description

Replacement of 2011 Ford F-150 Fire Prevention Vehicle with 2019 Chevrolet Tahoe.

Justification

The Fire Prevention vehicle is used daily for inspections and response to calls for service and is one of three first response vehicles that service the City. The vehicle will be 8 years old at time of replacement. The Fire Dept attempts to keep the Fire Prevention vehicle on an 8 year replacement cycle for purposes of maintaining a reliable piece of equipment and limiting repair costs. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		45,000									45,000
Total		**45,000**									**45,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		45,000									45,000
Total		**45,000**									**45,000**

Project #	FIRE-557
Project Name	Replace Fire Rescue #21 (557)

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	20
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $80,000

Description

Replacement of 2000 Ford F-450 Rescue Chassis with a 2025 Ford F-450.

Justification

Rescue 21 is the primary response vehicle out of Station 2 for personal injury accidents and medical calls and is one of two rescue response vehicles that service the city. The vehicle will be 25 years old at the time of replacement. The Fire Department attempts to keep the Rescue vehicles on a 20-year replacement cycle for the purpose of maintaining a reliable piece of equipment and limiting repair costs. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								80,000			80,000
Total								**80,000**			**80,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								80,000			80,000
Total								**80,000**			**80,000**

Project #	FIRE-564
Project Name	Replace Rescue 11 (559)

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	20 Years
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $80,000

Description

Replacement of 2004 Ford F-350 Grass Vehicle with 2024 F-350.

Justification

Rescue 11 is the primary response vehicle out of Station 1 for personal injury accidents and medical calls and is one of two response vehicles that service the City. The vehicle will be 20 years old at time of replacement. The Fire Dept attempts to keep the rescue vehicles on a 20 year replacement cycle for purposes of maintaining a reliable piece of equipment and limiting repair cost. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							80,000				80,000
Total							**80,000**				**80,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							80,000				80,000
Total							**80,000**				**80,000**

Project #	FIRE-565
Project Name	Replacement Extrication Tools R-11

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $50,000

Description

Replacement of 2009 Extrication Equipment.

Justification

Extrication tools are carried on each Rescue truck. These tools, also known as jaws of life, allow firefighters to extricate victims entrapped in a motor vehicle without further injury.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					50,000						50,000
Total					**50,000**						**50,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					50,000						50,000
Total					**50,000**						**50,000**

Project #	FIRE-566
Project Name	Replacement of all SCBA's

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	15
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $175,000

Description

Replacement of 2004 Self-Contained Breathing Apparatues (SCBA's).

Justification

The Self-Contained Breathing Apparatus (SCBA) is the firefighters most important personal protection. Respiratory protection is used not only on fires but also in environments where chemicals are present or oxygen is short. The SCBA air cylinders are limited in life expectancy by the Department of Transportation to 15 years. In 15 years, the technology also changes significantly enough that firefighter's benefit from improvements in safety and efficiency. The Fire Department's SCBA's will be 15 years old at the time of replacement.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	175,000										175,000
Total	**175,000**										**175,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	175,000										175,000
Total	**175,000**										**175,000**

Project #	FIRE-566A
Project Name	Replace Fire Prevention Vehicle #566

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	7 Years
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $45,000

Description

Replacement of 2019 Chevrolet Tahoe Fire Prevention vehicle with 2026 Chevrolet Tahoe.

Justification

The Fire Prevention vehicle is used daily for inspections and response to calls for service and is one of three first response vehicles that service the city. The vehicle will be 7 years old at time of replacement. The Fire Dept attempts to keep the Fire prevention vehicle on a 7 year replacement cycle for the purpose of maintaining a reliable piece of equipment and limiting repair cost. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment									45,000		45,000
Total									**45,000**		**45,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund									45,000		45,000
Total									**45,000**		**45,000**

Project #	FIRE-568
Project Name	Replacement of Extrication Tools R-21

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	15
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $50,000

Description

Replacement of 2009 extrication equipment.

Justification

Extrication tools are carried on each Rescue truck. These tools, also known as jaws of life, allow firefighters to extricate victims entrapped in a motor vehicle without further injury.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		50,000									50,000
Total		**50,000**									**50,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		50,000									50,000
Total		**50,000**									**50,000**

Project #	FIRE-569A
Project Name	Replace Fire Chief Vehicle (569)

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	7 Years
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $50,000

Description

Replacement of 2017 Chevrolet Tahoe Fire Chief vehicle with 2024 Chevrolet Tahoe.

Justification

The Fire Chief vehicle is the primary emergency vehicle during the weekday hours and is one of three fire response vehicles that service the city. This unit is also equipped to function as a mobile command post during emergency incidents. The vehicle will be 7 years old at the time of replacement. The Fire Department attempts to keep the Fire Chief vehicle on a 7-year replacement cycle for the purpose of maintaining a reliable piece of equipment and limiting repair costs. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							50,000				50,000
Total							**50,000**				**50,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							50,000				50,000
Total							**50,000**				**50,000**

Project #	FIRE-570A
Project Name	Replace Fire Duty Officer Vehicle (570)

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	8
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $45,000

Description

Replacement of 2017 Ford F-150 Duty Officer vehicle with 2025 Ford Explorer.

Justification

The Duty Officer truck is the primary emergency vehicle during the evening and weekend hours and is one of three fire response vehicles that service the city. The truck rotates between on-call officers and will be 8 years old at the time of replacement. The Fire Department attempts to keep the duty vehicles on a 8-year replacement cycle for the purpose of maintaining a reliable piece of equipment and limiting repair costs. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								45,000			45,000
Total								**45,000**			**45,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								45,000			45,000
Total								**45,000**			**45,000**

Project #	FIRE-571
Project Name	Bullex Attack Training Prop

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	10
Category	Capital Equipment
Priority	2-New Addition (High)
Status	Active

Total Cost $15,000

Description

Purchase of Attack Digital Fire Training System

Justification

The attack digital training system combines digital flames, sound and smoke to create a range of fire conditions that respond directly to hose line application. This training tool will allow fire training in any location where live fire isn't possible or practical.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		15,000									15,000
Total		**15,000**									**15,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		15,000									15,000
Total		**15,000**									**15,000**

Project #	FIRE-572
Project Name	Thermal Image Camera

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	10
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $30,000

Description

Replacement of 2006 Thermal Image Cameras with 2019.

Justification

Thermal imaging cameras are devices that translate thermal energy (heat) into visible light in order to analyze a particular object or scene. Thermal imaging cameras, also called infrared cameras, detect the heat given off by an object or person. The Thermal Imaging Cameras will aid firefighters in operations at Hazmat incidents, downed/trapped victims, missing persons, electrical hotspots, overhaul and size up operations.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					30,000						30,000
Total					**30,000**						**30,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					30,000						30,000
Total					**30,000**						**30,000**

Project #	GENGOV-001
Project Name	Replace Maintenance Vehicle (564)

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $60,000

Description

Replacement of 2008 Ford Expedition for Building Maintenance

Justification

This was originally the Fire Chief vehicle handed down to building maintenance of city maintenance needs. The vehicle has met its useful life.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								60,000			60,000
Total								**60,000**			**60,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Fleet Vehicles								60,000			60,000
Total								**60,000**			**60,000**

Project # POL-331

Project Name 2018 Chev Caprice - Replace 2013 Chev Caprice #331

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 3
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $30,000

Description

Replace 2014 Chevrolet CapriceTahoe 2WD patrol vehicle #331

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	30,000										30,000
Total	**30,000**										**30,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	30,000										30,000
Total	**30,000**										**30,000**

Project # POL-332

Project Name 2018 Chev Tahoe to Replace 2013 Chev Tahoe #332

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 3
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $35,000

Description

Replace 2013 Chevrolet Tahoe 4x4 patrol vehicle #332

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	35,000										35,000
Total	**35,000**										**35,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	35,000										35,000
Total	**35,000**										**35,000**

Project #	POL-334
Project Name	2021 Chev Impala Replace 2013 Chev Malibu #334

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	7 Years
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $32,000

Description

Replace 2013 Chevrolet Impala Captain Squad #334

Justification

Maintain vehicle rotation schedule.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				32,000							32,000
Total				**32,000**							**32,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				32,000							32,000
Total				**32,000**							**32,000**

Project # POL-335

Project Name 2021 Ford Explorer Replace 2016 Ford Explorer #351

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $38,000

Description

Replace 2016 Ford Explorer Patrol/CSO Reserve Officer Squad #351

Justification

Maintain Vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				38,000							38,000
Total				**38,000**							**38,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				38,000							38,000
Total				**38,000**							**38,000**

Project # POL-341

Project Name 2019 Chev Caprice to Replac 2014 Chev Caprice #341

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 3
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $30,000

Description

Replace 2014 Chevrolet Caprice Patrol Squad #341

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		30,000									30,000
Total		**30,000**									**30,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		30,000									30,000
Total		**30,000**									**30,000**

Project # POL-342

Project Name 2019 Chev Caprice to Replac 2014 Chev Caprice #342

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 3
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $30,000

Description

Replace 2014 Chevrolet Caprice patrol squad #342

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		30,000									30,000
Total		**30,000**									**30,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		30,000									30,000
Total		**30,000**									**30,000**

Project # POL-343

Project Name 2019 Chev Tahoe to Replace Chev Tahoe #343

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 3
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $36,000

Description

Replace 2015 Chevrolet Tahoe 2WD patrol vehicle #343

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		36,000									36,000
Total		**36,000**									**36,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		36,000									36,000
Total		**36,000**									**36,000**

Project # POL-359

Project Name 2020 Ford Explorer Replace 2005 F150 #359

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $37,000

Description

Replace 2005 Ford F150 Pickup Truck - Squad #359

Justification

Maintain vehicle rotation schedule.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			37,000								37,000
Total			**37,000**								**37,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund			37,000								37,000
Total			**37,000**								**37,000**

Project #	POL-366
Project Name	2021 Ford Explorer Replace 2018 Chev Caprice #3XX

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	3
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $38,000

Description

Replace 2018 Chevrolet Caprice Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				38,000							38,000
Total				**38,000**							**38,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				38,000							38,000
Total				**38,000**							**38,000**

Project # POL-367

Project Name 2021 Chev Tahoe Replace 2018 Chev Tahoe #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $38,000

Description

Replace 2018 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				38,000							38,000
Total				**38,000**							**38,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				38,000							38,000
Total				**38,000**							**38,000**

Project #	POL-368
Project Name	2022 Ford Explorer Relace 2018 Ford Explorer #3XX

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	3
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $39,000

Description

Replace 2018 Ford Explorer Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					39,000						39,000
Total					**39,000**						**39,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					39,000						39,000
Total					**39,000**						**39,000**

Project # POL-369

Project Name 2022 Chev Tahoe Replace 2018 Chev Tahoe #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $39,000

Description

Replace 2018 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					39,000						39,000
Total					**39,000**						**39,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					39,000						39,000
Total					**39,000**						**39,000**

Project # POL-370

Project Name 2022 Ford Explorer Replace 2016 Ford Explorer #363

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $39,000

Description

Replace 2016 Ford Explorer Patrol Squad #363

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					39,000						39,000
Total					**39,000**						**39,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					39,000						39,000
Total					**39,000**						**39,000**

Project # POL-371

Project Name 2020 Chev Caprice - Replace2017 Chev Caprice #371

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $32,000

Description

Replace 2017 Chevrolet Caprice patrol squad #371

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			32,000								32,000
Total			**32,000**								**32,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund			32,000								32,000
Total			**32,000**								**32,000**

Project # POL-372

Project Name 2020 Chev Tahoe Replace 2016 Chev Tahoe #361

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $37,000

Description

Replace 2016 Chevrolet Tahoe 4x4 patrol vehicle #361

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			37,000								37,000
Total			**37,000**								**37,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund			37,000								37,000
Total			**37,000**								**37,000**

Project # POL-376

Project Name 2019 Chev Impala to Replace 2007 Lincoln #376

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 3
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $31,000

Description

Replace 2007 Lincoln MKZ (Unmarked) squad 376

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		31,000									31,000
Total		**31,000**									**31,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		31,000									31,000
Total		**31,000**									**31,000**

Project # POL-377

Project Name 2023 Ford Explorer Replace 2019 Ford Explorer #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $40,000

Description

Replace 2019 Ford Explorer Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						40,000					40,000
Total						**40,000**					**40,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						40,000					40,000
Total						**40,000**					**40,000**

Project # POL-378

Project Name 2023 Chev Tahoe Replace 2019 Chev Tahoe #3XX

Department Capital Equipment

Contact

Type Equipment

Useful Life 3

Category Capital Equipment

Priority 3-Existing Obligation (Med)

Total Cost $40,000

Status Active

Description

Replace 2019 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						40,000					40,000
Total						**40,000**					**40,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						40,000					40,000
Total						**40,000**					**40,000**

Project # POL-379

Project Name 2023 Chev Tahoe Replace 2019 Chev Tahoe #3XX

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $40,000

Description

Replace 2019 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						40,000					40,000
Total						**40,000**					**40,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						40,000					40,000
Total						**40,000**					**40,000**

Project # POL-380

Project Name 2024 Ford Explorer Replace 2020 Ford Explorer #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $41,000

Description

Replace 2020 Ford Explorer Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							41,000				41,000
Total							**41,000**				**41,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							41,000				41,000
Total							**41,000**				**41,000**

Project #	POL-381
Project Name	2024 Chev Tahoe Replace 2020 Chev Tahoe #3XX

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	3
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $41,000

Description

Replace 2020 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							41,000				41,000
Total							**41,000**				**41,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							41,000				41,000
Total							**41,000**				**41,000**

Project #	POL-382
Project Name	2024 Chev Impala Replace 2016 Chev Impala #364

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	3
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $35,000

Description

Replace 2016 Chevrolet Impala Investigator Squad #364

Justification

Maintain Vehicle maintenance schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							35,000				35,000
Total							**35,000**				**35,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							35,000				35,000
Total							**35,000**				**35,000**

Project #	POL-383
Project Name	2025 Ford Explorer Replace 2021 Ford Explorer #3XX

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	3
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $42,000

Description

Replace 2021 Ford Explorer Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								42,000			42,000
Total								**42,000**			**42,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								42,000			42,000
Total								**42,000**			**42,000**

Project #	POL-384
Project Name	2025 Ford Explorer Replace 2021 Ford Explorer #3XX

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	3
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $42,000

Description

Replace 2021 Ford Explorer Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								42,000			42,000
Total								**42,000**			**42,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								42,000			42,000
Total								**42,000**			**42,000**

Project #	POL-385
Project Name	2025 Ford Explorer Replace 2021 Ford Explorer #3XX

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	3
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $42,000

Description

Replace 2021 Ford Explorer Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								42,000			42,000
Total								**42,000**			**42,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								42,000			42,000
Total								**42,000**			**42,000**

Project #	POL-388
Project Name	Replace 2004 Polaris ATV with Plow

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	5 Years
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $11,000

Description

Replacement of 2004 Polaris ATV with plow. Will be used to plow Municipal Center as well.

Justification

End of useful life.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										11,000	11,000
Total										**11,000**	**11,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										11,000	11,000
Total										**11,000**	**11,000**

Project #	POL-390
Project Name	2026 Ford Explorer Replace 2022 Ford Explorer #3XX

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	3
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $43,000

Description

Replace 2022 Ford Explorer Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment									43,000		43,000
Total									**43,000**		**43,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund									43,000		43,000
Total									**43,000**		**43,000**

Project #	POL-391
Project Name	2026 Chev Tahoe Replace 2022 Chev Tahoe #3XX

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	3
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $43,000

Description

Replace 2022 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment									43,000		43,000
Total									**43,000**		**43,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund									43,000		43,000
Total									**43,000**		**43,000**

Project #	POL-392
Project Name	2026 Chev Tahoe Replace 2022 Chev Tahoe #3XX

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	3
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $43,000

Description

Replace 2022 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment									43,000		43,000
Total									**43,000**		**43,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund									43,000		43,000
Total									**43,000**		**43,000**

Project # POL-393

Project Name 2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $44,000

Description

Replace 2023 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										44,000	44,000
Total										**44,000**	**44,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										44,000	44,000
Total										**44,000**	**44,000**

Project # POL-394

Project Name 2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $44,000

Description

Replace 2023 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										44,000	44,000
Total										**44,000**	**44,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										44,000	44,000
Total										**44,000**	**44,000**

Project # POL-395

Project Name 2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $44,000

Description

Replace 2023 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										44,000	44,000
Total										**44,000**	**44,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										44,000	44,000
Total										**44,000**	**44,000**

Project # PW-002

Project Name Replace 2004 Tree Spade

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $52,000

Description

65 inch tree space

Justification

This piece of equipment is used to transplant trees in parks and other city owned land. Requires a front-end loader to attach to.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						52,000					52,000
Total						**52,000**					**52,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						52,000					52,000
Total						**52,000**					**52,000**

Project # PW-004

Project Name Replace 2004 Pull Behind PTO Mower

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $28,000

Description

Landpride wide area mower

Justification

This mower is used by the Public Works department when rough mowing large open areas including right-of-way and undeveloped city-owned land.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										28,000	28,000
Total										**28,000**	**28,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										28,000	28,000
Total										**28,000**	**28,000**

Project #	PW-005
Project Name	Replace 2004 Snow Thrower

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $130,000

Description

2004 SnoGo snow thrower

Justification

This unit is used to load snow from city streets into trucks. Also used to remove large drifts in open areas.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								130,000			130,000
Total								**130,000**			**130,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								130,000			130,000
Total								**130,000**			**130,000**

Project # PW-006

Project Name Replace 2004 Mobile Generator

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 20 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $164,000

Description

2004 portable generator

Justification

This tow behind unit powers our sanitary lift stations during power outages.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							164,000				164,000
Total							**164,000**				**164,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Sewer Utility Fund							164,000				164,000
Total							**164,000**				**164,000**

Project #	PW-402
Project Name	Replace Engr Veh #402 With 2017 GMC Sierra

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	12
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $31,500

Description

Unit #402: 2006 Chevrolet 1500 Silverado Pickup

Justification

This vehicle is used by the Engineering staff when inspecting and monitoring city construction projects.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		31,500									31,500
Total		**31,500**									**31,500**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		31,500									31,500
Total		**31,500**									**31,500**

Project # PW-407

Project Name Replace Engr Car #407 With Chevy Impala

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 12
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $24,000

Description

Unit #407: 2006 Chev Impala

Justification

Car will be re-evaluated closer to replacement date.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			24,000								24,000
Total			**24,000**								**24,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund			24,000								24,000
Total			**24,000**								**24,000**

Project # PW-603

Project Name Replace 1999 John Deere Grader: Unit #603

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 20 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $280,000

Description

1999 John Deere Motor Grader

Justification

This piece of equipment is used for grading the city's approximately 2.5 miles of dirt roads and also used in snow removal operations.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment									280,000		280,000
Total									**280,000**		**280,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund									280,000		280,000
Total									**280,000**		**280,000**

Project # PW-619

Project Name Replace 1991 Chipper: Unit #619

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 20 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $35,000

Description

1991 Brush Bandit Brush Chipper

Justification

This unit is used by the the Public Works department to chip up trees onsite when clearing right-of-way or cleaning up storm damage.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						35,000					35,000
Total						**35,000**					**35,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						35,000					35,000
Total						**35,000**					**35,000**

Project #	PW-622
Project Name	Replace 1998 Mule: Unit #622

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	8
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $18,000

Description

1998 Mule Ball Machine

Kubota ATV Athletic Field Maintenance Machine

Justification

This piece of equipment would replace unit #622, a 1998 Kawasaki currently in use.
Primary function of this machine is preparing athletic fields.

Vehicle has exceeded useful life.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	18,000										18,000
Total	**18,000**										**18,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	18,000										18,000
Total	**18,000**										**18,000**

Project # PW-634

Project Name Replace 2001 Case Backhoe: Unit #634

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 10
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $78,000

Description

Replace Unit #634: 2001 Case Backhoe

Justification

This piece of equipment will replace unit #634, a 2001 tractor backhoe. This piece of equipment is used in all aspects of PW.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		78,000									78,000
Total		**78,000**									**78,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		34,250									34,250
Sewer Utility Fund		21,875									21,875
Water Utility Fund		21,875									21,875
Total		**78,000**									**78,000**

Project #	PW-635
Project Name	Replace 2001 John Deere Mower: Unit #635

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	8
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $25,000

Description

John Deere 72" Front Deck Mower

Justification

This piece of equipment is used for trail mowing and other areas requiring rough mowing.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				25,000							25,000
Total				**25,000**							**25,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				25,000							25,000
Total				**25,000**							**25,000**

Project #	PW-636
Project Name	Replace-2002 Snowplow Truck: Unit #636

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	12
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $188,000

Description

Replace unit #636 a 2002 Sterling single axle plow truck

Justification

This piece of equipment would be used for street maintenance and snow removal.

Unite 636 will be 16 years old by 2018. Normally start to consider replacement around 10-12 years for this type of equipment.

Its 2018 Point Replacement Value is 31 based on the table below:

Under 18 Points	Condition I	Excellent
18 to 22 Points	Condition II	Good
23 to 27 Points	Condition III	Qualifies for Replacement
28 Points Plus	Condition IV	Needs Immediate Attention

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	188,000										188,000
Total	**188,000**										**188,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	188,000										188,000
Total	**188,000**										**188,000**

Project #	PW-637
Project Name	Replace 2002 3/4 Ton Truck 4x4: Unit #637

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	10
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $37,270

Description

DATE ACQUIRED: 5/2/02: 2002 Chev Silverado $27,808.20

Asset #: 1152

3/4 Ton pickup with plow equipment:

Justification

This piece of equipment would be used for street maintenance and snow removal.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	37,270										37,270
Total	**37,270**										**37,270**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	37,270										37,270
Total	**37,270**										**37,270**

Project #	PW-639
Project Name	Replace 2003 Kawasaki: Unit #639

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	8
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $18,000

Description

Kubota ATV Athletic Field Maintenance Machine.

Justification

This piece of equipment would replace unit #622, a 1998 currently in use.
Primary function of this machine is preparing athletic fields.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	18,000										18,000
Total	**18,000**										**18,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	18,000										18,000
Total	**18,000**										**18,000**

Project #	PW-642
Project Name	Replace Elgin Sweeper: Unit #642 (Storm Wtr)

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	12
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $211,000

Description

DATE ACQUIRED: 1/20/04

Unit #642: 2004 Elgin Sweeper

Justification

This piece of equipment would replace unit #642, 2004 street sweeper.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	211,000										211,000
Total	**211,000**										**211,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Storm Water Utility Fund	211,000										211,000
Total	**211,000**										**211,000**

Project #	PW-644
Project Name	Replace-2004 Snowplow Truck: Unit #644

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	10
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $183,500

Description

DATE ACQUIRED: 3/24/04

Single axle plow truck with box and plow equipment

Unit #644: 2004 International

Justification

This piece of equipment would be used for street maintenance and snow removal.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		183,500									183,500
Total		**183,500**									**183,500**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		183,500									183,500
Total		**183,500**									**183,500**

Project #	PW-645
Project Name	Replace 2004 Tool Cat

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	10
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $54,000

Description

2004 Tool Cat

Justification

This utility vehicle is uded on the Municipal Center campus for snow removal and other general maintenance activities.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				54,000							54,000
Total				**54,000**							**54,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				54,000							54,000
Total				**54,000**							**54,000**

Project #	PW-651
Project Name	Replace 2005 3/4 Ton Truck 4x4 W/Plow Unit # 651

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	10
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $48,000

Description

DATE ACQUIRED: 4/19/05 2005 CHEVROLET SILVERADO: $34,261

Asset #: 2014

Replace unit #651: 2005 Chev 3/4 Ton with plow

Justification

This piece of equipment will replace unit #651 a 2005 3/4 ton truck.
This equipment is primarily used in the maintenance of our municipal water and sewer systems.

Unit #651 will be 14 years old by 2019. Normally start to consider replacement around 10-12 years for this type of equipment. Its 2016 Point Replacement Value is 28 per table below:

Under 18 Points	Condition I	Excellent
18 to 22 Points	Condition II	Good
23 to 27 Points	Condition III	Qualifies for Replacement
28 Points Plus	Condition IV	Needs Immediate Attention

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		48,000									48,000
Total		**48,000**									**48,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Sewer Utility Fund		24,000									24,000
Water Utility Fund		24,000									24,000
Total		**48,000**									**48,000**

Project # PW-652

Project Name Replace 2005 Utility Truck: Unit #652

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 10
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $50,000

Description

Replace unit #652 (utility truck)- 2006 Chev 3500 1-Ton

Justification

This piece of equipment will replace unit #652, a 2005 1-ton truck.
This equipment is primarily used in the maintenance of our municipal water and sewer systems.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	50,000										50,000
Total	**50,000**										**50,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Sewer Utility Fund	25,000										25,000
Water Utility Fund	25,000										25,000
Total	**50,000**										**50,000**

Project #	PW-653
Project Name	Replace 3/4 Ton 4x4 Truck; Unit #653

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	10
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $41,170

Description

3/4 ton pickup with plow equipment

Replace Unit #653 2006 Ford F-250 4x4 Super Cab

Justification

This piece of equipment would replace unit #653 an extended cab pickup.
used primarily in the park department and snow removal operations.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	41,170										41,170
Total	**41,170**										**41,170**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	41,170										41,170
Total	**41,170**										**41,170**

Project # PW-654

Project Name Replace 2006 3/4 Ton Truck 2x4 Unit #654

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $31,000

Description

3/4 ton pickup with topper and bed slide-Unit #654 2006 Ford F-250.

Justification

This piece of equipment would replace unit #654 a 2-wheel drive truck used primarily in the park department for irrigation system repair and maintenance.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			31,000								31,000
Total			**31,000**								**31,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund			31,000								31,000
Total			**31,000**								**31,000**

Project #	PW-655
Project Name	Replace Sidewalk Machine: Unit #655

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	10
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $97,000

Description

Utility Tractor to replace sidewalk machine #655: 2006 utility tractor
Street/Snow removal department

Justification

This piece of equipment is used for snow removal on sidewalk and trails.

Unit 655 will be 14 years old by 2020. Normally start to consider replacement around 10-12 years for this type of equipment. Its 2016 Point Replacement Value is 26 see below:

Under 18 Points	Condition I	Excellent
18 to 22 Points	Condition II	Good
23 to 27 Points	Condition III	Qualifies for Replacement
28 Points Plus	Condition IV	Needs Immediate Attention

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			97,000								97,000
Total			**97,000**								**97,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund			97,000								97,000
Total			**97,000**								**97,000**

Project # PW-660

Project Name Replace Paver, Trailer, Roller

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 20 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $140,000

Description

Bomag Paver-Felling Trailer and Wolf Pac pneumatic drum roller

Justification

This equipment group is used for small in-house paving projects such as trails and large patches.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										140,000	140,000
Total										**140,000**	**140,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										140,000	140,000
Total										**140,000**	**140,000**

Project #	PW-662
Project Name	Replace 2006 Tandem Axle Plow Truck: Unit #662

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	10
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $218,000

Description

Replace Unit #662: 2006 Sterling

Justification

This piece of equipment will replace unit 662, a 2006 tandem axle plow truck.
This equipment is primarily used in street maintenance and snow removal.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				218,000							218,000
Total				**218,000**							**218,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				218,000							218,000
Total				**218,000**							**218,000**

Project #	PW-664
Project Name	Replace 2007 Chevy Pickup Unit #664

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $38,000

Description

Replacement for PW Unit #664 a 2007 3/4 ton Chevy Pickup with plow

Justification

This truck is used by the park department and snow removal activities.

Unit 664 will be 13 years old by 2020. Normally start to consider replacement around 12 years depending on the vehicle and its use.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			38,000								38,000
Total			**38,000**								**38,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund			38,000								38,000
Total			**38,000**								**38,000**

Project #	PW-665
Project Name	Replace 2007 Chevy Pickup: Unit #665

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $27,000

Description

Replacement for PW Unit #665 a 2007 Chevy pickup.

Justification

This truck is to be used by the park department Superintendent/Asst PW Superintendent.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				27,000							27,000
Total				**27,000**							**27,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				27,000							27,000
Total				**27,000**							**27,000**

Project #	PW-667
Project Name	Replace 2007 3/4 Ton Pick-Up: Unit #667

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	10
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $43,000

Description

Replace unit #667 - a 2007 Chev 3/4 ton 4-wheel drive pickup with plow

Justification

This vehicle will replace unit #667, a 2007 3/4 ton pickup with plow equipment.
Unit 667 will be 13 years old by 2020. Normally start to consider replacement around 12 years depending on the vehicle and its use.

This truck is used by the utility department for snow removal operations.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			43,000								43,000
Total			**43,000**								**43,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund			43,000								43,000
Total			**43,000**								**43,000**

Project #	PW-668
Project Name	Replace 2006 Tandem Axle Plow Truck Unit #668

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	12
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $213,000

Description

Replace unit #668 - 2006 Sterling

Justification

This piece of equipment will replace unit #668, a 2006 andem axle plow truck.
This equipment is primarily used in street maintenance and snow removal.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					213,000						213,000
Total					**213,000**						**213,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					213,000						213,000
Total					**213,000**						**213,000**

Project #	PW-669
Project Name	Replace 2007 International Water Truck: Unit #669

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	12
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $136,000

Description

Replacement for unit #669 2007 International water truck

Justification

This piece of equipment is used by the park department for ice rink flooding, boulevard tree watering, etc. This truck is also used by the street department for street sweeping and flushing out storm water catch basins.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					136,000						136,000
Total					**136,000**						**136,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					68,000						68,000
Storm Water Utility Fund					68,000						68,000
Total					**136,000**						**136,000**

Project #	PW-671
Project Name	Replace 2008 Bobcat Skidster: Unit #671

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	12
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $51,000

Description

Replace unit #671 -2008 Bobcat Skidster

Justification

This piece of equipment will replace #671 a 2008 Skid Steer. This piece of equipment is used in all aspects of public works.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			51,000								51,000
Total			**51,000**								**51,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund			51,000								51,000
Total			**51,000**								**51,000**

Project # PW-674

Project Name Replace 2009 2WD Pickup: Unit 674

Department Capital Equipment
Contact
Type Equipment
Useful Life 20 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $40,000

Description

Replace unit 674 a 2009 2-wheel drive pickup

Justification

Unit 674 will be 13 years old by 2022. Normally start to consider replacement around 12 years depending on the vehicle and its use.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					40,000						40,000
Total					**40,000**						**40,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					40,000						40,000
Total					**40,000**						**40,000**

Project #	PW-675
Project Name	Replace 2010 Chevy 1- Ton Truck #675

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	12
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $63,000

Description

Replace Unit #675. A 2010 4-Wheel Drive 1 Ton Truck

Justification

Unit 675 will be 11 years old by 2021. Normally start to consider replacement round 12 years depending on the vehicle and its use. This truck will be used by the Park Department and for snow removal operations.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment				63,000							63,000
Total				**63,000**							**63,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund				63,000							63,000
Total				**63,000**							**63,000**

Project #	PW-676
Project Name	Replace Unit 676- 2010 4 Wheel Drive 1ton

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	12
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $68,000

Description

Replace unit 676 a 2010 4-wheel drive 1-ton truck

Justification

Unit 676 will be 11 years old by 2021. Normally start to consider replacement around 12 years depending on the vehicle and its use. This truck will be used by the street department and for snow removal operations.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment						68,000					68,000
Total						**68,000**					**68,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund						68,000					68,000
Total						**68,000**					**68,000**

Project #	PW-678A
Project Name	Replace Unit 678 2013-1ton Truck w/ Plow Equipment

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	12
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $62,000

Description

Replace unit 678 a 2013 1-ton truck with plow equipment

Justification

Unit 678 will be 9 years old by 2022. Normally start to consider replacement around 12 years depending on the vehicle and its use.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					62,000						62,000
Total					**62,000**						**62,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					62,000						62,000
Total					**62,000**						**62,000**

Project # PW-679A

Project Name Replace Unit 679 Area Mower (2020 Replaced)

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $111,000

Description

Replace unit 679. This area mower was replaced in 2020.

Justification

This piece of equiipment is a large area mower that is used to mow the city's larger parks and athletic fields. This mower is replaced on a 7-year schedule.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										111,000	111,000
Total										**111,000**	**111,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										111,000	111,000
Total										**111,000**	**111,000**

Project #	PW-680
Project Name	Replace 2014-1Ton Truck w/ Plow Equipt: Unit #680

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	12
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $62,000

Description

Replace Unit 680 a 2014-1ton truck with plow equipment

Justification

Unit 680 will be 8 years old by 2022. Normally start to consider replacement around 12 years depending on the vehicle and its use.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment					62,000						62,000
Total					**62,000**						**62,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund					62,000						62,000
Total					**62,000**						**62,000**

Project #	PW-681
Project Name	Replace Unit 681 Utility truck

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	15
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $65,000

Description

Replace Unit 681 a 2015 1-Ton Pickup

Justification

This piece of equipment will replace unit #681 a 1-ton pickup with a mobile crane used in the utility department for well and lift station repair.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							65,000				65,000
Total							**65,000**				**65,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Sewer Utility Fund							32,500				32,500
Water Utility Fund							32,500				32,500
Total							**65,000**				**65,000**

Project #	PW-683
Project Name	Replace 2019 Exmark Mower (Orig Unit #683)

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	5 Years
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $15,000

Description

Replace Unit #683 that was replaced in 2019 - an Exmark Mower

Justification

These are the city's primary mowers and are traded out on a 5-year rotation for dependability and trade-in value.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost							15,000				15,000
Total							**15,000**				**15,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							15,000				15,000
Total							**15,000**				**15,000**

Project #	PW-684
Project Name	Replace 2019 Exmark Mower (Orig Unit #684)

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	5 Years
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $15,000

Description

Replace Unit #684 that was replaced in 2019 - an Exmark Mower

Justification

These are the city's primary mowers and are traded out on a 5-year rotation for dependability and trade-in value.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							15,000				15,000
Total							**15,000**				**15,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							15,000				15,000
Total							**15,000**				**15,000**

Project #	PW-685
Project Name	Replace 2019 Exmark Mower (Orig Unit #685)

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	5 Years
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $15,000

Description

Replace Unit #685 that was replaced in 2019 - an Exmark Mower

Justification

These are the city's primary mowers and are traded out on a 5-year rotation for dependability and trade-in value.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment							15,000				15,000
Total							**15,000**				**15,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund							15,000				15,000
Total							**15,000**				**15,000**

Project #	PW-686
Project Name	Replace Unit #686 - 2015 Kubota Tractor

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	10
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $45,000

Description

Replace Unit 686 a 2015 Kubota tractor

Justification

Unit 686 is a Kubota Ag tractor used in road-side mowing and field work for the park department.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment									45,000		45,000
Total									**45,000**		**45,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund									45,000		45,000
Total									**45,000**		**45,000**

Project #	PW-687
Project Name	Replace Unit #687 2015 Toolcat

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	10
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $60,000

Description

Repolace unit #687 a 2015 Bobcat tool cat

Justification

Unit 687 is an utility vehicle used by all diversions of public works. Used as a tool carrier and forklift

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment									60,000		60,000
Total									**60,000**		**60,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund									60,000		60,000
Total									**60,000**		**60,000**

Project #	PW-688
Project Name	Replace Unit 688 2015 Case Loader

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	10
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $210,000

Description

Replace Unit #688 a 2015 Case Wheel Loader

Justification

The wheel loader is the city's most versatile pieces of equipment and is used in all facets of public works.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								210,000			210,000
Total								**210,000**			**210,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								210,000			210,000
Total								**210,000**			**210,000**

Project #	PW-691
Project Name	Replace 2014 Ex Mark Mower: Unit #683

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	5 Years
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $10,800

Description

Replace 2014 Exmark mower unit 683 (Zero turn mower)

Justification

This is a primary mower which is on a 5 year trade-in rotation for dependability and trade-in value.

These mowers are used on a daily basis during the summer months and are the primary mowers used in park maintenance.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		10,800									10,800
Total		**10,800**									**10,800**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		10,800									10,800
Total		**10,800**									**10,800**

Project #	PW-692
Project Name	Replace 2014 Ex Mark Mower: Unit #684

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	5 Years
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $10,800

Description

Replace 2014 Exmark mower unit 684 (Zero turn mower)

Justification

This is a primary mower which is on a 5 year trade-in rotation for dependability and trade-in value.

These mowers are used on a daily basis during the summer months and are the primary mowers used in park maintenance

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		10,800									10,800
Total		**10,800**									**10,800**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		10,800									10,800
Total		**10,800**									**10,800**

Project #	PW-693
Project Name	Replace 2014 Ex Mark Mower: Unit #685

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	5 Years
Category	Capital Equipment
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $10,800

Description

Replace 2014 Exmark mower unit 685 (Zero turn mower)

Justification

This is a primary mower which is on a 5 year trade-in rotation for dependability and trade-in value.

These mowers are used on a daily basis during the summer months and are the primary mowers used in park maintenance.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment		10,800									10,800
Total		**10,800**									**10,800**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund		10,800									10,800
Total		**10,800**									**10,800**

Project #	PW-697
Project Name	Replace 2013 Toro Wide Area Mower: Unit #679

Department	Capital Equipment
Contact	
Type	Eqpt Replacement
Useful Life	7 Years
Category	Capital Equipment
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $92,000

Description

Replace unit #679 - 2013 Toro Groundsmaster wide area mower

Justification

This piece of equipment is a large area mower that is used to mow larger parks and athletic fields.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment			92,000								92,000
Total			**92,000**								**92,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund			92,000								92,000
Total			**92,000**								**92,000**

Project #	PW-700
Project Name	New Velocity Patcher

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	12
Category	Capital Equipment
Priority	4-New Addition (Med)
Status	Active

Total Cost $250,000

Description

Velocity patcher plus chassis

Justification

This piece of equipment would be usedd for patching potholes on public streets.

Velocity patching or spray patching has proven to be an effective and safe way to fill potholes.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment										250,000	250,000
Total										**250,000**	**250,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund										250,000	250,000
Total										**250,000**	**250,000**

Project # PW-701

Project Name New 1-Ton Pickup with Box and Plow

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 2-New Addition (High)
Status Active

Total Cost $63,570

Description

1-Ton pickup with box and plow equipment.

Justification

This piece of equipment would be used for park maintenance functions, as well as snow removeal operations.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	63,570										63,570
Total	**63,570**										**63,570**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	63,570										63,570
Total	**63,570**										**63,570**

Project #	PW-702
Project Name	New Electric Utility Vehicle

Department	Capital Equipment
Contact	
Type	Equipment
Useful Life	20
Category	Capital Equipment
Priority	4-New Addition (Med)
Status	Active

Total Cost $35,000

Description

Electric utility vehicle

Justification

This piece of equipment would be a fully electric vehicle that would be used primarily as a park maintenance vehicle.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment								35,000			35,000
Total								**35,000**			**35,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
General Fund								35,000			35,000
Total								**35,000**			**35,000**

Project # TE-001

Project Name Replacement for Programmable Message Boards

Department Capital Equipment
Contact
Type Equipment
Useful Life 15
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $39,000

Description

Replacement unit for programmable message board.

Justification

Would be used for traffic control, community events and emergency situations. These units would replace the current message board that was bought from Anoka County.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Furnishings/Equipment	39,000										39,000
Total	**39,000**										**39,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Equipment Revolving Fund	39,000										39,000
Total	**39,000**										**39,000**

Project #	04-BLDG-002
Project Name	Community Center Construction

Department	Municipal Buildings
Contact	Unassigned
Type	Buildings
Useful Life	50 Years
Category	Municipal Building
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $20,000,000

Description

The Community Center would include recreational areas such as a swimming pool, gym, etc. It would also include meeting rooms for various organizations to hold banquets, monthly meetings, etc.

Construction of a community center will rely on a partnership with another organization(s).

Justification

Per public consensus, the need for a Community Center is a justified expenditure of public financing. Currently, Ramsey residents must leave the City limits and drive a considerable distance to get to such a facility.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Building Cost/Construction										20,000,000	20,000,000
Total										**20,000,000**	**20,000,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
To Be Determined										20,000,000	20,000,000
Total										**20,000,000**	**20,000,000**

Project #	08-BLDG-005
Project Name	Old Town Hall Restoration

Department	Municipal Buildings
Contact	
Type	Improvement
Useful Life	25
Category	Municipal Building
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $221,300

Description

Old Town Hall Restoration:

Option 1: Move Historic Town Hall to the Northstar Rail Station Site
$125,000 Const Cost (moving and Stabilization)
$ 50,000 Site/foundation
$ 20,000 furnishing/equip

$195,000

Option 2: Improve private access street to public standard.
$125,000 Const Cost
$ 20,000 ROW
$ 56,300 Road Construction
$ 20,000 Furn/equip

$221,300

Justification

Historic Town Hall is a city facility that is in need of restoration completion. Options include moving it from the site to the COR to serve as a library kiosk, trailhead, and potentially house restrooms.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Building Cost/Construction										125,000	125,000
Improvements Other than Building Cost										76,300	76,300
Furnishings/Equipment										20,000	20,000
Total										**221,300**	**221,300**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
To Be Determined										221,300	221,300
Total										**221,300**	**221,300**

Project #	10-BLDG-004
Project Name	Sprinkler System @ Fire Station #1

Department	Municipal Buildings
Contact	
Type	Improvement
Useful Life	20 Years
Category	Municipal Building
Priority	4-New Addition (Med)
Status	Active

Total Cost $25,000

Description

Hookup on-site municipal water to building and install sprinkler system for entire building.

Justification

Municipal water is on site with municipal well.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Building Cost/Construction			20,000								20,000
Improvements Other than Building Cost			5,000								5,000
Total			**25,000**								**25,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Facility Fund			25,000								25,000
Total			**25,000**								**25,000**

Project # 18-BLDG-001

Project Name Muni Center 2nd Floor Community Room

Department Municipal Buildings
Contact
Type Buildings
Useful Life 50 Years
Category Municipal Building
Priority 2-New Addition (High)
Status Active

Total Cost $100,000

Description

Construct a Community Room in the vacant area on the second floor of the Municipal Center to have a secure area for community events.

Justification

Provide meeting space for community events in a secure area.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Building Cost/Construction	100,000										100,000
Total	**100,000**										**100,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Facility Fund	100,000										100,000
Total	**100,000**										**100,000**

Project #	18-BLDG-002
Project Name	Storage Building at Fire Station 1

Department	Municipal Buildings
Contact	
Type	Buildings
Useful Life	20
Category	Municipal Building
Priority	4-New Addition (Med)
Status	Active

Total Cost $20,000

Description

Build an out-building on Fire Station 1 site that will be used to store equipment and training props.

Justification

The fire stations are becoming limited in the amount of usable space to house equipment and props used for training. These pieces of equipment are not used daily and therefore, need a location to be stored.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Building Cost/Construction					20,000						20,000
Total					**20,000**						**20,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Facility Fund					20,000						20,000
Total					**20,000**						**20,000**

Project #	04-PARK-003
Project Name	Elmcrest Park & The Draw Park Entrance & Signage

Department	Park Improvements
Contact	Unassigned
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $80,000

Description

Entrance signing for Elmcrest Park would consist of a sign and associated landscape sited near the intersection of Quicksilver Street and 167th Avenue.

For the Draw, the sign would function as a monument for the park name and also as a location to advertise upcoming events.

Justification

The 100+ acre Elmcrest community park may warrant an attractive entrance monument benefiting the park's prominance in the community. Additionally, there will be continuing events where many hundreds of out-of-Ramsey visitors will come to the city. The monument will function as a way-finding sign and also to remind visiitors that they are in Ramsey.

For The Draw, the monument would describe for the community the name of the park and amphitheater (a minor issue presently). Plus, if the advertising space was digital (versus posters), there could be a modest revenue stream from non-municipal sources.

Note: The planning for this project in the COR may resume after completion of the Design Framework relating to signs.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	80,000										80,000
Total	**80,000**										**80,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund	80,000										80,000
Total	**80,000**										**80,000**

Project #	04-PARK-006
Project Name	Ford Brook Park Playground Equipment

Department	Park Improvements
Contact	Unassigned
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	4-New Addition (Med)
Status	Active

Total Cost $70,000

Description

Ford Brook Park is north of CR 27, east of TH 47 and borders Nowthen. The new playground would be within walking distance of about 100 existing homes.

Justification

The City has remained on a schedule of replacing existing play structures with ones that meet the Consumer Products Safety Commission guidelines for safety. This also results in a contemporary playground with more play value. City of Nowthen may be asked to participate financially.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			70,000								70,000
Total			**70,000**								**70,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund			50,000								50,000
City of Nowthen			20,000								20,000
Total			**70,000**								**70,000**

Project #	06-PARK-010
Project Name	Irrigation for Titterud Park

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	4-New Addition (Med)
Status	Active

Total Cost $76,000

Description

Underground irrigation & 160 GPM well.

If municipal water is available, cost may be less.

Justification

Irrigation should be considered for this 13.5 acre park, and a part of this is the evaluation of a well versus connection to a municipal watermain. Both have advantages. The $50,000 represents the underground irrigation portion.

A 160 GPM well may cost about $26,000.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost						76,000					76,000
Total						**76,000**					**76,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund						76,000					76,000
Total						**76,000**					**76,000**

Project #	06-PARK-011
Project Name	Observation boardwalk - Lake Itasca

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $60,000

Description

A boardwalk or pier in the southeast portion of Lake Itasca will allow trail users and visitors to the Lake Itasca Community Park to view the lake which is mostly obscured by cattails.

Justification

The Lake Itasca is an important resource along the Mississippi Flyway for migratory waterfowl and home to many types of wetland fauna. Providing access to the open water portions of the lake will provide birdwatchers and trail users a relaxing rest point along the Lake Itasca Trail.

Additionally, lake access was cited as desired by several participants in the public engagement process as part of the acquisition of the Lake Itasca Community Park.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	60,000										60,000
Total	**60,000**										**60,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Lawful Gambling Fund	60,000										60,000
Total	**60,000**										**60,000**

Project #	06-PARK-012
Project Name	Rabbit Park Phase Two

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	4-New Addition (Med)
Status	Active

Total Cost $125,000

Description

Well and underground irrigation.

Landscape improvements and an ag-lime infield for the ballfield.

Justification

Rabbit Park is a 5-acre neighborhood park with very basic features. The park's greatest need is irrigation. Therefore, the primary component of the proposed phase two project is a well and underground irrigation.

Landscape improvements would complete this project.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost								125,000			125,000
Total								**125,000**			**125,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund								125,000			125,000
Total								**125,000**			**125,000**

Project #	06-PARK-015
Project Name	Observation deck on the Mississippi E of Dolomite

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $100,000

Description

On the south side of Riverdale Drive, east of Dolomite exists a storm water discharge point to the river. This project discusses an observation deck at the top of the bluff over the existing storm sewer easement, concurrent with the development of the land there.

Justification

This access may provide improved maintenance to the storm outlet, but the primary value would be to maintain contact with the river by residents for the remarkable view, and as a rest point along the National, Mississippi River Trail.

This project may be combined with development of adjacent property. Improvements to the stormwater system may also be considered with the reconstruction of Riverdale Drive.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost		100,000									100,000
Total		**100,000**									**100,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Lawful Gambling Fund		100,000									100,000
Total		**100,000**									**100,000**

Project #	06-PARK-019
Project Name	Trail Connections

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $230,000

Description

This project would include the installation of several high priority connections linking segments of the city's trail system as opportunities and funding become available.

Examples:
-142nd Ave, east of TH#47, north to Xkimo Street
-Armstrong Boulevard Trail from Central Park to Trott Brrok
-North Commons Neighborhood Trail Link at Zeolite Street

Justification

The increase demand in use of the city's trail system compells the continued development of the trail system.

Resident requests for improved trail system connections are reflected in priority projects. Trails will also move people off high speed roadways and improve transportation and safety - an objective that is aligned within the strategic goal of a Connected Community.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	30,000		200,000								230,000
Total	**30,000**		**200,000**								**230,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund	30,000		200,000								230,000
Total	**30,000**		**200,000**								**230,000**

Project #	08-PARK-005
Project Name	Park Development in the COR

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $1,350,000

Description

This proposed capital improvement represents additional park development in The COR, beginning in 2017. The project may be grading, landscape restoration and a splash pad for the water-centric park-or playground and pavillion development at The Draw.

Justification

A splash pad continues to be requested by residents, and grading for the park would generate fill for areas of The COR the city desires to sell. Relative to a playground and pavillion for The Draw, this may emerge as a priority due to the increasing number of residential units near the park. The referenced park improvements will be evaluated at the same time as the land use plan for The COR is being discussed, and as part of the public process associated with the Comp Plan in 2017.

Prior	Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
150,000	Improvements Other than Building Cost	1,200,000										1,200,000
Total	Total	**1,200,000**										**1,200,000**

Prior	Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
150,000	Park Improvement Trust Fund	1,200,000										1,200,000
Total	Total	**1,200,000**										**1,200,000**

Project # 12-PARK-006

Project Name The Draw Grates

Department Park Improvements

Contact

Type Improvement

Useful Life 25

Category Storm Water Utility Improvement

Priority 2-New Addition (High)

Total Cost $10,000

Status Active

Description

Adding stormwater grates to the recently constructed (2010) park.

Justification

This project will install grates over the pipes in the stormwater spreaders. The pipes do not have grates to prevent people and animals from entering the pipes.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	10,000										10,000
Total	**10,000**										**10,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Storm Water Utility Fund	10,000										10,000
Total	**10,000**										**10,000**

Project #	12-PARK-008
Project Name	McKinley Trail Connection to Anoka

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	25
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $50,000

Description

Construct Trail along McKinley extension to connect to Anoka City Limits.

Justification

This project will construct a trail in the industrial park from the intersection of Radium and McKinley to McKinley Street in Anoka, providing non-motorized connectivity between the two cities.

This project was identified as a desire at a previous joint Anoka and Ramsey City Council meeting. The first step in considering this project would be to consult Anoka to determine if this is still a priority.

The project would align with Ramsey's strategic goal of a 'Connected Community'..

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			50,000								50,000
Total			**50,000**								**50,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund			25,000								25,000
City of Anoka			25,000								25,000
Total			**50,000**								**50,000**

Project # 15-PARK-01

Project Name Additional Land For Central Park

Department Park Improvements
Contact
Type Land
Useful Life
Category Park Improvement
Priority 4-New Addition (Med)
Status Active

Total Cost $250,000

Description

This project envisions the purchase of 15+ acres for an expansion of Central Park, with the proposed pathway connecting to 161st Ave, or potentially all of the approximate 35 acres east of the existing path.

Justification

Central Park is a highly used park. The additional acreage would offer additional space for parking and recreational use.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Land Acquisition					250,000						250,000
Total					**250,000**						**250,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund					250,000						250,000
Total					**250,000**						**250,000**

Project #	17-PARK-002
Project Name	Pedestrian Underpass-Alpine Dr

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	4-New Addition (Med)
Status	Active

Total Cost $750,000

Description

The proposed pedestrian underpass may coincide with both the residential development to the south and routing sewer and water to the park. An alternate to this project for evaluation may be signalization of Alpine Drive ($300k).

Justification

Pedestrian safety between residential areas and community parks is an important consideration. This project also may be part of the Greenway envisioned between the park and The COR.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost								750,000			750,000
Total								**750,000**			**750,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund								750,000			750,000
Total								**750,000**			**750,000**

Project #	17-PARK-004
Project Name	Replace Fencing & Dugouts (#5-7)-Central Park

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $75,000

Description

The project entails adding dugouts, netting, replacing some fencing and adding a concrete maintenance strip under the backstops and sideline fences of ballfields 5, 6 and 7 at Central Park.

Justification

The dugouts add to the quality of experience for the players and better facilitate tournaments. The concrete maintenance strips improve the appearance of the fields and reduce maintenance costs to a small degree each year.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	75,000										75,000
Total	**75,000**										**75,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources	0										0
Park Improvement Trust Fund	75,000										75,000
Total	**75,000**										**75,000**

Project #	17-PARK-005
Project Name	Dog Park Shelter-Alpine Park

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $58,000

Description

Within the off-leash area at Alpine Park would be a lighted hexagonal shelter with concrete floor. Surrounding the shelter for approximately 30 feet and connecting to the trail, would be artificial turf.

Justification

The Bark Park, as it is known, is very popular. So well used, in fact, that grass cannot be maintained in the congregating areas of the park. The artificial turf over a sport court system will provide for a quality surface around the shelter that will not be muddy and will be able to be maintained.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Building Cost/Construction	15,000										15,000
Improvements Other than Building Cost	43,000										43,000
Total	**58,000**										**58,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources	20,000										20,000
Landfill Trust Fund	38,000										38,000
Total	**58,000**										**58,000**

Project #	17-PARK-006
Project Name	Field Lighting - Central Park

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	4-New Addition (Med)
Status	Active

Total Cost $200,000

Description

Proposed improvement is for additional athletic field lighting for a community park for fall sport use.

Justification

Fall sports, most notably soccer and football, are constrained by shorter daylight, necessitating field lighting. An alternate for exploration would be constructing more fields.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost					200,000						200,000
Total					**200,000**						**200,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources					50,000						50,000
Lawful Gambling Fund					150,000						150,000
Total					**200,000**						**200,000**

Project #	17-PARK-007
Project Name	Northfork North Trail Connection

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $150,000

Description

Construct 10 foot paved multi-purpose trail through Outlot B, Northfork and Outlot A. Northfork Trail addition within dedicated 16' easement.

Justification

Bituminous trail connection constructed in lieu of on-road bicycle land on Andrie Street and 164th Lane NW per permanent pedestrian and bicycle trail easement agreement granted by Northfork Homeowner's Association on May 19th, 2016.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost		150,000									150,000
Total		**150,000**									**150,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund		150,000									150,000
Total		**150,000**									**150,000**

Project #	18-PARK-001
Project Name	Sunfish Lake Phase 2 Parking Lot

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $35,000

Description

Proposed is the second phase of the parking lot at Sunfish Lake Park, consistent with the approved park plan.

Justification

This 9+ parking stalls were not developed with the original 2009 park project, as it was determined to wait until the demand was justified. Today, especially with the success of the self-serve canoe and kayak system, this parking lot expansion is needed. It is anticipated that the parking lot stall surfaces will be pavers, allowing for infiltration of precipitation and thus serve as a demonstration project locally.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	35,000										35,000
Total	**35,000**										**35,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund	35,000										35,000
Total	**35,000**										**35,000**

Project #	18-PARK-002
Project Name	Central Park - Football Field Enhancements

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $15,000

Description

Drainage and grading modifications to the football field between ballfields #3 and #4.

Justification

The present drainage swale in the outfields of softball fields #3 and #4 present a concern for players who would run beyond the end zone.

This project would fill the swale and route the stormwater under ground and restore the surface with sod.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	15,000										15,000
Total	**15,000**										**15,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund	15,000										15,000
Total	**15,000**										**15,000**

Project #	18-PARK-003
Project Name	Amphitheater Lighting

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $40,000

Description

Lighting enhancements and audio conduits at The Draw.

Justification

Additional lighting in and around the amphitheater is justified for concerts that go later into the evening and in the later summer.

Conduit and cable for audio (additional speakers) is likewise merited for larger events at the park.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	40,000										40,000
Total	**40,000**										**40,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund	40,000										40,000
Total	**40,000**										**40,000**

Project #	18-PARK-004
Project Name	Lake Itasca Park - Parking, Trail & Canoe System

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $250,000

Description

This project would permit access to the community park through a parking area adjacent to Alpine Drive, connection to the existing trails, and include a canoe/kayak/paddle-board system at the lake.

Justification

The parking lot will be for visitors, city-wide, as will the water-based recreational improvements. The trail will connect the new parking to the existing trails near the lake.

The timing of this limited, first phase of the Lake Itasca community park, also coincides with the hundreds of residential homes being platted in close proximity - with park dedication from these lots applied to the near-by park space for their benefit.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost		250,000									250,000
Total		**250,000**									**250,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund		250,000									250,000
Total		**250,000**									**250,000**

Project #	18-PARK-005
Project Name	Aeration for Sunfish Lake & The Draw

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $40,000

Description

This project would install two separate aeration systems at The Draw and also at Sunfish Lake. Project elements include contracted installation, electrical power supply, signing, permitting and public notifications.

Note: The General Fund Budget would need to be adjusted to accommodate both annual electric expense and other O&M costs estimated at $1,000 to $2,000 annually.

Justification

Both Sunfish Lake and The Draw have become popular destinations for youth fishing for panfish. During certain winter conditions, shallow water bodies can experience 'winterkill'. The two separate aeration systems would pump oxygen and circulate the water, maintaining the fish populations.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	40,000										40,000
Total	**40,000**										**40,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
To Be Determined	40,000										40,000
Total	**40,000**										**40,000**

Project # 06-ACQ-002

Project Name Acquire outlots "A" in Rivers Bluff and Reilly Est

Department Site Acquisitions
Contact
Type Land
Useful Life Unassigned
Category Park Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $20,000

Description

Along the Rum River in the central part of the city are separate outlots owned by two homeowners associations. Both are very attractive, wooded parcels and connected to existing trail corridors. This project may entail the donation of the land in exchange for passive improvements such as trails, picnic areas or fishing.

Justification

The associations would benefit by realizing these amenities near their homes. The $20,000 expense represents an estimate for real-estate transaction costs, and perhaps park planning to promote the donation. The park plans would generate the development cost projections.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Land Acquisition									20,000		20,000
Total									**20,000**		**20,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund									20,000		20,000
Total									**20,000**		**20,000**

Project # 08-ACQ-002

Project Name Alpaca Estates Outlot

Department Site Acquisitions

Contact

Type Land

Useful Life

Category Park Improvement

Priority 5-Opportunity/Unfunded/Placeholder

Total Cost $35,000

Status Active

Description

This lot was not large enough to build on when the plat was filed.

Justification

This lot was the subject of a development proposal to build a single family home. The proposal was denied. Acquisition of this outlot would provide river access in this area and be part of larger area along the Mississippi proposed to the west.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Land Acquisition									35,000		35,000
Total									**35,000**		**35,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund									35,000		35,000
Total									**35,000**		**35,000**

Project # 04-SEW-001

Project Name Abandon Liftstation Wildlife Sanctuary

Department Sewer Utility
Contact Unassigned
Type Improvement
Useful Life 50 Years
Category Sewer Utility Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $352,000

Description

This project involves extending a sanitary sewer approximately 1500' to the Wildlife Sanctuary lift station. This lift station can then be abandoned. This project will include easement acquisition.

Justification

This project will be integrated with development of the adjacent property.

The abandonment of a lift station will eliminate the perpetual costs of power (top priority), daily inspection, mechanical maintenance and the eventual replacement of this mechanized system.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Land Acquisition			50,000								50,000
Building Cost/Construction			302,000								302,000
Total			**352,000**								**352,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Sewer Utility Fund			352,000								352,000
Total			**352,000**								**352,000**

Project # 08-SEW-004

Project Name Abandon Lift Station River Pines

Department Sewer Utility
Contact
Type Improvement
Useful Life 50 Years
Category Sewer Utility Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $45,000

Description

This project involves extending the gravity sewer from future development to the River Pines Lift Station and abandoning the River Pines Lift Station.

Total costs including street, sewer & water utility = $120,000.

Justification

The abandonment of a lift station will eliminate the perpetual costs of power, daily inspection, mechanical maintenance and the eventual replacement of this mechanized system.

This project will be integrated with the future development.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			45,000								45,000
Total			**45,000**								**45,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Sewer Utility Fund			45,000								45,000
Total			**45,000**								**45,000**

Project # 12-SEW-002

Project Name Fire Station 1 Sanitary Sewer Service

Department Sewer Utility
Contact
Type Improvement
Useful Life 50 Years
Category Sewer Utility Improvement
Priority 4-New Addition (Med)
Status Active

Total Cost $60,000

Description

Sanitary Sewer was extended to the Fire Station Property in 2011. This project will extend sanitary sewer into the fire station in conjunction with City Water. Sanitary trunk fees not waived.

Related project 11-WTR-003 of $55,000

Justification

Extending sanitary sewer will allow removal of the septic tank and drainfield.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			60,000								60,000
Total			**60,000**								**60,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Sewer Utility Fund			60,000								60,000
Total			**60,000**								**60,000**

Project #	18-SEW-001
Project Name	Scada System Software Upgrades

Department	Sewer Utility
Contact	
Type	Improvement
Useful Life	10
Category	Sewer Utility Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $15,000

Description

Upgrade Scada system at seven liftstation sites

Justification

Continued upgrades to sanitary sewer Scada system to replace outdated software and equipment.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	15,000										15,000
Total	**15,000**										**15,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Sewer Utility Fund	15,000										15,000
Total	**15,000**										**15,000**

Project #	04-STRM-011
Project Name	COR Bunker Lake Blvd (Armstrong to Ramsey Blvd)

Department	Stormwater Utility
Contact	Unassigned
Type	Improvement
Useful Life	60 Years
Category	Storm Water Utility Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $530,000

Description

Upgrades Bunker Lake Blvd between Armstrong and Ramsey Blvds, necessitated by The COR Development.

Total Cost for Bunker Lake Blvd. = $4,520,000
Street Improvements: $3,650,000
Storm Water Improvements: $530,000
Water Utility Improvements: $340,000
Total Cost for Regional Roadway improvements = $14,607,860 (Per JPA)

Bonded amount $3,650,000 @ 10 years @ 5% int = $468,274 annual debt service

Justification

The construction of The COR will add additional traffic to Bunker Lake Blvd. This project will upgrade Bunker Lake Blvd to better handle the traffic.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost					530,000						530,000
Total					**530,000**						**530,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Storm Water Utility Fund					530,000						530,000
Total					**530,000**						**530,000**

Project # 11-STM-003

Project Name Whispering Pines Estates Plat 2 Storm Sewer

Department Stormwater Utility
Contact
Type Improvement
Useful Life 50 Years
Category Storm Water Utility Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $330,000

Description

Install storm sewer in Whispering Pines Estate Plat 2. The plat is located west of Armstrong Boulevard and south of Alpine Drive.

Justification

The plat was developed with unpaved streets, ditches and driveway culverts. The project was subsequently paved. The ditches and driveway culverts have sunken over time. This project would install storm sewer and enhance drainage throughout the plat.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost										330,000	330,000
Total										**330,000**	**330,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Storm Water Utility Fund										330,000	330,000
Total										**330,000**	**330,000**

Project #	12-STRM-001
Project Name	Stormwater Drainage Improvements

Department	Stormwater Utility
Contact	
Type	Improvement
Useful Life	50 Years
Category	Storm Water Utility Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $520,000

Description

This project will address stormwater drainage problems reported in 2011.

Justification

These projects will add storm sewer pipe, clean ditches and address standing water concerns.

- 156th and Armstrong - Clean ditch or add storm sewer 2020: $30,000

- 156th Lane and Juniper Ridge Drive - Install pipe to relieve water backing up in existing pipes 2020: $350,000

Prior	Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
140,000	Improvements Other than Building Cost			380,000								380,000
Total	Total			**380,000**								**380,000**

Prior	Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
140,000	Storm Water Utility Fund			380,000								380,000
Total	Total			**380,000**								**380,000**

Project # 16-STM-002

Project Name COR Regional Infiltration Basin

Department Stormwater Utility
Contact
Type Improvement
Useful Life 50 Years
Category Storm Water Utility Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $986,000

Description

Construct stormwater lift station and regional infiltration basin on City-owned property at 14165 Ramsey Blvd. for all new developments in the COR located witing 10-year capture zones of municipal water supply wells.

Justification

The LRRWMO and state rules, as well as local ordinances, infiltration is not allowed within the 10-year capture zone of any municipal well. A condition of several recent LRRWMO permit approvals for such developments was that the City of Ramsey is responsible for providing the required volume retention for 1-inch of runoff from the developments at an off-site location. The first such development (Parkview East Apartments) required that this facility be on-line in July 2018.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	986,000										986,000
Total	**986,000**										**986,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Storm Water Management Fund	493,000										493,000
Storm Water Utility Fund	493,000										493,000
Total	**986,000**										**986,000**

Project # 18-STRM-001

Project Name Ermine Blvd Culvert Replacement

Department Stormwater Utility

Contact

Type Improvement

Useful Life 20

Category Storm Water Utility Improvement

Priority 3-Existing Obligation (Med)

Status Active

Total Cost $130,000

Description

This culvert is located on Ermine Boulevard in the northwest corner of the city and carries the Trottbrook under Ermine Boulevard.

Justification

This culvert is showing sings of wear and some of the joints are starting to separate.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			130,000								130,000
Total			**130,000**								**130,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Storm Water Utility Fund			130,000								130,000
Total			**130,000**								**130,000**

Project # 04-STR-012

Project Name Zeolite Roadway Improvements

Department Street Improvements
Contact Unassigned
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $500,000

Description

This project consists of the installation of 1,300 feet of bituminous street, sidewalk/trail and storm sewer in the western portion of the COR.

Justification

These improvements will be necessary to support the development anticipated in the west COR area.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost					500,000						500,000
Total					**500,000**						**500,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Tax Increment Fund #2					500,000						500,000
Total					**500,000**						**500,000**

Project # 04-STR-014

Project Name COR Bunker Lake Blvd (Armstrong to Ramsey Blvd)

Department Street Improvements
Contact Unassigned
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $3,650,000

Description

Upgrades Bunker Lake Blvd between Armstrong and Ramsey Blvds, necessitated by the COR Development. Upgrades include traffic signals at Town Center Drive.

Total Cost for Bunker Lake Blvd. = $4,520,000
Street Improvements: $3,650,000
Storm Water Improvements: $530,000
Water Utility Improvements: $340,000
Total Cost for Regional Roadway improvements = $14,607,860 (Per JPA)

Justification

The construction of the COR will add additional traffic to Bunker Lake Blvd. This project will upgrade Bunker Lake Blvd to handle traffic from the COR.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost					3,650,000						3,650,000
Total					**3,650,000**						**3,650,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Tax Increment Fund #2					1,500,000						1,500,000
Tax Increment Fund #1					1,000,000						1,000,000
Tax Increment Fund #14 (BONDING)					1,150,000						1,150,000
Total					**3,650,000**						**3,650,000**

Project #	08-STR-005
Project Name	River Pines Lift Station Street Connection

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	60 Years
Category	Street Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $55,000

Description

This project involves extending the street in conjunction with extending gravity sewer to the River Pines Lift Station.

Total costs including street, sewer & water utility = $120,000.

Justification

The project originally included installing sewer in an easement to eliminate the lift station. The property was on the market and the City acquired it so a street connection can be made, eliminating a long cul-de-sac.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost									55,000		55,000
Total									**55,000**		**55,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Public Improvement Revolving Fund									55,000		55,000
Total									**55,000**		**55,000**

Project # 12-STR-001

Project Name Bunker Lake Blvd Sunwood Drive Signal

Department Street Improvements
Contact
Type Improvement
Useful Life 25
Category Street Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $350,000

Description

Construct Traffic Signal at Bunker Lake Blvd and Sunwood Drive. Includes wetland mitigation.

This cost assumes no additional road work.

Justification

This project will construct a traffic signal at Bunker Lake Blvd and Sunwood Drive. It is part of the regional roadway improvements included in the Joint Powers Agreement for the The COR Project. The intersection currently has a 4-way stop. Conversion of traffic will be dependant upon the traffic volumes. Need to mitigate wetland impacts.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost				350,000							350,000
Total				**350,000**							**350,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
MSA				350,000							350,000
Total				**350,000**							**350,000**

Project #	15-STR-003
Project Name	Sunwood Drive Roundabout Landscaping

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	60 Years
Category	Street Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $20,000

Description

Includes installation of perenial grasses, plants, and trees/shrubs as well as irrigation modifications.

Justification

Promote the vision of The COR area.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost		20,000									20,000
Total		**20,000**									**20,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Public Improvement Revolving Fund		20,000									20,000
Total		**20,000**									**20,000**

Project #	15-STR-006
Project Name	Reconstruction of Streets-Ford Brook Estates/Hy 10

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	60 Years
Category	Street Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $1,740,400

Description

Reconstruction of streets in Ford Brook Estates. & Hy 10 Ramsey, West of Highway 47/St. Francis Blvd.

Total Project Cost = $1,740,400
Street Improvements: $1,566,360
Storm Water Improvements: $174,040

20 lots for possible assessment

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied. This project will install concrete curb and gutter and storm sewer.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost		1,740,400									1,740,400
Total		**1,740,400**									**1,740,400**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded		391,590									391,590
Storm Water Utility Fund		174,040									174,040
GO Bonding (Road Funding)		1,174,770									1,174,770
Total		**1,740,400**									**1,740,400**

Project # 15-STR-008

Project Name Reconstruction Streets Stanhope Terr & Riversbend

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $750,000

Description

Reconstruction of streets in Stanhope Terrace: Ute Street, 153rd Court, 154th Lane
River's Bend: 147th Lane, 148th Avenue, Xkimo St, Yakima St

Total Project Cost = $ 735,000
Street Improvement: $650,000
Storm Water Improvments: $100,000

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied. This project will install concrete curb and gutter and storm sewer.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	750,000										750,000
Total	**750,000**										**750,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded	162,500										162,500
Storm Water Utility Fund	100,000										100,000
GO Bonding (Road Funding)	487,500										487,500
Total	**750,000**										**750,000**

Project #	15-STR-011
Project Name	2018 Overlay Projects

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Street Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $675,000

Description

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis, including reconstruction at the end of its useful life.

2018 Projects: Woodland Green, North Forty 2nd, North Forty 3rd, Northfork Oaks, Northfork, Northfork 2nd, Northfork 3rd, Northfork Itasca Shores

There is a total of $2.2M designated to maintain streets annually.

Overlays will be assessed at 25% of cost. Approximately 121 parcels to be assessed.

Justification

Regular scheduled maintenance safeguards the considerable investment the City has in its pavements by cost effectively maximizing pavement life and minimizing emergency repairs.

Overlaying streets provides additional pavement life. These streets were selected based on Paser rating and time since last pavement maintenance treatment.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Revisit Program for 2020-2025

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	675,000										675,000
Total	**675,000**										**675,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded	168,750										168,750
GO Bonding (Road Funding)	506,250										506,250
Total	**675,000**										**675,000**

Project #	15-STR-012
Project Name	2019 Overlay Projects

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Street Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $612,200

Description

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis, including reconstruction at the end of its useful life.

2019 Projects: Brookview Estates, Meadow View, Flintwood Hills, Wood Pond Hills, Chestnut Ridge

There is a total of $2.2M designated to maintain streets annually.

Overlays will be assessed at 25% of cost

Justification

Regular scheduled maintenance safeguards the considerable investment the City has in its pavements by cost effectively maximizing pavement life and minimizing emergency repairs.

Overlaying streets provides additional pavement life. These streets were selected based on Paser rating and time since last pavement maintenance treatment.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Revisit Program for 2020-2025

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost		612,200									612,200
Total		**612,200**									**612,200**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded		153,050									153,050
GO Bonding (Road Funding)		459,150									459,150
Total		**612,200**									**612,200**

Project # 16-STR-002

Project Name Ramsey Blvd RR Underpass

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $22,000,000

Description

Construct BNSF railroad underpass on Ramsey Boulevard as identified in the Highway 10 Access Planning Study project implementation plan.

Justification

The existing at-grade vehicle and pedestrian crossings of the BNSF railroad tracks are unsafe and result in traffic congestion and mobility issues along US Highway 10 and Ramsey Boulevard. When responding to calls for service, emergency vehicles are not able to cross the railroad tracks or US Highway 10 when trains are present. This can result in delays of several minutes or more, depending on the length of the train(s).

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost				22,000,000							22,000,000
Total				**22,000,000**							**22,000,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources				20,000,000							20,000,000
MSA				2,000,000							2,000,000
Total				**22,000,000**							**22,000,000**

Project # 16-STR-003

Project Name North Hwy 10 Frontage Road-Ramsey to SLB

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $12,900,000

Description

Construct North Frontage Road to US Highway 10 connecting Ramsey Boulevard and Sunfish Lake Boulevard per the Highway 10 Access Planning Study project implementation plan.

Justification

Twenty private access points exist along Highway 10 between Ramsey and Sunfish Lake Boulevards. This project will remove all 20 private accesses, resulting in improved safety, congestion and mobility for traffic on US Highway 10 between Ramsey Boulevard and Sunfish Lake Boulevard. Completion of theese improvements is also required to support proper sequencing for other proposed improvement projects along Highway 10 per the Highway 10 Access Planning Study

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost		7,000,000	5,900,000								12,900,000
Total		**7,000,000**	**5,900,000**								**12,900,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources		6,355,000	5,900,000								12,255,000
Public Improvement Revolving Fund		645,000									645,000
Total		**7,000,000**	**5,900,000**								**12,900,000**

Project #	16-STR-004
Project Name	South Hwy 10 Frontage Rd-SLB to Anoka

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	60 Years
Category	Street Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $2,700,000

Description

Construct South Frontage Road to US Highway 10 east of Sunfish Lake Boulevard to City of Anoka per the Highway 10 Access Planning Study project implementation plan.

Justification

Seven private access points exist along Highway 10 within the City of Ramsey east of Sunfish Lake Boulevard. This project will remove all 7 private accesses, resulting in improved safety, congestion and mobility for traffic using US Highway 10 in the project area. Completion of these improvements is also required to support proper sequencing for other proposed improvement projects along Highway 10 per the Highway 10 Access Planning Study. This project also supports existing businesses and the City's redevelopment goals, while also providing maximum flexibility for redevelopment potential of adjacent parcels.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			2,000,000	700,000							2,700,000
Total			**2,000,000**	**700,000**							**2,700,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources			1,285,000	700,000							1,985,000
Public Improvement Revolving Fund			715,000								715,000
Total			**2,000,000**	**700,000**							**2,700,000**

Project # 17-STR-001

Project Name Reconstruction of Streets-Barthels Rum River Acres

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $3,553,400

Description

Reconstruction of Alpine Drive between Puma Street and Armstrong Boulevard.

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			3,553,400								3,553,400
Total			**3,553,400**								**3,553,400**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded			799,515								799,515
Storm Water Utility Fund			355,340								355,340
GO Bonding (Road Funding)			2,398,545								2,398,545
Total			**3,553,400**								**3,553,400**

Project # 17-STR-002

Project Name 2020 Overlay Projects

Department Street Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $539,000

Description

Mill and overlay numerous existing streets: Chestnut Ridge, Echo Ridge, Juniper Woods, Juniper Woods 2nd, Northfork Oaks 2nd, Northfork Oaks 3rd, Section 2 Unplatted.

Total Project Costs: $539,000

Street Improvements: $529,000
Storm Sewer: $ 10,000

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			539,000								539,000
Total			**539,000**								**539,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded			134,750								134,750
Storm Water Utility Fund			10,000								10,000
GO Bonding (Road Funding)			394,250								394,250
Total			**539,000**								**539,000**

Project # 17-STR-003

Project Name Reconstruction of Streets: Riverdale Drive

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $3,475,000

Description

Reconstruction of Riverdale Drive from Feldspar Street to Tungsten Street which is a MSA street. Staff recommends using MSA funds to fund a portion of the costs based on availability. Reconstruction of roads in Section O7 unplatted, The North Forty 2nd, The North Forty 3rd, and Whispering Pines Estates.

Total Project Costs: $3,475,000

Street Improvments: $3,290,000
Storm Sewer: $ 185,000

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost				3,475,000							3,475,000
Total				**3,475,000**							**3,475,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
MSA				500,000							500,000
Special Assessment - Bonded				781,875							781,875
Storm Water Utility Fund				347,500							347,500
GO Bonding (Road Funding)				1,845,625							1,845,625
Total				**3,475,000**							**3,475,000**

Project #	17-STR-004
Project Name	2021 Overlay Projects

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $347,000

Description

Mill and overlay numerous existing streets.
Wood Pond Hills, Wood Pond Hills 2nd, Wood Pond Hillls 3rd, Wood Pond Hills 4th

Total Project Costs: $347,000

Street Improvements: $337,000
Storm Sewer $ 10,000

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost				347,000							347,000
Total				**347,000**							**347,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded				86,750							86,750
Storm Water Utility Fund				10,000							10,000
GO Bonding (Road Funding)				250,250							250,250
Total				**347,000**							**347,000**

Project #	17-STR-005
Project Name	Reconstruction Streets-Autumn Heights & Variolite

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	60 Years
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $3,325,000

Description

Reconstruction of Autumn Heights and Variolite Street.
Staff recommends using MSA funds to fund a portion of the costs based on availability.

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost					3,325,000						3,325,000
Total					**3,325,000**						**3,325,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
MSA					500,000						500,000
Special Assessment - Bonded					748,125						748,125
Storm Water Utility Fund					332,500						332,500
GO Bonding (Road Funding)					1,744,375						1,744,375
Total					**3,325,000**						**3,325,000**

Project # 17-STR-006

Project Name 2022 Overlay Projects

Department Street Improvements

Contact

Type Improvement

Useful Life 20 Years

Category Street Improvement

Priority 3-Existing Obligation (Med)

Total Cost $379,000

Status Active

Description

Mill and overlay numerous existing streets.
Halls Dover Acres, Sortebergs

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost					379,000						379,000
Total					**379,000**						**379,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded					94,750						94,750
GO Bonding (Road Funding)					284,250						284,250
Total					**379,000**						**379,000**

Project #	17-STR-007
Project Name	Reconstruction Streets-Nature View & Sorteberg 6th

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	60 Years
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $1,132,000

Description

Reconstruction of Nature View and Sorteberg's 6th.

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost						1,132,000					1,132,000
Total						**1,132,000**					**1,132,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded						254,700					254,700
Storm Water Utility Fund						113,200					113,200
GO Bonding (Road Funding)						764,100					764,100
Total						**1,132,000**					**1,132,000**

Project #	17-STR-008
Project Name	2023 Overlay Projects

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $797,000

Description

Mill and overlay numerous existing streets.
Fox Ridge Estates 1st & 2nd

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost						797,000					797,000
Total						**797,000**					**797,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded						199,250					199,250
GO Bonding (Road Funding)						597,750					597,750
Total						**797,000**					**797,000**

Project # 17-STR-009

Project Name Reconstruction Streets-Rodeo Hills Est/Valley View

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $2,280,000

Description

Reconstruction of Rodeo Hills Estates, Valley View Acres

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost							2,280,000				2,280,000
Total							**2,280,000**				**2,280,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded							513,000				513,000
Storm Water Utility Fund							228,000				228,000
GO Bonding (Road Funding)							1,539,000				1,539,000
Total							**2,280,000**				**2,280,000**

Project #	17-STR-010
Project Name	2024 Overlay Projects

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $333,000

Description

Mill and overlay numerous existing streets.
Oakridge Estates, Woodlawn Estates

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost							333,000				333,000
Total							**333,000**				**333,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded							83,250				83,250
GO Bonding (Road Funding)							249,750				249,750
Total							**333,000**				**333,000**

Project # 17-STR-011

Project Name Reconstruction Streets -Alpine Drive

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $2,830,000

Description

Reconstruction of Alpine Drive between Puma Street and Armstrong Boulevard.

See Also Alpine Watermain 18-WTR-001 for $385,000

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost								2,830,000			2,830,000
Total								**2,830,000**			**2,830,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded								636,750			636,750
Storm Water Utility Fund								283,000			283,000
GO Bonding (Road Funding)								1,910,250			1,910,250
Total								**2,830,000**			**2,830,000**

Project #	17-STR-012
Project Name	2025 Overlay Projects

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $600,000

Description

Repair, overlay and stripe concrete pavement on Sunwood Drive and Rhinestone Street in the COR. Proposed improvements include repairing cracks, failing concrete joists and holes, as well as, replacing all existing colored concrete crosswalks with high-early concrete and adding thermoplastic crosswalk markings, alsong with new pavement striping on both sides.

Justification

Numerous concrete pavement joints are failing resulting in stormwater runoff infiltrating into the pavement base, accelerating pavement deterioration due to staurated subgrade soils. Numerous holes also exist in the pavement allowing stormwater runoff into the pavement base. These holes also present trip hazards to pedestrians and most of the holes are located in pedestrian crosswalks where colored concrete was used for enhanced delineation.

Look at possibility of using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost								600,000			600,000
Total								**600,000**			**600,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded								450,000			450,000
GO Bonding (Road Funding)								150,000			150,000
Total								**600,000**			**600,000**

Project #	17-STR-013
Project Name	Reconstruction of Streets: Whispering Pine Estate

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	60 Years
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $1,584,800

Description

Reconstruct streets in Whispering Pines Estates Plat 3

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay should be applied. This project will install concrete curb and gutter and storm sewer.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost									1,584,800		1,584,800
Total									**1,584,800**		**1,584,800**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded									356,580		356,580
Storm Water Utility Fund									158,480		158,480
GO Bonding (Road Funding)									1,069,740		1,069,740
Total									**1,584,800**		**1,584,800**

Project #	17-STR-014
Project Name	2026 Overlay Projects

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $359,100

Description

Overlay streets in Flintwood Hills 2nd, Flintwood Hills 3rd, Northfork Lake

Justification

These streets are in such condition that they require an overlay to most cost-effectively maintain the pavement.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost									359,100		359,100
Total									**359,100**		**359,100**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded									89,775		89,775
GO Bonding (Road Funding)									269,325		269,325
Total									**359,100**		**359,100**

Project #	18-STR-001
Project Name	Alpine Drive Pedestrian Crossing at 151st Avenue

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	25
Category	Street Improvement
Priority	4-New Addition (Med)
Status	Active

Total Cost $300,000

Description

Construct grade separated or signalized pedestrian crossing on Alpine Drive at 151st Avenue.

Justification

Provide a safe pedestrian crossing for Alpine Drive connecting Riverstone residential development to Lake Itasca Park and the regional trail north of Alpine Drive.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost					300,000						300,000
Total					**300,000**						**300,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Public Improvement Revolving Fund					150,000						150,000
Developer Fees					150,000						150,000
Total					**300,000**						**300,000**

Project #	18-STR-002
Project Name	2027 Overlay Projects

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $804,120

Description

Overlay streets in Section 1 Unplatted (177th Ave, 178th Lane, 179th Ave, Salich Circle, Tonto Street, Yakima Street), Ford Brook Estates 3rd addition and Windsorwood

Justification

These streets are in such condition that they require an overlay to most cost-effectively maintain the pavement.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost										804,120	804,120
Total										**804,120**	**804,120**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded										201,030	201,030
GO Bonding (Road Funding)										603,090	603,090
Total										**804,120**	**804,120**

Project #	18-STR-003
Project Name	Reconstruction of Streets:Sports Haven, Sec 1 Unpl

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	50 Years
Category	Street Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $858,000

Description

Reconstruct streets in Sports Haven, Section 1 Unplatted

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay should be applied. This project will install concrete curb and gutter and storm sewer.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost										858,000	858,000
Total										**858,000**	**858,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Special Assessment - Bonded										193,050	193,050
Storm Water Utility Fund										85,800	85,800
GO Bonding (Road Funding)										579,150	579,150
Total										**858,000**	**858,000**

Project #	16-STLT-001
Project Name	Riverdale Drive Extension Lighting

Department	Street Light Utility
Contact	
Type	Improvement
Useful Life	20 Years
Category	Street Light Utility Improvement
Priority	2-New Addition (High)
Status	Active

Total Cost $275,000

Description

This project will add strret lights to the Riverdale Drive extension.

Justification

Street lights were added to the Riverdale Drive project from Armstrong to Traprock Street. This project will continue the lighting when the extension is completed.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	275,000										275,000
Total	**275,000**										**275,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Street Light Utility Fund	275,000										275,000
Total	**275,000**										**275,000**

Project #	04-WTR-005
Project Name	Complete Pump House 3

Department	Water Utility
Contact	Unassigned
Type	Improvement
Useful Life	50 Years
Category	Water Utility Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $60,000

Description

Install brick exterior to match building style of The COR buildings; landscape to match streetscape.

Justification

The intent is to have the building and grounds match The COR and adjacent developments.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	60,000										60,000
Total	**60,000**										**60,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund	60,000										60,000
Total	**60,000**										**60,000**

Project # 04-WTR-009

Project Name The COR Bunker Lake Blvd (Armstrong - Ramsey Blvd)

Department Water Utility
Contact Unassigned
Type Improvement
Useful Life 60 Years
Category Water Utility Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $340,000

Description

Upgrades Bunker Lake Blvd between Armstrong and Ramsey Blvds, necessitated by the COR Development. Watermain segments along this portion of roadway will be lowered and extended as necessary.

Total Cost for Bunker Lake Blvd. = $4,520,000
Street Improvements: $3,650,000
Storm Water Improvements: $530,000
Water Utility Improvements: $340,000
Total Cost for Regional Roadway improvements = $14,607,860 (Per JPA)

Justification

The construction of the COR will add additional traffic to Bunker Lake Blvd. This project will upgrade Bunker Lake Blvd between Ramsey Blvd and Armstrong Blvd to better handle the traffic.

See projects Core Armstrong, Core Hwy 10 and Core Ramsey Blvd and Storm Sewer south of Bunker Lake Blvd.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost					340,000						340,000
Total					**340,000**						**340,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund					340,000						340,000
Total					**340,000**						**340,000**

Project #	08-WTR-003
Project Name	River Pines Lift Station Water Connection

Department	Water Utility
Contact	
Type	Improvement
Useful Life	50 Years
Category	Water Utility Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $20,000

Description

This project involves extending the watermain in conjunction with extending gravity sewer to the River Pines Lift Station.

Total costs including street & water utility = $120,000.

Justification

This project adds a water loop at the same time a lift station is eliminated.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			20,000								20,000
Total			**20,000**								**20,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund			20,000								20,000
Total			**20,000**								**20,000**

Project #	11-WTR-003
Project Name	Fire Station #1 Extension of Water

Department	Water Utility
Contact	
Type	Improvement
Useful Life	50 Years
Category	Water Utility Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Active

Total Cost $55,000

Description

Extend municipal water from parking lot into Fire Station #1 building.

Related Project 12-SEW-002 $60,000
Total Project Cost $115,000

Justification

Treated water is currently at the west end of parking lot on the property. This extension would allow for the installation of a sprinkler system within the building while also improving water quality inside of the building. The current well would be used for irrigation on the site.

Trunk charges are waived for public buildings.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			55,000								55,000
Total			**55,000**								**55,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund			55,000								55,000
Total			**55,000**								**55,000**

Project #	12-WTR-001
Project Name	Watermain Sunfish Lk Blvd

Department	Water Utility
Contact	
Type	Improvement
Useful Life	50 Years
Category	Water Utility Improvement
Priority	4-New Addition (Med)
Status	Active

Total Cost $450,000

Description

Extend watermain along Sunfish Lake Boulevard from Sunwood Drive to Fox Knoll approx. 4,000 feet.

Justification

This project will complete another watermain loop connection, providing increased fire flows, increased pressure and enhanced system reliability.

Coordinate with development east of Sunfish Lake Blvd.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			450,000								450,000
Total			**450,000**								**450,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund			450,000								450,000
Total			**450,000**								**450,000**

Project #	14-WTR-001
Project Name	Refurbish Water Tower #2

Department	Water Utility
Contact	Unassigned
Type	Improvement
Useful Life	15
Category	Water Utility Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $1,300,000

Description

Interior and exterior coatings at water tower #2.

Justification

Ongoing maintenance of interior and exterior coatings on 1.5mg water tower to include inspections.
Project will be scheduled after full inspection of tower.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	1,300,000										1,300,000
Total	**1,300,000**										**1,300,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund	1,300,000										1,300,000
Total	**1,300,000**										**1,300,000**

Project #	14-WTR-002
Project Name	Refurbish Water Tower #1

Department	Water Utility
Contact	Unassigned
Type	Improvement
Useful Life	15
Category	Water Utility Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $700,000

Description

Interior and exterior coatings at water tower #1.

Justification

Ongoing maintenance of interior and exterior coatings on 0.5mg water tower to include inspections.
Project will be scheduled after full inspection of tower.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	700,000										700,000
Total	**700,000**										**700,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund	700,000										700,000
Total	**700,000**										**700,000**

Project # 16-WTR-002

Project Name Construct Well and Pumphouse #9

Department Water Utility
Contact
Type Improvement
Useful Life 50 Years
Category Water Utility Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $1,775,000

Description

Construct new municipal groundwater supply well with supporting pumphouse and chemical feed system to remove pollutants, including iron and manganese and to add chlorine and fluoride.

A study will be conducted in 2020 to determine a desirable site - $75,000 est.

Justification

This project will provide a ninth municipal groundwater well with pumphouse and chemical feed system to treat the groundwater before supplying for public consumption. This project was added in lieu of the previously proposed surface water supply treatment facility which was removed due to excessively large project costs and a general lack of regional support for funding the proposed surfacewater treatment facility. As the City of Ramsey continues to grow, additional wells or a surface water supply facility will be needed.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost			75,000			1,700,000					1,775,000
Total			**75,000**			**1,700,000**					**1,775,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund			75,000			1,700,000					1,775,000
Total			**75,000**			**1,700,000**					**1,775,000**

Project #	18-WTR-001
Project Name	Alpine Drive Watermain

Department	Water Utility
Contact	
Type	Improvement
Useful Life	50 Years
Category	Water Utility Improvement
Priority	4-New Addition (Med)
Status	Active

Total Cost $385,000

Description

Construct watermain under reconstructed section of Alpine Drive to provide looped system.

Justification

Provide a looped watermain system for businesses and residential developments west of Armstrong Boulevard

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost								385,000			385,000
Total								**385,000**			**385,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund								385,000			385,000
Total								**385,000**			**385,000**

Project #	18-WTR-002
Project Name	Scada System Software Upgrades

Department	Water Utility
Contact	
Type	Improvement
Useful Life	10
Category	Water Utility Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $15,000

Description

Upgrade Scada system at 8 well sites and three water towers

Justification

Continued upgrades to water system Scada system to replace outdated software and equipment

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost	15,000										15,000
Total	**15,000**										**15,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Water Utility Fund	15,000										15,000
Total	**15,000**										**15,000**

CASH FLOW PROJECTIONS

Business Revolving Loan Fund

	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
FUND BALANCE, Beginning of Year	297,752.80	306,245.13	314,904.62	325,225.23	334,570.03	345,185.62	351,294.98	356,564.41	361,912.87	367,341.57	372,851.69	378,444.47
REVENUES:												
Kuro Fitness Prn	4,962.55	5,126.26	5,295.41	4,339.44	5,470.05	927.80						
Kuro Fitness Int	634.49	470.78	301.63	126.98	126.99	3.78						
Interest Earnings	2,895.29	3,062.45	4,723.57	4,878.38	5,018.55	5,177.78	5,269.42	5,348.47	5,428.69	5,510.12	5,592.78	5,676.67
Total Revenues	8,492.33	8,659.49	10,320.61	9,344.80	10,615.59	6,109.36	5,269.42	5,348.47	5,428.69	5,510.12	5,592.78	5,676.67
Total Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Increase (Decrease) in Cash	8,492.33	8,659.49	10,320.61	9,344.80	10,615.59	6,109.36	5,269.42	5,348.47	5,428.69	5,510.12	5,592.78	5,676.67
FUND BALANCE, End of Year	**306,245.13**	**314,904.62**	**325,225.23**	**334,570.03**	**345,185.62**	**351,294.98**	**356,564.41**	**361,912.87**	**367,341.57**	**372,851.69**	**378,444.47**	**384,121.13**

EQUIPMENT REVOLVING FUND #234

	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
FUND BALANCE, Beginning of Year	1,882,970	1,892,781	1,626,233	1,006,985	523,905	25,144	100,521	177,029	29,685	105,130	181,707	259,432
REVENUES:												
Transfers from General Fund:												
Excess Revenue	135,737	100,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
1st year of 3 year funding for radio	113,906	113,906										
Excess Armstrong Funding to reimburse funds paid for Wiser (See Sunwood Drive Realignment Expense Below)												
Reimburse from Land Proceeds/TIF when avalable for funds contributed to Sunwood Drive Project												
QCTV Funds		20,000										
Interest Earnings	18,538	18,928	16,262	10,070	5,239	377	1,508	2,655	445	1,577	2,726	3,891
Total Revenues	268,181	252,834	91,262	85,070	80,239	75,377	76,508	77,655	75,445	76,577	77,726	78,891
EXPENDITURES:												
Capital Outlay:												
General Government	258,369	302,406	710,510	568,150	579,000			225,000				
Improvements with qctv funds												
3 year funding for radio system		216,976										
Total Expenditures	258,369	519,382	710,510	568,150	579,000	-	-	225,000	-	-	-	-
Increase (Decrease) in Cash	9,812	(266,548)	(619,248)	(483,080)	(498,761)	75,377	76,508	(147,345)	75,445	76,577	77,726	78,891
Reserved for QCTV Funding Purcha	52,401	72,401	72,401	72,401								
FUND BALANCE, End of Year	1,892,781	1,626,233	1,006,985	523,905	25,144	100,521	177,029	29,685	105,130	181,707	259,432	338,324

** from QCTV to be used for Council equipment-Ending Balance 2015 =

Reimbursed back with Land Proceeds From Cor
When Available & Armstrong Overpass Excess -$110,162.41
(275,000+1,086,579-800,000-451,416.59)

50% of Requested Amount for 2015-2017 $875,000 Equipment Certificates

FACILITY FUND #412

	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
FUND BALANCE, Beginning of Year	1,462,735	1,468,963	1,388,356	1,332,240	375,562	384,318	420,083	436,384	472,930	510,024	547,674	585,889
REVENUES:												
Excess Revenue Transfer (Year End	45,246	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Interest Earnings	13,786	14,690	13,884	13,322	3,756	5,765	6,301	6,546	7,094	7,650	8,215	8,788
Total Revenues	59,032	44,690	43,884	43,322	33,756	35,765	36,301	36,546	37,094	37,650	38,215	38,788
EXPENDITURES:												
PW Study	6,306											
PW Campus				1,000,000								
Fire Station #1 Storage Building							20,000					
Old Muni Center Demo	46,498	125,296										
Muni Center 2nd Floor Buildout			100,000									
Sprinker Fire Station #1					25,000							
Total Expenditures	52,804	125,296	100,000	1,000,000	25,000	-	20,000	-	-	-	-	-
Increase (Decrease) in Cash	6,228	(80,606)	(56,116)	(956,678)	8,756	35,765	16,301	36,546	37,094	37,650	38,215	38,788
CASH/FUND BALANCE, End of Year	**1,468,963**	**1,388,356**	**1,332,240**	**375,562**	**384,318**	**420,083**	**436,384**	**472,930**	**510,024**	**547,674**	**585,889**	**624,678**

Landfill Trust Fund #803

Cash Balance	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
Beginning Balance	2,041,873	2,061,543	2,082,158	2,075,390	2,106,521	2,138,119	2,170,191	2,202,744	2,235,785	2,269,322	2,303,361	2,337,912
Interest Earnings	19,670	20,615	31,232	31,131	31,598	32,072	32,553	33,041	33,537	34,040	34,550	35,069
Total Revenues	19,670	20,615	31,232	31,131	31,598	32,072	32,553	33,041	33,537	34,040	34,550	35,069
Dog Park Shelter-Alpine Park			(38,000)									
Total Expenditures	-	-	(38,000)	-	-	-	-	-	-	-	-	-
Increase (decrease) in cash	19,670	20,615	(6,768)	31,131	31,598	32,072	32,553	33,041	33,537	34,040	34,550	35,069
FUND BALANCE, End of Year	**2,061,543**	**2,082,158**	**2,075,390**	**2,106,521**	**2,138,119**	**2,170,191**	**2,202,744**	**2,235,785**	**2,269,322**	**2,303,361**	**2,337,912**	**2,372,980**

LANDFILL TRUST FUND:

Landfill Sale in 1984 was for $1,580,770

LAWFUL GAMBLING FUND #270

	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
FUND BALANCE, Beginning of Year	95,503	140,583	172,988	148,718	84,205	119,469	155,261	41,589	76,213	111,356	147,027	183,232
REVENUES:												
Required Contributions:												
Anoka Area Ice Arena Association	8,351	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Climb Theatre	16,365	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000
Ramsey Lions Club	39,300	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Interest Earnings	1,064	1,406	1,730	1,487	1,263	1,792	2,329	624	1,143	1,670	2,205	2,748
Total Revenues	65,079	55,406	55,730	55,487	55,263	55,792	56,329	54,624	55,143	55,670	56,205	56,748
EXPENDITURES:												
Park Improvement Program												
Lake Itasca Observation Boardwalk			60,000									
Field Lighting Central Park							150,000					
Observation Deck-Mississippi				100,000								
Draw Park Concerts in the Park Donation		3,000										
Youth First	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Juvenile Diversion	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total Expenditures	20,000	23,000	80,000	120,000	20,000	20,000	170,000	20,000	20,000	20,000	20,000	20,000
Increase (Decrease) in Cash	45,079	32,406	(24,270)	(64,513)	35,263	35,792	(113,671)	34,624	35,143	35,670	36,205	36,748
FUND BALANCE, End of Year	**140,583**	**172,988**	**148,718**	**84,205**	**119,469**	**155,261**	**41,589**	**76,213**	**111,356**	**147,027**	**183,232**	**219,981**

MSA Fund

	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
Beginning Balance	1,696,279	2,212,946	1,707,382	336,713	971,354	1,779,229	1,775,976	2,150,479	3,350,276	4,594,421	5,884,106	7,220,551
Revenues												
Current Year Allocation (Held at State)	1,206,442	1,199,156	1,211,148	1,235,371	1,260,078	1,285,279	1,310,985	1,337,205	1,363,949	1,391,228	1,419,052	1,447,433
MSA City **Received** from Held Allocation												
Est LandSale Proceeds Estimated Totally Unknown												
Interest Earnings	12,064	10,065	7,623	(13,117)	(3,960)	7,787	7,360	12,592	30,196	48,457	67,393	87,022
Total Revenue	2,914,785	3,422,167	2,926,153	1,558,967	2,227,472	3,072,295	3,094,322	3,500,276	4,744,421	6,034,106	7,370,551	8,755,007
Expenditures												
Street Maintenance Projects												
MSA Maintenance (Received from State Held Allocation)	(140,000)	(140,000)	(140,000)	(140,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)
CIP Projects												
County Road #5/Alpine Drive Realignment	(40,129)											
Armstrong/Bunker Bonding (Ends 2022)	(302,870)	(300,220)	(299,870)	(299,351)	(298,243)	(296,319)	(293,843)					
Bunker Lake Blvd/Sunwood Drive Traffic Signal						(350,000)						
Ramsey Blvd RR Underpass & Hwy 10 Interchange			(2,000,000)									
Riverdale Drive Ext Traprock-Armstrong	(62,920)	(569,080)										
Reconstruction of Riverdal Drive						(500,000)						
Reconstruction of Variolite Street							(500,000)					
Riverdale Drive Extension Traprock to Ramsey Blvd		(550,000)										
Sunfish Blvd bond payments (Ends 2019)	(155,920)	(155,485)	(149,570)	(148,263)								
Total Expenditures	**(701,839)**	**(1,714,785)**	**(2,589,440)**	**(587,614)**	**(448,243)**	**(1,296,319)**	**(943,843)**	**(150,000)**	**(150,000)**	**(150,000)**	**(150,000)**	**(150,000)**
FUND BALANCE, End of Year	**2,212,946**	**1,707,382**	**336,713**	**971,354**	**1,779,229**	**1,775,976**	**2,150,479**	**3,350,276**	**4,594,421**	**5,884,106**	**7,220,551**	**8,605,007**
MSA funds dedicated	**(598,790)**	**(595,705)**	**(589,440)**	**(587,614)**	**(448,243)**	**(446,319)**	**(443,843)**	**(150,000)**	**(150,000)**	**(150,000)**	**(150,000)**	**(150,000)**

Park Improvement Fund	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Parks Supplemental CIP 2017-2026 Future
Beginning Balance	2,227,318	2,442,104	2,364,488	1,064,955	820,930	698,244	975,517	880,150	957,352	1,111,713	393,388	484,289	
Projected Revenue													
Mississippi River Trail County (Anoka-$126,800 & Fed $164,2	47,289					126,800							
Mississippi River Trail-City Portion-Phase II MSA Reim													
Mississippi River Trail -Federal] _WEST SECTION (PHASE III)	190,635	311,754											
Mississippi Skyway $100,000 (TOD Grant) + $490,000 Grant		258,375	231,625										
Park/Trail Dedications (Averaged Ehlers Study for 2017-20	476,469	300,121	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	
Donations	-	-	-	-	-	-	-	-	-	-	-	-	
Interest Earnings	33,966	24,421	35,467	15,974	12,314	10,474	14,633	13,202	14,360	16,676	5,901	7,264	
TOTAL REVENUE	748,360	894,671	412,092	160,974	157,314	282,274	159,633	158,202	159,360	161,676	150,901	152,264	
CIP Projects													
Alpaca Estates Outlet											(35,000)		
Amphitheater Lighting			(40,000)										
Alpine Park Winter Facilities (Future)													$ (2,500,000)
Central Park Parking Lot (authorized 10-11-16)		(269,000)											
Community Building for Elmcrest Park													
Central Park Land - Additional							(250,000)						
Central Park Foot Field Enhancements			(15,000)										
Central Park Parking Lot	(7,553)												
Central Park Fencing			(75,000)										
Drinking Fountains		(8,000)											
Draw Ballfield area			(1,200,000)										
Elmcrest Creek Trail (Future)2027													$ (575,000)
Elmcrest Park Entrance			(80,000)										
Fordbrook Playground					(50,000)								
Irrigation Filter System for the Draw	(14,457)												
Hunters Hill Park Redevelopment (Future)													$ (500,000)
Irrigation Titterrud Park								(76,000)					
Lake Itasca Park Parking, Trail & Canoe System				(250,000)									
Lake Ramsey Park (Future)													$ (6,300,000)
McKinley Trail Connection to Anoka					(25,000)								
Landscape Improvements for Parks	(4,310)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	
Mississippi River Park Development (Future)													$ (750,000)
Mississippi Skyway		(258,375)	(231,625)										$ (5,600,000)
Municipal Plaza (Future)													$ (3,600,000)
Northfork Park Purchase	(80,616)												
Northfork Trail Connection				(150,000)									
Pedestrian Underpass-Alpine Drive										(750,000)			
Rabbit Park Phase II										(125,000)			
Riversbluff Outlaws A Acquisition											(20,000)		
Sixth Community Park (Future)2027													$ (3,000,000)
Sunfish Lake Phase 2 Parking Lot			(35,000)										
Trail-Mississippi River Regional Trail(See Anoka County & I	(23,662)												
Mississippi River Trail-City Portion - PHASE II													
Mississippi River Trail -Federal] _WEST SECTION(PHASE III)	(238,294)	(389,692)											
Mississippi River Trail - Non Grant Funded (PHASE III)	(161,181)	(34,410)											
Trail Projects	(3,500)	(7,810)	(30,000)		(200,000)								
Trott Brook Trail Corridor (Future)													$ (4,015,000)
Lake Itasca Park Phase I & II (Future)													$ (1,200,000)
Lake Itasca/COR Greenway (Future)													$ (1,900,000)
Total CIP Projects (EXPENDITURES)	(533,573)	(972,287)	(1,711,625)	(405,000)	(280,000)	(5,000)	(255,000)	(81,000)	(5,000)	(880,000)	(60,000)	(5,000)	(29,940,000)
FUND BALANCE, End of Year	2,442,104	2,364,488	1,064,955	820,930	698,244	975,517	880,150	957,352	1,111,713	393,388	484,289	631,554	

Possible Future Projects-Currently Unfunded or not high priority

PUBLIC IMPROVEMENT REVOLVING [PIR] FUND #400

	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
FUND BALANCE - Beginning of Year	4,013,134	4,231,713	4,591,232	4,457,209	3,843,067	3,159,713	3,181,109	3,052,825	3,072,618	3,092,707	3,113,097	3,078,794
REVENUES:												
Special Assessments (P&I)	211,406	40,000	40,000	40,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Diamond Graphics Land Sale (original TIF 10 land purchase funded via PIR fund in 2001 in amount of $357,146.47)												
Transfers from Other Funds:	106,927											
General Fund -30% transfer (exc	135,737	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
TIF 8 Reimbursement interfund Loan		952,193										
Wiser Choice Liquor-Rent & Taxes/Diversified for 2015												
Close Project Funds/Non TIF Funds												
Interest Earnings	38,535	42,317	68,868	66,858	57,646	47,396	47,717	45,792	46,089	46,391	46,696	46,182
Total Revenues	492,604	1,134,510	208,868	206,858	187,646	177,396	177,717	175,792	176,089	176,391	176,696	176,182
EXPENDITURES:												
COR Pavement Striping		80,000										
Alpine Drive Pedestrian Crossing at 151st Avenue							150,000					
Tinklenburg Hwy 10 Funding	45,300	46,900	19,800									
Alpine Drive Railroad Crossing												
Hwy 47 Transportation Study		30,000										
County 5 Transportation Study		50,000										
County 83 Transportation Study		35,000										
River Pines Lift Station Street Connection											55,000	
North Hwy 10 Frontage Road-Ramsey to Sunfish Lake Blvd				645,000								
Cty 47 Ped Crosswalk	8,721											
Veterans Drive Streetscape		60,000										
South Highway 10 Frontage Road Sunfish to Anoka					715,000							
Sunwood Drive Roundabout Landscaping				20,000								
Sunwood Drive Concrete Repairs		150,000										
Sunwood Drive Striping Improveme	23,800											
Jarvis Street Reconstruction Improv	167,091	167,091	167,091									
Single Road Access Areas		125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Anoka Cnty S.A. Expenses	4,113	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Transfers to Other Funds:												
General - Street Maint Prog	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Total Expenditures	274,025	774,991	342,891	821,000	871,000	156,000	306,000	156,000	156,000	156,000	211,000	156,000
INCREASE (DECREASE) IN CASH	218,579	359,519	(134,023)	(614,142)	(683,354)	21,396	(128,283)	19,792	20,089	20,391	(34,304)	20,182
FUND BALANCE - End of Year	**4,231,713**	**4,591,232**	**4,457,209**	**3,843,067**	**3,159,713**	**3,181,109**	**3,052,825**	**3,072,618**	**3,092,707**	**3,113,097**	**3,078,794**	**3,098,976**

Sewer Utility Fund - Working Capital

	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
New Construction Units		160	160	160	160	160	160	160	160	160	160	160
Connection Charge		1154	1,183	1,212	1,243	1,274	1,306	1,338	1,372	1,406	1,441	1,477
Beginning Balance	10,179,569	10,730,177	11,560,815	12,432,994	11,586,435	12,020,960	12,907,487	13,795,102	14,683,101	15,374,243	16,257,803	17,139,369
Utility Revenue												
From Utility Billings(sewer study)	1,455,889	1,528,683	1,543,970	1,559,410	1,575,004	1,590,754	1,606,662	1,622,728	1,638,956	1,655,345	1,671,899	1,688,618
Internal Loan to offset Muni Center Debt begi	46,877	47,814	48,771	49,746	50,741	51,756	52,791	53,847	54,924	56,022	57,143	58,286
Interal loan to offset RTC land Purchase - 10 Y	-	-	-	-	-	-	-	-	-	-	-	-
Interest Earnings	116,356	107,302	173,412	186,495	173,797	180,314	193,612	206,927	220,247	230,614	243,867	257,091
SAC (1% of SAC Fee to Met Council)	2,361	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Connection Charges-Trunk	302,343	184,640	189,256	193,987	198,837	203,808	208,903	214,126	219,479	224,966	230,590	236,355
(see Construction units & Connection Charge Above)												
Operating Expense	(984,759)	(1,014,301)	(1,044,730)	(1,076,072)	(1,108,354)	(1,141,605)	(1,175,853)	(1,211,129)	(1,247,463)	(1,284,886)	(1,323,433)	(1,363,136)
(Personal Services, Supplies, Other Services & Charges)												
CIP Projects-Sewer Utilities												
Utility Truck(s)		(25,000)	(25,000)	(24,000)					(32,500)			
Mobile Generator									(164,000)			
Backhoe (portion of cost)				(21,875)								
Abandon Wildlife Sanctuary Lift Station					(352,000)							
Scada Software Upgrades			(15,000)									
Abandon Liftstation River Pines					(45,000)							
Garnet Street Reconstruction Impr	(118,033)											
I&I Reduction	(71,176)											
Riverdale Ext	(199,250)											
Public Works Campus				(1,715,750)								
Fire Station #1 Sanitary Sewer					(60,000)							
Remaining Working Capital Balance	**10,730,177**	**11,560,815**	**12,432,994**	**11,586,435**	**12,020,960**	**12,907,487**	**13,795,102**	**14,683,101**	**15,374,243**	**16,257,803**	**17,139,369**	**18,018,081**

Stormwater Management Fund #292

	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
Beginning Balance	388,543	529,892	596,681	177,831	230,498	263,956	287,915	312,234	336,917	361,971	387,401	413,212
Developer's Contributions	90,021	61,490	50,000	50,000	30,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
COR Infiltration Contributions												
PSD-Apartments	180,000											
North Commons 3	6,600											
DR Horton-The Station 1 &2			15,200									
Vistas At North Common			??									
Interest Earnings	4,618	5,299	8,950	2,667	3,457	3,959	4,319	4,684	5,054	5,430	5,811	6,198
Total Revenues	281,239	66,789	74,150	52,667	33,457	23,959	24,319	24,684	25,054	25,430	25,811	26,198
CIP Projects-Park Projects												
COR Regional Infiltration Basin			(493,000)									
Riverdale Drive Ext	(139,890)											
Total Expenditures	(139,890)	-	(493,000)	-	-	-	-	-	-	-	-	-
Increase (decrease) in Cash	141,348	66,789	(418,850)	52,667	33,457	23,959	24,319	24,684	25,054	25,430	25,811	26,198
FUND BALANCE, End of Year	529,892	596,681	177,831	230,498	263,956	287,915	312,234	336,917	361,971	387,401	413,212	439,410

Storm Water Utility Fund #605												
Act	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
Working Capital Beginning Balance	1,612,238	1,155,839	1,352,069	867,789	963,675	434,348	496,266	74,710	490,424	824,659	1,136,803	1,606,883
Utility Revenue From Utility Billings	868,129	954,942	1,031,337	1,113,844	1,202,952	1,299,188	1,403,123	1,445,217	1,488,573	1,533,230	1,579,227	1,626,604
PSD Contribution for Stor	(13,577)											
Interest Earnings	16,586	11,558	20,281	13,017	14,455	6,515	7,444	1,121	7,356	12,370	17,052	24,103
Operating Expense (Personal Services, Supplies, Other Services & Charges	(441,039)	(454,270)	(467,898)	(481,935)	(496,393)	(511,285)	(526,624)	(542,422)	(558,695)	(575,456)	(592,720)	(610,501)
CIP Projects-Stormwater Utility												
Street Sweeper	(191,816)		(211,000)									
Water Truck (Share of)							(68,000)					
Annual Drainage Enhancement		(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)
Alpine Drive Culvert Replacement												
COR Regional Infiltration Basin			(493,000)									
Ermine Blvd Culvert Replacement					(130,000)							
The Draw Stormwater Grates			(10,000)									
Jarvis Street Reconstruction Improvement		(29,000)	(29,000)									
Riverdale Drive Ext-Traproc	(370,168)											
River Storm Water Discharge Treatment		(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)
Storm Sewer Garnet/168th	(66,274)											
Storm Sewer Andrie/164th	(148,069)											
Storm Sewer Alpine Drive-Armstrong to Var		(82,000)										
Storm Sewer Autumn Heights							(332,500)					
Storm Sewer Stanhope Terrace & North Forty			(150,000)									
Storm Sewer Ford Brook Estates/Hy 10				(174,040)								
Storm Sewer Barthels Run					(355,340)							
Storm Sewer Chestnut Ridge, Echo Ridge, Juniper Woods					(10,000)							
Storm Sewer Nature View								(113,200)				
Storm Sewer Alpine Drive										(283,000)		
Storm Sewer Rodeo Hills									(228,000)			
Storm Sewer Whispering Pine Est											(158,480)	
Storm Sewer for Recon of Riverdale Drive, Section 07 Unplatted						(347,500)						
Storm Sewer for Wood Pond Hills						(10,000)						
Storm Sewer COR Concrete												(85,800)
Storm Sewer-Zeolite	(102,709)											
Storm Water Pond Maintenance				(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)
Pond Outlet for Business P	(7,463)											
Whispering Pines Est Plat 2 Storm												(330,000)
RTC Bunker Lake Blvd (Armstrong to Ramsey Blvd)							(530,000)					
Storm Water Projects		(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
Storwater Drainage Impr (see project list)		(30,000)			(380,000)							
Remaining Working Capit	**1,155,839**	**1,352,069**	**867,789**	**963,675**	**434,348**	**496,266**	**74,710**	**490,424**	**824,659**	**1,136,803**	**1,606,883**	**1,856,289**

Street Light Utility Fund #603 - Working Capital	Act	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
Beginning Balance		1,053,286	1,100,581	1,131,504	888,622	912,180	931,029	944,946	953,700	957,053	954,757	946,558	932,189
Utility Revenue From Utility Billings		198,381	194,000	194,000	194,000	194,000	194,000	194,000	194,000	194,000	194,000	194,000	194,000
Contributions from Developers													
Interest Earnings		10,535	11,006	16,973	13,329	13,683	13,965	14,174	14,305	14,356	14,321	14,198	13,983
Operating Expense (Personal Services, Supplies, Other Services & Charges)		(154,449)	(159,082)	(163,855)	(168,771)	(173,834)	(179,049)	(184,420)	(189,953)	(195,651)	(201,521)	(207,567)	(213,794)
CIP Projects-Street Light Utility													
Riverdale Drive Ext Lights				(275,000)									
Priority/Developer Street Lights (Sunwood realign booked 2x in 2013)		$ (7,172)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)
Remaining Working Capital Balance		**1,100,581**	**1,131,504**	**888,622**	**912,180**	**931,029**	**944,946**	**953,700**	**957,053**	**954,757**	**946,558**	**932,189**	**911,379**

Water Utility Fund #601

	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
Capital Expenses-Equipment												
CIP Projects												
Fire Station #1 Extension of Water					$ (55,000)							
County Radio System (3-Year Funding)	$ (1,700)	$ (1,700)										
Public Works Campus				$ (1,715,750)								
Scada System Software Upgrades			$ (15,000)									
Backhoe (portion of cost)				$ (21,875)								
3/4 Ton Truck					$ (43,000)							
Utility Truck		$ (25,000)	$ (25,000)	$ (24,000)					-32500			
A. **Water Supply & Treatment Improvements**												
Renovate Pump House #3			$ (60,000)									
Construct Well & Pumphouse #9					$ (75,000)			(1,700,000)				
Well #1 Rehabilitation (Not in CIP Maintenance)		$ (38,000)	$ (41,000)	$ (44,000)	$ (47,000)	(50,000)	(53,000)	(56,000)	(59,000)	(62,000)	(65,000)	(68,000)
Emergency Supply for Well #3		$ (115,000)										
Well location study		$ (75,000)										
Water Treatment Facility 10 MGD Groundwater												
Refurbish Water Tower #1			$ (700,000)									
Refurbish Water Tower #2			$ (1,300,000)									
Maintain Water Tower #3 (Not in CIP as maintenance)				$ (75,000)								
12 River Pines Lift Station Water Connection					$ (20,000)							
Watermain - Alpine Drive										$ (385,000)		
Watermain Looping Bunker Lake Blvd							$ (340,000)					
Watermain Looping Sunfish Lake Blvd					$ (450,000)							
Watermain Looping Ramsey Boulevard to Traprock		$ (129,250)										
Garnet Street Reconstruction Improvement	$ (155,233)											
Subtotal - Capital Expenses	$ (156,933)	$ (383,950)	$ (2,141,000)	$ (1,880,625)	$ (690,000)	$ (50,000)	$ (393,000)	$ (1,756,000)	$ (91,500)	$ (447,000)	$ (65,000)	$ (68,000)
Operational Expenses												
Operating Expense-Distribution and Administration	$ (809,096)	$ (841,460)	$ (875,118)	$ (910,123)	$ (946,528)	$ (984,389)	$ (1,023,765)	$ (1,064,715)	$ (1,107,304)	$ (1,151,596)	$ (1,197,660)	$ (1,245,566)
Operating Expense-Treatment							$ -	$ -	$ -			
Subtotal-Operating Expense	$ (809,096)	$ (841,460)	$ (875,118)	$ (910,123)	$ (946,528)	$ (984,389)	$ (1,023,765)	$ (1,064,715)	$ (1,107,304)	$ (1,151,596)	$ (1,197,660)	$ (1,245,566)
Total Annual Expenses	$ (966,029)	$ (1,225,410)	$ (3,016,118)	$ (2,790,748)	$ (1,636,528)	$ (1,034,389)	$ (1,416,765)	$ (2,820,715)	$ (1,198,804)	$ (1,598,596)	$ (1,262,660)	$ (1,313,566)
Water System Revenue												
10/05 reduced by 200-300 units per year to be conservative))	100	160	160	160	160	160	160	160	160	160	160	160
Water Sales (gallons/year)	987,000,000	998,844,000	1,010,830,128	1,022,960,090	1,035,235,611	1,047,658,438	1,060,230,339	1,072,953,103	1,085,828,541	1,098,858,483	1,098,858,483	1,112,044,785
Water rates ($/1000 gal)(5% annual increase)	$ 2.52	$ 2.57	$ 2.62	$ 2.67	$ 2.73	$ 2.78	$ 2.84	$ 2.89	$ 2.95	$ 3.01	$ 3.01	$ 3.07
Water Availability Charge (WAC) ($/connection)()	$ 1,236	$ 1,267	$ 1,299	$ 1,331	$ 1,365	$ 1,399	$ 1,434	$ 1,470	$ 1,506	$ 1,544	$ 1,544	$ 1,583
onnection/Trunk Charge ($/connection)(4.5% after year 2005)	$ 1,678	$ 1,720	$ 1,763	$ 1,807	$ 1,852	$ 1,898	$ 1,946	$ 1,994	$ 2,044	$ 2,095	$ 2,095	$ 2,148
ate Revenue(Water Sales/1000 x Water Rates) + water meters Increase by 2.	$ 2,036,529	$ 2,087,442	$ 2,139,629	$ 2,193,119	$ 2,247,947	$ 2,304,146	$ 2,361,750	$ 2,420,793	$ 2,481,313	$ 2,543,346	$ 2,543,346	$ 2,606,930
WAC Revenue(Service Connections x Wac Charge)	$ 129,681	$ 202,748	$ 207,817	$ 213,012	$ 218,338	$ 223,796	$ 229,391	$ 235,126	$ 241,004	$ 247,029	$ 247,029	$ 253,205
enue (Service Connections when platted x Connection Charge)	$ 219,157	$ 290,553	$ 294,207	$ 297,953	$ 301,793	$ 305,728	$ 309,762	$ 313,897	$ 318,135	$ 322,479	$ 335,253.89	$ 343,635.23
Interest Earnings	$ 179,334	$ 184,401	$ 298,984	$ 297,148	$ 299,613	$ 320,398	$ 351,523	$ 378,399	$ 385,663	$ 418,437	$ 418,437	$ 446,803
Total System Revenue	$ 2,564,701	$ 2,765,145	$ 2,940,637	$ 3,001,233	$ 3,067,691	$ 3,154,069	$ 3,252,426	$ 3,348,214	$ 3,426,115	$ 3,531,291	$ 3,544,066	$ 3,650,573
Trunk Charges returned for John Peterson's Agreement (thru Dec 2026)	$ (144,375) (75 units)	$ (144,375) (75 units)	$ (144,375) (75 units)	$ (144,375) (75 units)	$ (144,375) (75 units)	$ (144,375) (75 units)	$ (144,375) (75 units)	$ (144,375) (75 units)	$ (144,375) (75 units)	$ (144,375) (75 units)	(75 units)	(75 units)
Internal Loan to offset Muni Center Debt beginning year 2009-2029 2% Paid off in 2011												
PW Land/Building-Internal Loan 2009-2028 @2%	$ 34,245	$ 34,930	$ 35,629	$ 36,341	$ 37,068	$ 37,810	$ 38,566	$ 39,337	$ 40,124	$ 40,926	$ 41,745	$ 41,745
Internal Loan to offset Muni Center Debt beginning year 2011-2030 @2	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853
Internal Loan for RTC Land Purchase-10 Year @ 2% When Land Sold	$ -	$ -	$ -	$ -	$ -	$ -						
Water Working Capital Balance												
Total Annual Expenses	$ (966,029)	$ (1,225,410)	$ (3,016,118)	$ (2,790,748)	$ (1,636,528)	$ (1,034,389)	$ (1,416,765)	$ (2,820,715)	$ (1,198,804)	$ (1,598,596)	$ (1,262,660)	$ (1,313,566)
Total System Revenue	$ 2,516,425	$ 2,717,553	$ 2,893,744	$ 2,955,053	$ 3,022,237	$ 3,109,356	$ 3,208,469	$ 3,305,029	$ 3,383,717	$ 3,489,695	$ 3,647,664	$ 3,754,171
Net Income(Loss)	$ 1,550,396	$ 1,492,143	$ (122,375)	$ 164,305	$ 1,385,709	$ 2,074,967	$ 1,791,705	$ 484,314	$ 2,184,913	$ 1,891,099	$ 2,385,004	$ 2,440,605
Beginning Water Working Capital Balance	$ 16,889,718	$ 18,440,114	$ 19,932,257	$ 19,809,883	$ 19,974,187	$ 21,359,896	$ 23,434,863	$ 25,226,568	$ 25,710,882	$ 27,895,795	$ 27,895,795	$ 29,786,894
Ending Water Working Capital Balance	**$ 18,440,114**	**$ 19,932,257**	**$ 19,809,883**	**$ 19,974,187**	**$ 21,359,896**	**$ 23,434,863**	$ 25,226,568	$ 25,710,882	$ 27,895,795	$ 29,786,894	$ 30,280,800	$ 32,227,499

** Fund Balance is being reserved for possible future water treatment plant

Items Needed: Water Treatment: $24M
Water Distribution Improvements from Bolton & Menk Studies: Was 6.415M in 2012 Study

TIF Projections District #1-Rivers Bend

Projected Revenue FOR TIF I	Decertified Actual 2011	In TIF Amended Budget 12/11 Actual 2012	Actual 2013	Actual 2014	Actual 2015	Actual 2016	Projected 2017>
District I (2011)							
Balance	2,122,527	2,785,666	1	402,373	322,713	1,180,519	1,142,575
Revenues							
TIF Increments	844,792						
Trans from TIF 10 Land sales/Orig Land Purchased with TIF 1 Bond (Fund 332)	787,803						
Advancement on F&C 10-year Loan (See $1,420,000 below)		**120,000**					
Transfer from TIF 10 for non-increment int attriuted to land sales above	24,713						
Diamond Graphics Land Sale			407,876				
F&C Loan #1 Paid Back 20% of annual cash flows from April 1, 2015-April 1, 2025					**1,300,000**		
Transfer of Int earnings prior to 1997 to HRA	(263,496)						
Interest Earnings	60,182.23		(3,412.87)	13,112	14,506	10,922	5,000
Total Revenue	1,453,994	120,000	404,463	13,112	1,314,506	10,922	5,000
Less:							
Bond Principal (B&A Cyl $1,035,000) FUND #342	(200,000)						
Bond Interest (B&A Cyl $1,035,000)	(10,300)						
Interfund Loan F&C (Tif Spending Plan)		**(1,420,000)**					
Administrative Expenses	(17,497)	(1,217)	(2,091)	(1,473)	(11,520)	(2,620)	(3,000)
Total Expense	(227,797)	(1,421,217)	(2,091)	(1,473)	(11,520)	(2,620)	(3,000)
CIP Project Costs:							
Shovel Ready Projects						(46,246)	(83,754)
Diamond Graphics Land sale from 2013 coded incorrectly funded with non TIF money (PIR & Landfill Trust) that should be reimbursed.					(407,876)		
New Business Park					(37,304)		(5,000)
Bury Electric Wires -				(91,300)			
Ramp Construction Extension	(563,058)	(244,448)					(1,000,000)
Bunker/Puma Construction							
Rail Stop ROW		(862,064)					
Pay TIF 10 for Transaction Error by Ehlers (See $787,803 transfer above, put TIF 10 Neg)		(377,936)					
Total CIP Project Costs	(563,058)	(1,484,448)	-	(91,300)	(445,180)	(46,246)	(1,088,754)
Remaining TIF Balance	2,785,666	1	402,373	322,713	1,180,519	1,142,575	55,821

(Total Revenue less Total Project Costs

TIF Projections District #2 - Gateway								
(2013)	Tif Plan budget amended 12-11		Tif Plan Budget Amended 11-13 Decertified					
	Actual 2011	**Actual 2012**	**Actual 2013**	**Actual 2014**	**Actual 2015**	**Actual 2016**	**Projected 2017>**	
Revenues								
TIF Increments on agreements	$ 1,823,891	$ 1,713,507	$ 1,557,425	$ -	$ (29,155)	$ -	$ -	
Transfer of Int earnings prior to 1997 to HRA	(41,387)							
Easement funds for Business Park 95			10,454	0	0	0	0	
Interest on F&C Admin Loan (TIF 14 in amount of $425,845.90) for 2010-2015 int					64,531.94			
Transfer in for F&C Transfer done in previous years-set up as DUE to FROM		217,422						
Interest Earnings(2000 neg int adj for borrowing)	111,750.72	68,211.43	(21,681.33)	84,544	30,911	22,679	10,000	
Total Revenue	$1,894,255	$1,999,140	$1,546,197	$84,544	$66,288	$22,679	$10,000	
Expenses								
Sauter Land Purchase Bond Int (Fund 329 $1,680,000 Bond-18% of bond)	(608)							
Sauter Land Purchase Bond Prin (Fund 329 $1,680,000 Bond-18% of bond)	(9,000)							
Parabody Pay-Go(site impr)	(20,264)	(20,264)		-	-	-	-	
Transfer out per Ehlers for non-increment funds					(10,454)			
Sharp Reimbursement-Sunfish Gateway	(46,875)							
Administrative Expenses	(18,438)	(22,511)	(10,021)	(3,241)	(9,244)	(1,569)	(4,000)	
Total Expense	($95,184)	($42,775)	($10,021)	($3,241)	($19,698)	($1,569)	($4,000)	
AVAILABLE REVENUES	$1,799,071	$1,956,365	$1,536,177	$81,303	$46,590	$21,110	$6,000	
CIP Project Costs:								
Command/National Growth-Minks Property	(25,000)							
142nd Court Street Improvements (B&A Cyl)	(325,000)							
Internal Loan from TIF 14 for Admin Fees F&C project	(126,701)			-	-	-	-	
Parking Ramp Costs		**(66,363)**		**-**	**-**	**-**	**-**	
Sunwood Drive (Use of Excess Funding from Rail Stop See Below)		**(500,000)**		**-**	**-**	**-**	**-**	
RAIL Stop-net of (contingency-$839,000) per Tim Yantos 2-4-14 (Did not need internal loan received tax fu		**(2,700,436)**					**(350,564)**	
Zeolite Street Constr							(500,000)	
County Road #116 (#47 toDysprosium)	**(450,000)**						(1,500,000)	
Sunwood Drive Realignment		(500,000)						
County Road #116 (Dysprosium to County #57)								
Total CIP Project Costs	(926,701)	(3,766,799)	-	-	-	-	(2,350,564)	
(Available Revenue less Total Project Costs)	$872,370	($1,810,434)	$1,536,177	$81,303	$46,590	$21,110	($2,344,564)	
Remaining TIF Balance/(Deficit)	$5,340,965	$3,530,531	$5,066,708	$5,148,011	$5,194,602	$5,215,712	$2,871,148	
Internal Loans - F&C & TIF 14 Admin Expe		$ 2,782,605	$ 2,824,477	$2,943,202 eligibl	$ 2,869,048	$ 2,869,048	$ 2,869,048	$ 2,869,048
CASH BALANCE AVAILABLE		**$747,926**	**$2,242,231**		**$2,278,964**	**$2,325,554**	**$2,346,664**	**$2,100**

TIF Projections District #4-Front Street

Projected Revenue FOR TIF IV	Actual 2011	Actual 2012	Actual 2013	Decertified Actual 2014	Actual 2015	Actual 2016	Projected 2017>
District I (2014)							
Balance	321,844	420,373	304,499	335,164	181,493	204,615	95,544
Revenues							
TIF Increments	443,706	387,854	333,195	323,946	29,155		
Auction Proceeds-0asis	2,029						
Transfer of Int earnings prior to 1997 to HRA	**(52,367)**						
Interest Earnings	9,106	6,137	(6,749)	14,173	2,441	1,967	1,433
Total Revenue	402,474	393,991	326,446	338,119	31,596	1,967	1,433
Less:							
GB Properties							
Riverview Community Bank (Premier Land Reim)	(30,573)			(14,849)			
Administrative Expenses	(11,726)	(13,841)	(11,347)	(9,838)	(8,474)	(1,051)	(10,000)
Total Expense	(42,299)	(13,841)	(11,347)	(24,686)	(8,474)	(1,051)	(10,000)
CIP Project Costs:							
Oasis Market	(11,645)						
US Bank Road Easement							
Street Recon-Annual Road Improvements-Sunwood Driv	(250,000)	(275,000)	(275,000)	(275,000)			
Riverdale Drive Ext Traprock-Armstrong(Road Funding?)				**(192,103)**		**(109,987)**	
Alpine Drive Road Improvement (South of Alpine Drive in DD1)		(221,024)	(9,434)				
Total CIP Project Costs	(261,645)	(496,024)	(284,434)	(467,103)	-	(109,987)	-
Remaining TIF Balance	**420,373**	**304,499**	**335,164**	**181,493**	**204,615**	**95,544**	**86,977**

(Total Revenue less Total Project Costs

Note: 100% of Prin & interest paid thru TIF

TIF Projections District #8
Maken

Projected Revenue FOR TIF VIII	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
District VIII (2028)												
Balance	413,345	730,519	96,458	142,005	443,236	748,984	1,059,320	1,390,210	1,726,063	2,066,954	2,412,958	2,764,153
Revenues												
Tax Increment	335,308	333,073	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000
Interest Earnings	4,831.11	10,957.79	1,446.87	2,130.07	6,648.54	11,234.77	15,889.80	20,853.15	25,890.95	31,004.31	36,194.38	41,462.29
Total Revenue	340,139	344,031	326,447	327,130	331,649	336,235	340,890	345,853	350,891	356,004	361,194	366,462
Less:												
Interfund Loan Prn from 2001		(500,000)										
Interfund Loan Int (4%)		(452,193)										
W Properties (Land Reimbursement)	(15,900)	(15,899)	(15,900)	(15,899)	(15,900)	(15,899)						
Administrative Expenses	(7,065)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Total Expense	(22,965)	(978,092)	(25,900)	(25,899)	(25,900)	(25,899)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
CIP Project Costs:												
Reconstruct Stanhope Terrace & North Forty			(255,000)									
Total CIP Project Costs	-	-	(255,000)	-	-	-	-	-	-	-	-	-
Remaining TIF Balance	**730,519**	**96,458**	**142,005**	**443,236**	**748,984**	**1,059,320**	**1,390,210**	**1,726,063**	**2,066,954**	**2,412,958**	**2,764,153**	**3,120,615**

TIF Projections District #9
ACCAP

Projected Revenue FOR TIF IX	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029
District IIX (2029)														
Balance	(11,806)	(9,504)	(8,775)	(8,041)	(7,301)	(6,556)	(5,805)	(5,049)	(4,287)	(4,319)	(4,351)	16,316	37,138	58,117
Revenues														
Tax Increment	24,728	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000
Interest Earnings	(52.97)	(71.28)	(65.82)	(60.31)	(54.76)	(49.17)	(43.54)	(37.87)	(32.15)	(32.39)	(32.64)	122.37	278.54	435.88
Total Revenue	24,675	22,929	22,934	22,940	22,945	22,951	22,956	22,962	22,968	22,968	22,967	23,122	23,279	23,436
Administrative Expenses	(1,673)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(2,300)	(2,300)	(2,300)	(2,300)	(2,300)	(2,300)
Site Improvements(2004-2025)	(20,700)	(20,700)	(20,700)	(20,700)	(20,700)	(20,700)	(20,700)	(20,700)	(20,700)	(20,700)				
Total Expense	(22,373)	(22,200)	(22,200)	(22,200)	(22,200)	(22,200)	(22,200)	(22,200)	(23,000)	(23,000)	(2,300)	(2,300)	(2,300)	(2,300)
Remaining TIF Balance	**(9,504)**	**(8,775)**	**(8,041)**	**(7,301)**	**(6,556)**	**(5,805)**	**(5,049)**	**(4,287)**	**(4,319)**	**(4,351)**	**16,316**	**37,138**	**58,117**	**79,253**

TIF Projections District #14-COR (2015-2040)

Projected Revenue FOR TIF XIV	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
District I4												
Balance	(26,446,122)	(26,416,419)	(26,359,488)	(26,224,234)	(26,146,785)	(26,089,854)	(26,032,923)	(27,047,945)	(26,912,967)	(26,777,989)	(26,643,011)	(26,508,033)
Revenues												
TIF Increments-F&C	256,499	243,228	243,228	243,228	243,228	243,228	243,228	243,228	243,228	243,228	243,228	243,228
Other TIF Increments (Alina VA)	83,466	71,364	71,364	71,364	71,364	71,364	71,364	71,364	71,364	71,364	71,364	71,364
TIF Increments PSD Apartments(2018-2040)			135,852	156,094	156,094	156,094	156,094	156,094	156,094	156,094	156,094	156,094
TIF Increments - Commonbond (2016-2040)	-	33,082	33,082	33,082	33,082	33,082	33,082	33,082	33,082	33,082	33,082	33,082
Interest Earnings	5,765	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total Revenue	345,729	352,674	488,526	508,768	508,768	508,768	508,768	508,768	508,768	508,768	508,768	508,768
Expenditures												
F&C TIF ($3M)	(206,744)	(260,743)	(260,743)	(260,743)	(260,743)	(260,743)	(260,743)	(260,743)	(260,743)	(260,743)	(260,743)	(260,743)
PSD TIF ($500,000) 8/1/18-2/1/22			(57,529)	(135,576)	(156,094)	(156,094)	(78,047)	(78,047)	(78,047)	(78,047)	(78,047)	(78,047)
Admin Expenses $500,000 Interfund Loan Dec 2010 & Fund 9468	(109,282)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)
City Costs to be reimbursed-From Ehlers 5/14 Study												
Total Expenditures	(316,026)	(295,743)	(353,272)	(431,319)	(451,837)	(451,837)	(373,790)	(373,790)	(373,790)	(373,790)	(373,790)	(373,790)
CIP Project Costs:												
County Road #116 (#47 toDysprosium)							(1,150,000)					
Total CIP Project Costs	-	-	-	-	-	-	(1,150,000)	-	-	-	-	-
Remaining TIF Balance-Fund Balance	**(26,416,419)**	**(26,359,488)**	**(26,224,234)**	**(26,146,785)**	**(26,089,854)**	**(26,032,923)**	**(27,047,945)**	**(26,912,967)**	**(26,777,989)**	**(26,643,011)**	**(26,508,033)**	**(26,373,055)**
Remaining TIF Balance - Cash Balance	709,508	766,439	901,693	979,142	1,036,073	1,093,004	77,982	212,960	347,938	482,916	617,894	752,872

NEED TO DETERMINE WHAT CITY FUNDS NEED TO BE PAID BACK FROM TIF 14

TIF Projections District #15-Life Fitness (2016-2032)

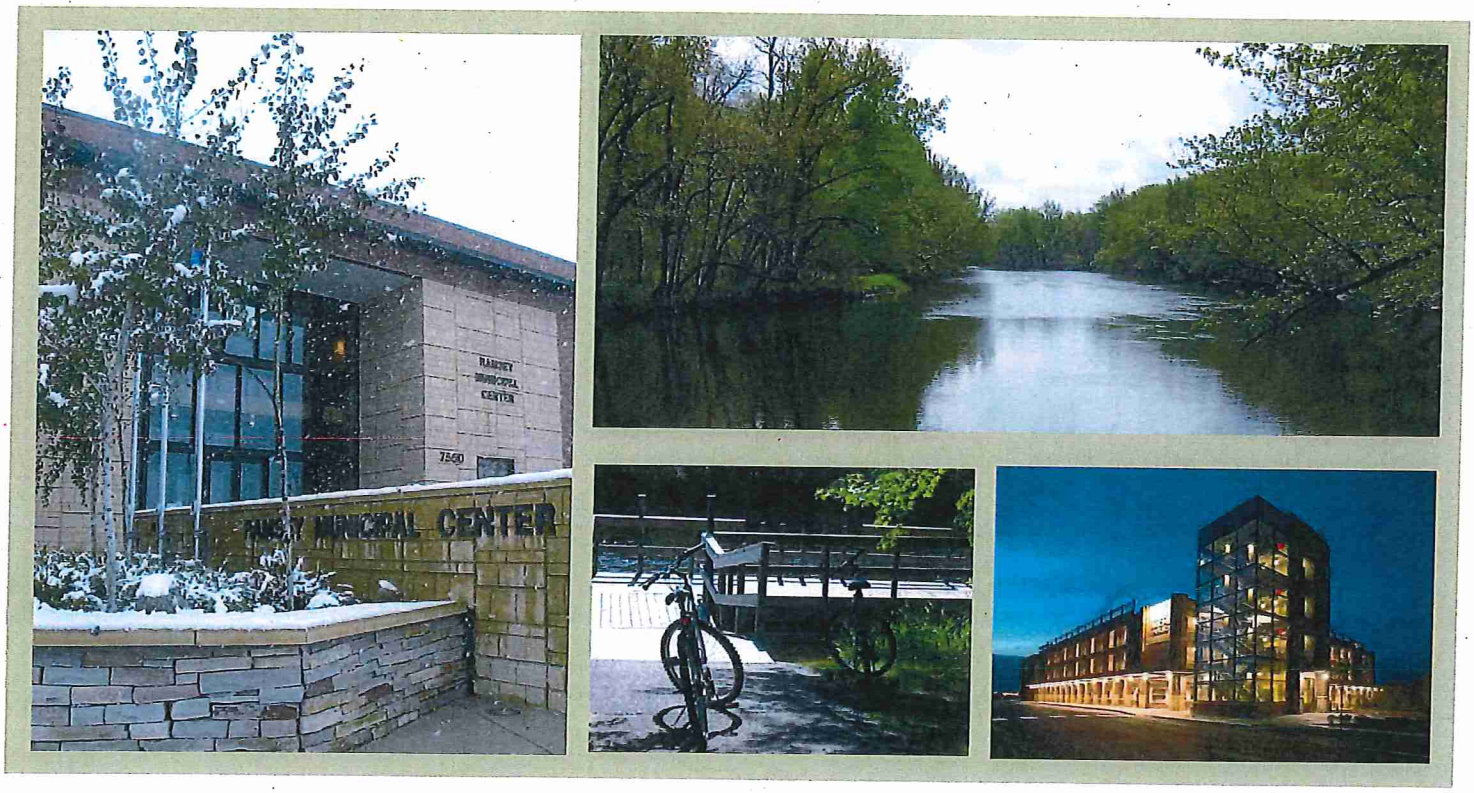
Projected Revenue FOR TIF XV	Actual 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
District I5												
Balance	(19,872)	(21,005)	(13,129)	(13,175)	(13,222)	(13,269)	(13,317)	(13,366)	(13,415)	(13,465)	(13,516)	(13,568)
Revenues												
TIF Increments-Life Fitness		17,931	17,931	17,931	17,931	17,931	17,931	17,931	17,931	17,931	17,931	17,931
Interest Earnings	-	(315)	(197)	(198)	(198)	(199)	(200)	(200)	(201)	(202)	(203)	(204)
Total Revenue	-	17,616	17,734	17,733	17,733	17,732	17,731	17,731	17,730	17,729	17,728	17,727
Expenditures												
Life Fitness TIF ($224,000)2/1/17-2/1/33		(8,040)	(16,080)	(16,080)	(16,080)	(16,080)	(16,080)	(16,080)	(16,080)	(16,080)	(16,080)	(16,080)
Admin Expenses $19,872.40 Interfund Loan I	(1,132)	(1,700)	(1,700)	(1,700)	(1,700)	(1,700)	(1,700)	(1,700)	(1,700)	(1,700)	(1,700)	(1,700)
Total Expenditures	(1,132)	(9,740)	(17,780)	(17,780)	(17,780)	(17,780)	(17,780)	(17,780)	(17,780)	(17,780)	(17,780)	(17,780)
Remaining TIF Balance	**(21,005)**	**(13,129)**	**(13,175)**	**(13,222)**	**(13,269)**	**(13,317)**	**(13,366)**	**(13,415)**	**(13,465)**	**(13,516)**	**(13,568)**	**(13,621)**

City of RAMSEY

SUPPLEMENTAL
FUTURE CONSIDERATION PROJECTS

CITY OF RAMSEY
CAPITAL IMPROVEMENT
PROGRAM
2018-2027

The Capital Improvement Program document is a planning tool maintained by the city to identify future projects, related expenditures, and funding sources. All projects designated in the Capital Improvement Program are contingent upon availability of resources during the planned year. The total expenditure of projects includes city-funded sources as well as other resources such as grants, fees, bonding, etc.



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Park and Trail Capital Improvements – Future Projects



The following are park, trail and park acquisition projects that have been identified by the Park and Recreation Commission as proposed needed improvements into the future – but do not have identified funding at the time of the 10-Year Park's CIP adoption. In other instances they are predicated on land development or future demand.

The proposed improvements are generally assigned to one category: Priority #5 which is known as Opportunity Driven/Unfunded/Placeholder. All projects are given a number 5 Priority as all of the projects are currently unfunded.

Generally, additional park and trail planning should be undertaken city-wide leading up to the 2040 Comprehensive Plan (due for completion by 2018). A plan will be developed aside from this document to lead that process. The proposed community-wide park and trail plan, together with some of the cost estimates identified below, may point to the need for revenue beyond Park Dedication proceeds that have funded most park and trail initiatives to date.

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City of Ramsey, Minnesota

Capital Improvement Program

2018 thru 2027

PROJECTS BY DEPARTMENT

Department	#	Priority	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvements													
Elmcrest Creek Trail to Central Park	*04-PARK-002*	5										800,000	*800,000*
Lake Itasca Community Park	*04-PARK-007*	5						1,200,000					*1,200,000*
Trott Brook Greenway Trail	*04-PARK-014*	5								4,015,000			*4,015,000*
Mississippi River Park Development-Bridge location	*06-PARK-016*	5									750,000		*750,000*
Redevelopment of Hunters Hill	*06-PARK-017*	5										500,000	*500,000*
Municipal Plaza	*07-PARK-001*	5		3,600,000									*3,600,000*
Lake Ramsey Park	*08-PARK-004*	5				6,300,000							*6,300,000*
Mississippi Skyway over TH10 Near rail Station	*08-PARK-008*	5				5,600,000							*5,600,000*
Alpine Park Winter Facilities	*11-PARK-003*	5								2,500,000			*2,500,000*
Lake Itasca / COR Greenway	*17-PARK-008*	5									1,900,000		*1,900,000*
Park Improvements Total				3,600,000		11,900,000		1,200,000		6,515,000	2,650,000	1,300,000	*27,165,000*
Site Acquisitions													
Sixth Community Park (north central Ramsey)	*06-ACQ-001*	4										3,000,000	*3,000,000*
Site Acquisitions Total												3,000,000	*3,000,000*
GRAND TOTAL				3,600,000		11,900,000		1,200,000		6,515,000	2,650,000	4,300,000	*30,165,000*

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City of Ramsey, Minnesota

Capital Improvement Program

2018 thru 2022

PROJECTS BY YEAR & PRIORITY

Project Name	Department	Project #	Priority	Project Cost
2019				
Priority 5-Opportunity/Unfunded/Placeholder				
Municipal Plaza	Park Improvements	*07-PARK-001*	5	3,600,000
			Total for: Priority 5	3,600,000
	Total for 2019			3,600,000
2021				
Priority 5-Opportunity/Unfunded/Placeholder				
Lake Ramsey Park	Park Improvements	*08-PARK-004*	5	6,300,000
Mississippi Skyway over TH10 Near rail Station	Park Improvements	*08-PARK-008*	5	5,600,000
			Total for: Priority 5	11,900,000
	Total for 2021			11,900,000
GRAND TOTAL				15,500,000

City of Ramsey, Minnesota

Capital Improvement Program

2023 thru 2027

PROJECTS BY YEAR & PRIORITY

Project Name	Department	Project #	Priority	Project Cost
2023				
Priority 5-Opportunity/Unfunded/Placeholder				
Lake Itasca Community Park	Park Improvements	*04-PARK-007*	5	1,200,000
			Total for: Priority 5	1,200,000
	Total for 2023			1,200,000
2025				
Priority 5-Opportunity/Unfunded/Placeholder				
Trott Brook Greenway Trail	Park Improvements	*04-PARK-014*	5	4,015,000
Alpine Park Winter Facilities	Park Improvements	*11-PARK-003*	5	2,500,000
			Total for: Priority 5	6,515,000
	Total for 2025			6,515,000
2026				
Priority 5-Opportunity/Unfunded/Placeholder				
Mississippi River Park Development-Bridge location	Park Improvements	*06-PARK-016*	5	750,000
Lake Itasca / COR Greenway	Park Improvements	*17-PARK-008*	5	1,900,000
			Total for: Priority 5	2,650,000
	Total for 2026			2,650,000
2027				
Priority 4-New Addition (Med)				
Sixth Community Park (north central Ramsey)	Site Acquisitions	*06-ACQ-001*	4	3,000,000
			Total for: Priority 4	3,000,000
Priority 5-Opportunity/Unfunded/Placeholder				
Elmcrest Creek Trail to Central Park	Park Improvements	*04-PARK-002*	5	800,000
Redevelopment of Hunters Hill	Park Improvements	*06-PARK-017*	5	500,000
			Total for: Priority 5	1,300,000
	Total for 2027			4,300,000
GRAND TOTAL				14,665,000

TOTAL PROJECTS 2018 Thru 2027 $ 30,165,000

Project # 04-PARK-002

Project Name Elmcrest Creek Trail to Central Park

Department Park Improvements
Contact Unassigned
Type Improvement
Useful Life 50 Years
Category Park Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Future Consideration

Total Cost $800,000

Description

This trail would link Elmcrest Park to Central Park, the neighborhoods in between, and provide off-roadway trail experience within central Ramsey.

Justification

Connecting the two community parks would reduce the need to replicate some facilities in both locations. The construction of the trail may coincide at such time as residents may subdivide their lots east of Ramsey Blvd, along the county ditch.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost										800,000	800,000
Total										**800,000**	**800,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources											
Landfill Trust Fund										150,000	150,000
Park Improvement Trust Fund										75,000	75,000
										575,000	575,000
Total										**800,000**	**800,000**

Project #	04-PARK-007
Project Name	Lake Itasca Community Park

Department	Park Improvements
Contact	Unassigned
Type	Improvement
Useful Life	50 Years
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost $1,200,000

Description

This project is intended to begin the development of Lake Itasca Park south to Alpine Drive, east of the lake to the west line of the adjacent subdivision. In addition, some development may be sited south of Alpine Drive, east of Puma Street, if a concurrent residential development plan warrants it.

Justification

Properties south of Alpine Drive, both east and west of Puma Street will be proposed residential for development. It is this development that would provide the necessary Park Dedication funds for the first phase of construction, as well as contributing increased recreational demand.

A four acre parcel south of Alpine Drive may be sold to finance improvements in the park. This project includes mass grading of the park and development of multi-use athletic fields, including for lacrosse.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost						1,200,000					1,200,000
Total						1,200,000					1,200,000

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund						1,200,000					1,200,000
Total						1,200,000					1,200,000

Project # 04-PARK-014

Project Name Trott Brook Greenway Trail

Department Park Improvements
Contact Unassigned
Type Improvement
Useful Life 20 Years
Category Park Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Future Consideration

Total Cost $4,015,000

Description

The Trott Brook Greenway Trail extends from Elk River's Youth Athletic Complex near Jarvis Street and follows the brook easterly to Rum River Central Park about six miles away. The project would involve continued acquisition of scenic and trail easements, boardwalk and trail construction and natural resource enhancements. Segments of the trail may be on-street within certain neighborhoods.

Justification

This trail project would be predicated on significant planning leading up to construction and likely involve a Master Plan, as well as receiving grant monies for funding. The land around the brook is the largest and most contiguous undeveloped natural area within Ramsey. The City presently has about half of the land acquired (through Park Dedications and a LCCMR grant) to construct this trail.

This trail has a regional context. There is a trail proposed to connect Sherburne County and Ramsey to a metro regional park. This project may be a good canidate for Legacy Ammendment funding, following a regional designation.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost								4,015,000			4,015,000
Total								4,015,000			4,015,000

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources								4,000,000			4,000,000
Landfill Trust Fund								15,000			15,000
Total								4,015,000			4,015,000

Project #	06-PARK-016
Project Name	Mississippi River Park Development-Bridge location

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost $750,000

Description

This neighborhood park is proposed in the general vicinity of the proposed bridge crossing, along the banks of the river. The park would consist of the usual park amenities, as well as open space that may be shared with adjoining new and existing residential land use.

The funding and the timing of the park development would be concurrent with the subdivision of the land.

This park may also serve as a trailhead for a trail (to be built with the bridge construction),
that will connect Hennepin County, and the Three Rivers Park District to Ramsey and the Mississippi River Trail.

Justification

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost									750,000		750,000
Total									**750,000**		**750,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund									750,000		750,000
Total									**750,000**		**750,000**

Project #	06-PARK-017
Project Name	Redevelopment of Hunters Hill

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost $500,000

Description

Concurrent with any redevelopment of the subdivisions around the existing Hunters Hill Park would be an opportunity to bring improvements to the underutilized Hunters Hill Park. The funding would be from any new units shared. Open space connections within a redeveloped area may also be considered.

Justification

Should redevelopment occur in this area; it is likely densities will greatly increase. This, coupled with the commercial and light industrial uses in the area will create the need for a lunch break destination - as well the residential recreational demand.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost										500,000	500,000
Total										**500,000**	**500,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund										500,000	500,000
Total										**500,000**	**500,000**

W

Project #	07-PARK-001
Project Name	Municipal Plaza

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost $3,600,000

Description

Development of the proposed 2-acre Municipal Plaza in The COR, based upon the parks framework plan at $41 per square foot.

Justification

This urban park-space may be the most prominent park space within The COR - due to its visibility along Sunwood Drive, and its relationship to the Municipal Center and transit hub. The site is also likely to be used for the city's festival known as Happy Days.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost		3,600,000									3,600,000
Total		3,600,000									3,600,000

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources		600,000									600,000
Park Improvement Trust Fund		3,000,000									3,000,000
Total		3,600,000									3,600,000

Project #	08-PARK-004
Project Name	Lake Ramsey Park

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost $6,300,000

Description

This project will be the culmination of comprehensive planning for a significant water feature in The COR. The lake will be a layering of public and private amenities - such as the integration of restaurant overlooks, required open space, public paths, wading areas, a splash pad and shady aesthetics, all of which provides the "green" and "blue" (and stormwater) connections between The Draw and retail areas.

PARK TRUST FUNDING FOR THE PROJECT SHOWS A NEGATIVE ENDING BALANCE AS OF 2016. PROJECT UNFUNDED.

Justification

In addition to providing a superior view-shed for retail sites as well as water recreation, the lake will handle storm run-off and provide fill material for other projects within The COR. The cost projections are based on the parks framework plan for The COR at $11 per square foot.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost				6,300,000							6,300,000
Total				**6,300,000**							**6,300,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund				6,300,000							6,300,000
Total				**6,300,000**							**6,300,000**

Project #	08-PARK-008
Project Name	Mississippi Skyway over TH10 Near rail Station

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost $5,600,000

Description

Bridge #02053 will connect The COR to the trail to the Mississippi River along the storm sewer outfall and serve as a regional trail connection between the Northstar Rail Station and Mississippi West Reional Park.

Justification

The COR is designed to be pedestrian friendly. This bridge will provide a connection to West Mississippi Regional Park and the regional trail. Further, the rail and highway crossing will allow residents to access the commuter rail and The COR without adding automobile trips to Hwys #10 and #169.

Ramsey has received $100,000 from Met Council for engineering and design, and $490,000 from the National Park Service to complete the final plans and specifications.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost				5,600,000							5,600,000
Total				5,600,000							5,600,000

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Grants/Outside Sources				5,600,000							5,600,000
Total				5,600,000							5,600,000

Project #	11-PARK-003
Project Name	Alpine Park Winter Facilities

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	25
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost $2,500,000

Description

This project shall include the construction of a chalet/warming house capable of facilitating winter equipment rentals and vending. Improvements will also include the expansion of the existing parking lot, and the construction of refrigerated rinks.

Justification

This warming house will function as a hub for winter recreation in the city with ice skating, sliding, and cross-country ski trails. Further, the existing warming house and rinks at Ramsey Elementary are in sub-standard condition and would be discontinued under this proposal.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Building Cost/Construction								750,000			750,000
Improvements Other than Building Cost								1,750,000			1,750,000
Total								2,500,000			2,500,000

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund								2,500,000			2,500,000
Total								2,500,000			2,500,000

Project #	17-PARK-008
Project Name	Lake Itasca / COR Greenway

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost $1,900,000

Description

This project envisions a Greenway connection for the Municipal Plaza, The Draw, the lake feature west through The COR to the Lake Itasca Community Park.

Justification

The Greenway will be the primary east/wet pedestrian route on either side of Armstrong Blvd, connecting places to live, work and recreate. It is intended that the Greenway also will be a working component of the stormwater system.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Improvements Other than Building Cost									1,900,000		1,900,000
Total									1,900,000		1,900,000

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund									1,900,000		1,900,000
Total									1,900,000		1,900,000

Project #	06-ACQ-001
Project Name	Sixth Community Park (north central Ramsey)

Department	Site Acquisitions
Contact	
Type	Land
Useful Life	Unassigned
Category	Site Acquisition
Priority	4-New Addition (Med)
Status	Future Consideration

Total Cost $3,000,000

Description

The park location has not been determined, but may be expected to be sited north of Trott Brook and generally geographically central.

The park should have a minimum of 60 acres of usable land.

Justification

Given the projected build-out of Ramsey, it is anticipated that a sixth Community Park will be required to meet the needs of the existing and future residents.

A joint powers agreement for funding and O & M may be explored with the City of Nowthen.

Expenditures	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Land Acquisition										3,000,000	3,000,000
Total										**3,000,000**	**3,000,000**

Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Park Improvement Trust Fund										3,000,000	3,000,000
Total										**3,000,000**	**3,000,000**

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-010

RESOLUTION ADOPTING THE 2018-2027 CAPITAL IMPROVEMENT PLAN (CIP)

WHEREAS, the Ramsey City Charter states that the City of Ramsey will adopt a Capital Improvement Plan (CIP) annually; and

WHEREAS, the CIP will consist of at least five years, and will estimate the future needs for the public health, safety and welfare of the City; and

WHEREAS, the CIP shall consist of projects and facilities (capital improvements) proposed to be undertaken during the next ten fiscal years, which is 2018-2027 with appropriate supporting information as to the necessity of such improvements, cost estimates, and method of financing; and

WHEREAS, the Capital Improvement Plan (CIP) is a forecasting tool and not actual, committed projects and expenditures.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA that the findings of fact relating to the request are determined to be as follows:

1) The City Council of the City of Ramsey authorizes the adoption of the 2018-2027 Capital Improvement Plan (CIP)

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 9th day of January, 2018.

_____

Mayor

ATTEST:

City Clerk

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

CC Regular Session **7. 1.**

Meeting Date: 01/09/2018

By: Katie Schmidt, Administrative Services

Information

Title:

Introduce Ordinance #18-02 Authorizing the City of Ramsey to Sell Three (3) Parcels of Real Property

Purpose/Background:

As required by the City Charter, the city must pass an ordinance to declare and sell surplus city-owned land no longer needed for current or future city functions. The purpose of this case is to introduce such an ordinance. The total number of parcels identified within this ordinance is three (3). This case will be brought back to the City Council on January 23 for final adoption.

The three parcels were identified through the Public Works Space Needs Analysis in 2016. Please see attached study, Option A, Page 41.

This case is considered administrative. Staff would like pass this ordinance now, to avoid delaying a project/ process in the future, when an actual deal comes to the city. This is an effort to be as "shovel-ready" as reasonably possible. As some Council members may recall, the City did a similar exercise in 2015, at which time roughly 20 city owned parcels were identified surplus city-owned land via Ordinance #15-05.

This ordinance does approve the sale, or require the sale, of city-owned land. This ordinance simply allows the city to sell city-owned land. Individual land transactions will be reviewed and approved on a case-by-case basis, in the future, depending on the merits of individual proposals.

Notification:

After adoption, a notification of this ordinance will be posted in the Union Herald.

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

Staff recommends that City Council adopt Ordinance #18-02.

Action:

Motion to:

Introduce Ordinance #18-02, Authorizing the City of Ramsey to Sell Three (3) Parcels of Real Property no longer needed for current or future City functions.

Attachments

Ordinance #18-02
Map
Public Works Study

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	01/04/2018 12:43 PM
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:26 PM
Form Started By: Katie Schmidt		Started On: 12/13/2017 11:31 AM
Final Approval Date: 01/04/2018		

ORDINANCE #18-02

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AUTHORIZING THE CITY OF RAMSEY TO SELL/CONVEY THREE (3) PARCELS OF REAL PROPERTY.

The City of Ramsey Ordains:

SECTION 1. PURPOSE

It is the purpose of this Ordinance to authorize the City of Ramsey to convey certain real property which the City Council has determined is no longer necessary for the City's purposes. This Ordinance is adopted pursuant to and under the authority of Section 12.5 of the City Charter.

SECTION 2. SALE/CONVEYANCE AUTHORIZATION

The City Council hereby declares the following described real property owned by the City, as surplus City owned land, no longer needed for current or future City functions, and authorizes said property to be marketed for sale and conveyed/sold:

Property ID	**Address or Nearby Roadway**	**General Description**
27-32-25-33-0009	7060 142ND Avenue NW	E-2: Employment District
27-32-25-33-0017	Limonite Street/ 142ND Avenue NW	E-2: Employment District
27-32-25-34-0009	Jaspar Street NW/ 143rd Avenue NW	E-2: Employment District

SECTION 3. TERMS OF SALE/CONVEYANCE

The City Council shall establish sale/conveyance terms and conditions in the future, at the time of purchase agreement negotiation, for each individual parcel identified in Section 2 of this Ordinance.

SECTION 4. EFFECTIVE DATE

This Ordinance becomes effective upon its passage and thirty (30) days after its publication according to law, subject to City Charter Provision, Section 5.7.

PASSED by the City Council of the City of Ramsey, Minnesota, the 23rd day of January, 2018

Mayor Sarah Strommen

ATTEST:

_____

City Clerk Jo Ann M. Thieling

Introduction date:	January 9, 2018
Posting dates:	XXXXX
Adoption date:	January 23, 2018
Publication date:	XXXXX
Effective date:	XXXXX


143RD AVE NW
143RD AVE NW
143RD AVE NW
7150
LIMONITE ST NW
7060
7040
JASPAR ST NW
14165
14210
6820
142ND AVE NW
142ND AVE NW
RAMSEY BLVD NW
7205
RAMSEY PUBLIC WORKS
7157
7127
7103
JASPAR ST NW
HIGHWAY 10
7105
7039
7029
7009
MCKINLEY ST
14075

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City of RAMSEY

PUBLIC WORKS STUDY
CITY OF RAMSEY, MN

Contact:
Bruce Schwartzman, AIA
Partner-in-Charge
Direct: 612.373.9104
Mobile: 612.790.7605
bschwartzman@bkvgroup.com

November 24, 2015



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IX. APPENDIX

A. SPACE STANDARDS

B. ACKNOWLEDGMENTS

C. EXISTING CITY PROVIDED FACILITY DRAWINGS (ELECTRONIC FORMAT ONLY)

A. INTRODUCTION

The intent of this Study is to provide well developed and comprehensive information that enable the Ramsey City leadership in making informed decisions regarding the City's Public Works Department infrastructure and operational requirements. The goal is that this information will clearly identify the issues and possible solutions to existing deficiencies, resulting in a plan that supports the City and the department's long range operational requirements.

The culmination of the report by BKV Group provides the City Council with an assessment of your current public works facilities. It was a thoughtful and collaborative process that analyzed operations and growth to accurately project facility space requirements. These space requirements are the basis for the concept plans that were developed. The plans were vetted out with City input to address space requirements and operational efficiency. Each concept plan was evaluated based on its ability to allow for proper movement and flow of operations. From the plans project cost estimates were prepared that reflect appropriate construction cost based on similar facilities in Minnesota. To help establish a "next steps" track a preliminary project schedule is included that defines a progression to implement a future plan.

The Executive Summary briefly describes the methodology that produced this report and its components, as well as provides a snap-shot of each of the sections identified within the report. The conclusion of the Executive Summary includes recommendations and next steps for the City to consider moving forward.

The study started with a discovery process where BKV Group obtained all necessary and available information from the City. This information included existing plans of the buildings, sites, utility information, previous reports, staffing data, activities performed, maintenance, and fleet data. This information provided an initial understanding of Ramsey's Public Works facilities, staffing, operations and overall objectives.

The report is sequentially developed building on the information and analysis of each subsequent phase.

The sections of the report are as follows:

Section 2 - Facility Assessment (Physical Conditions)

Section 3 - Operational / Functional Observations

Section 4 - Space Programming

Section 5 - Facility Comparisons

Section 6 - Master Planning Concepts

Section 7 – Project Cost Estimates

Section 8 – Project Schedule

Appendices

- Appendix A: Space Standards
- Appendix B: Acknowledgements
- Appendix C: Existing Building Plans (Electronic format only)

An initial team kick off meeting including the entire planning team and City officials was held on July 30, 2015. The objective of the meeting was to review the objectives for the study, timelines, and discovery information obtained and most importantly identify and discuss the primary goals and requirements for the study. Following the kick off meeting, the BKV team toured the public works facilities and site with the Public Works Director starting the on-site facility assessment and documentation.

B. FACILITY ASSESSMENTS

Section 2 of this report, the Facility Assessments started with meeting the Public Works Director to review general information on the buildings, operations, staff and equipment. The only buildings on site that were built specifically for public works is the administration trailer and the salt storage building. The other 3 buildings were existing buildings that were on the property when the City acquired the land. The vehicle and fleet storage buildings were previously built for Minnesota Sawdust operations when they owned the property. Like most public works departments around the state they adapt and use the existing buildings to the best of their ability. In general the buildings are showing wear that is typical for buildings that are 45 +/- year old and under the type of use that public works activities involve.

The assessment included on-site observation of the existing facility and is intended to provide an indication of existing conditions, possible capital improvement upgrades, potential code compliance items or other building maintenance requirement which should be considered in any building renovation / addition project or as planned facility capital improvement projects.

The facility assessment portion is not intended to be exhaustive analysis but rather to assess and highlight the major building deficiencies observed visually during the tours.

The following information is a summary of the primary condition and code issues identified within each of the buildings.

1. Utility and Sign Shop:

The building was built in the early to mid-1970's and is approximately 5,000 sf. The building is a pre-engineered metal building with metal wall panels and roof. The following are some of the major issues identified.

- Exit door not compliant with code requirements
- Damaged exterior siding in spots
- Rusting exterior doors and frames
- Damaged insulation and vapor barrier
- Evidence of roof leaks
- Non-accessible bathroom

2. Vehicle Storage

The Vehicle Storage building consists of a pre-engineered metal structure with insulated metal wall panels. The building is 13,228 sf and was built in the mid 1970's to early 1980's. An addition was added on the West side and the year of constructed is unknown. The following are some of the major issues identified.

- Rusting exterior doors and frames
- Exit door not compliant with code requirements
- No internal floor drainage for vehicles
- Structural configuration limits efficient storage capacities of large vehicles
- Damaged insulation and vapor barrier
- Exterior damage to metal panel cladding
- Rusting of limited locations on the structural steel

3. Fleet Storage

The Fleet Storage building is a concrete masonry block building with precast double T's for the roof structure. The building is 12,258 sf and was built in the mid 1970's to early 1980's. The following are some of the major issues identified.

- Rusting exterior doors and frames
- Portions of the exterior masonry have been repaired but lack proper finish coatings
- Significant cracks in exterior masonry walls exist
- Interior concrete slab is heavily worn, spalled, and cracked
- Concrete apron at overhead doors is cracked
- Evidence of moisture intrusion at masonry wall along grade

4. Salt Storage Enclosure

The salt storage enclosure consists of a fabric roof structure supported by aluminum space frame set on round concrete foundation posts with precast form perimeter walls. The salt storage building covers 6,000 sf and was built in 2006.

- The enclosure is in good condition

5. Administration Trailer

The Administration Trailer is a 10 year old double-wide temporary trailer of approximately 1,600 sf. The entirety of the administrative and personnel areas are located within the trailer, including break area, offices, and crew areas.

- Interior finishes are heavily worn
- Exterior paint finish is peeling and aged
- Accessible entrance is not clearly labeled

6. Site

The current site encompasses two parcels separated by 142nd Avenue Northwest. The Northern parcel is 2.07 acres and is used for granular material storage along with the Utility and Sign Shops building located at the far North end. The southern parcel is 3.17 acres and contains the Administration Trailer, Fleet Storage and Salt Storage.

- Site is small and cramped negatively affecting operations and movement of vehicles
- The existing site and buildings are unable to store all the department's equipment and vehicles; additional storage is currently being used to store larger equipment off-site at 6710 Hwy 10. Operationally this is inefficient.
- Site functions are spread out and separated making communication and operations less efficient.
- Existing asphalt pavement is in fair condition with multiple cracks

7. Fuel Island

The fuel island consists of two above-ground storage tanks for on-road and off-road diesel fuel.

- The tanks appear to be in good condition but the metering technology is dated.

Summary of Facility Assessment

The buildings are generally in fair condition. The administration trailer is more of a temporary facility and not suitable for the requirements of the City's public works staff. Based on age and the intense use of public works activities they are showing wear and tear that would be anticipated. The main issue is that some of the buildings that Public Works utilizes were not built for public works operations. They have been adapted to work as best as possible but they do not have the required areas need for an efficient and appropriate public works department.

C. OPERATIONAL / FUNCTIONAL OBSERVATIONS

The space needs analysis and the site walk through provided an opportunity for the study team to assess the functionality and operational efficiency of the complex. Based on the planning team's familiarity with public works departments along with input from the public works department the team evaluated the operational conditions of the department. The following is a summary of issues observed.

1. General Site Observations

The total available site is more than sufficient to meet the needs for the Department.

Operational/Functional Deficiencies:

- The road that bi-sects the site is a public road with no separation from the Public Works yard and facility components which could create conflicts.
- No site security, due to the fact that there is no perimeter fence the department has over the years experienced theft and vandalism.
- Employee and visitor parking is located in a manner that creates conflict with department vehicle movement.
- Proximity of building creates operational inefficiency.
- No "front door" to the site.
- Public related activities (recycling, water sales) are located in areas of the site that force public vehicles deep into Public Works activities.

2. Exterior Material Storage

The site contains storage areas for a variety of materials and vehicles/equipment. These include stockpiles of granular materials, waste construction materials, construction materials, police impound and public works equipment and equipment implements.

Operational/Functional Deficiencies:

- Lack of site constraint results in materials stored in non-uniform manner and location.
- Lack of site constraint results in continued storage of items no longer required.

3. Administration / Personnel Areas

The entirety of the administrative and personnel areas is located in a trailer near the entrance to the site. The building houses offices, break room and crew areas.

Operational/Functional Deficiencies:

- Space inadequate for functions required on site.
- Building does not house all personnel.

4. Fleet Storage Building

This building houses the Streets, Parks and Fleet Maintenance operations.

Operational/Functional Deficiencies:

- Shops and storage areas are poorly defined and are not segregated from areas that generate vehicle exhaust fumes.
- Inadequate fleet maintenance area.
- There is no appropriate drainage system in the building
- The building clear height is not sufficient for lifting large vehicles.
- There are no personnel support areas in the building

5. Utilities & Sign Shop Building

The Utilities Operation and Sign Operation are located in a separate building located remotely on the site. The building houses the offices and personnel areas for the Utilities Crew, Utilities shops and storage, Utilities vehicle storage, Utilities material storage and the Sign Shop operation.

Operational/Functional Deficiencies:

- The remoteness of the building reduces the ability for good communication between Utilities staff and other Public Works groups.
- The spaces are inadequate to support the needs.

- The Sign production area is located on the second floor of the space with limited access.
- Storage of vehicles in shops creates exhaust/ventilation issues.

6. Vehicle Storage Building

The building consists of a two bay structure with overhead doors on each end of two circulation aisles. The building is used for vehicle and material storage.

Operational/Functional Deficiencies:

- The configuration of building does not lend itself to efficient use as vehicle storage.

7. Salt Storage Enclosure

The sand and salt storage building is a fabric covered steel structure.

Positive Features:

- The structure is sufficient for the amount of material stored.
- Circulation to and from the structure appears efficient

Operational/Functional Deficiencies:

- The structure is located adjacent to a wetlands area. Runoff must be carefully controlled.

Summary of Operational and Functional Observations:

The buildings do not provide the required spaces to support the City's public works operations. The locations / separations of the buildings creates inefficient staff communication and interaction. The overall site has adequate area but is not currently configured to provide appropriate vehicle and material movement. Public access creates vehicle movement problems and the site lacks a security perimeter.

D. SPACE PROGRAM ANALYSIS

Space Programming Methodology

The goal of the programming analysis is to assist the City in determining what spaces are needed and appropriate sizes of those spaces based on Ramsey's specific department activities. The Space Program documentation is presented in two forms; Space Program Spreadsheets and Space Standards. The spreadsheets identify operational areas and the square footage requirements for each. The Space Standards are diagrammatic drawings of some of the spaces which help to diagrammatically illustrate the space, its equipment and general proportions to meet function, building code and accessibility guidelines.

Summary of the Program Requirements

As detailed in Section 4 of this report, the space needs are documented in a program which identifies the individual spaces required of the department. The program is based on requirements for a 15-20 year projected space need.

The program sheets are broken into the main operations of the department;

- Administration / Personnel
- Vehicle Maintenance
- Parks / Streets & Utilities Shops and Storage
- Fleet Storage (these areas are under the Building Type heading as "enclosed")

The following chart is a summary of the existing total department area compared to the required program area.

Department	2015 Current Space	2030 Projected Need	Space Deficiency	% of Change
Public Works	32,000 sf	66,205 sf	34,205 sf	206.9%

Summary of Space Programing

The programming analysis defined required and appropriately sized spaces for public works. In summary this exercise further confirmed that the existing buildings do not currently have the needed floor space. A large portion of the inadequate area deals with the storage of the City's equipment. The city has a large investment in this equipment. Housing this equipment indoors, as is standard in the industry extends the life of the equipment and reduces maintenance requirements.

E. FACILITY COMPARISONS

In Section 5 of the report provides a comparative analysis between the characteristics of the Ramsey Public Works facilities and the characteristics of the same departments in other comparable Minnesota municipalities.

This assessment is done to help provide a comparison of the size of other public works facilities in Minnesota. This comparison looks at 15 Minnesota cities are listed ranging in population from 16,500 to 39,000. With public works facilities that range in size from 44,900 square feet to 86,680 square feet, with the average facility being more in the 64,500 square feet range. As a snap shot Ramsey's existing public works facilities totals at approximately 32,000 square feet. The required programmed area is 66,205 square feet, which is in line with current area requirements for public works operations as demonstrated in this comparison.

F. CONCEPT PLAN DEVELOPMENT

The concept plans and the site masterplan options were developed based upon achieving the identified priorities, goals and proper area requirements and work flows to support the public works department. The four concept planning options identified some core planning principals:

1. Provide adequate and appropriate building / operational area required for the Public Works Department
2. Provide adequate and appropriate site area and circulation needed for public works equipment & operations
3. Allow for future expansion
4. Site layouts that create operational efficiency
5. Separate public and public works traffic flow and access

A major issue in the planning of the proposed site centered on extending McKinley Street through to connect with Jasper. The planning commission reviewed this issue and it was determined in their November 12, 2015 meeting that extending McKinley Street through would not be a requirement of the City's comprehensive plan.

The following is a summary of the four options developed:

- **Option A** – construct a new public works operations east of Jasper and utilize some existing structures for storage.
- **Option B** - construct an entirely new public works facility east of Jasper.
- **Option C** – construct a new public works operations east of Jasper and utilize some existing structures for storage.
- **Option D** - construct a new public works operations on the west side of Jasper and utilize some existing structures for storage.

Summary of Concept Planning

Of the four site options studied two of them lacked the required work flow needed to foster operational efficiency. Options A and B produced the most efficient area configurations. The primary difference between options A and B is that in option A existing building are utilized for general storage needs while option B proposes construction all new facilities east of Jasper. From a land use perspective:

- **Option A** – utilized 15.5 acres for public works and allows 18 acres for other development.
- **Option B** - utilized 11.4 acres for public works and allows roughly 23 acres for other development.

In summary while both options have a number of positive features it was determined that option A would provide the best current and long range area to best support the City's public works activities.

G. PROJECT COST ANALYSIS

Section 7 of the report looks at the cost associated with each of the concept planning options. These estimates are general in nature, however the estimated costs are based on historic and current cost data for public works construction in our region.

The square foot cost shown in the body of the report represent the mean range that we would anticipate for construction to occur in 2016. These values have been inflated to anticipate construction cost in 2017.

The estimated cost for each of the four options with inflation added are as follows:

Option A

- Construction $11,563,571
- Soft Cost Estimate $1,500,000
- **Estimated 2017 Total Project Cost $13,063,571**

Option B

- Construction $12,226,835
- Soft Cost Estimate = $1,500,000
- **Estimated 2017 Total Project Cost $13,726,835**

Option C

- Construction $11,508,446
- Soft Cost Estimate = $1,500,000
- **Estimated 2017 Total Project Cost $13,008,446**

Option D

- Construction $11,343,071
- Soft Cost Estimate = $1,500,000
- **Estimated 2017 Total Project Cost $12,843,071**

The difference between the high and low estimated is $883,764. Since all concept plans are based on providing the same core building area the primary differences in the cost are based on the following:

1. Reuse or new of existing storage buildings
2. Relocation of the existing salt storage shed
3. Amount of site development required

H. PROPOSED PROJECT SCHEDULE

Section 8 of the report is a detailed schedule identifying dates that have occurred throughout the study as well as possible future action items. In our professional opinion that the City's public works department is lacking in a number of standards that are typical and appropriate for public works operations. If the City Council approves and adopts the report the process is defined to allow the required activities to occur for construction to start in spring of 2017.

Some of the major dates / timelines are:

- December 8, 2015 - City Council adoption of the study
- May 2016 to March 2017 - Design & Document Process
- March 2017 to May 2017 – Bid & Award the Construction Project
- May 2017 to June 2018 – Construction

BKV Group has enjoyed and valued the opportunity to be part of the planning team for the City and the Public Works department. Our goal was to provide you with a well-developed and comprehensive analysis that addresses the issues, provides clear and appropriate options and a path to achieve them. We welcome the opportunity to address any questions that the City or the community might have.

Our behalf of the planning team we are available to provide any additional support the City may need.

Bruce Schwartzman, AIA – Partner with BKV Group

Craig Carter, AIA – Senior Architect and Planner with BKV Group

Michael Healy – Project Planner with BKV Group

Ron Hilton - Senior Vice President with Maintenance Facility Consultants, a division of Whitman, Requardt & Associates, LLP

END OF SECTION

II. Facility Assessment

A. INTRODUCTION

The purpose of this section of the study is to assess the condition of the existing Ramsey Public Works facilities. This information provides the necessary data to assist the City Leadership to make informed decisions regarding how to best address the existing city infrastructures for long range planning. With this information the report identifies possible repairs, upgrades and/or replacement of these facilities based on conditions as well as operational requirements.

The process starts with the BKV Group team becoming familiar with previous data, studies, documents and drawings for the buildings to be studied. The next step is an on-site meeting and tour of each facility with BKV Group's team of architects and engineers to tour the buildings and site. Following these visits, BKV Group documents the conditions.

The Facility Assessments were conducted on July 30, 2015.

The individuals present for the tour were:

- Grant Riemer
  Public Works Superintendent
- Bruce Schwartzman, AIA
  Partner & Managing Architect with BKV Group
- Ron Hilton
  Senior Vice President with Maintenance Facility Consultants, a division of Whitman, Requardt & Associates, LLP
- Craig Carter, AIA
  Senior Project Architect with BKV Group

The assessments included on-site observations of the existing facilities and review with key staff regarding the functional operation of the buildings. This portion of the process identified assets and deficiencies. The physical conditions of the buildings were assessed, as well as the way in which the building's design affects staff operations. A physical condition review of the buildings is performed to determine maintenance issues, safety and code concerns, and review how conditions affect building system operations and energy costs.

The assessments are intended to provide an indication of capital maintenance requirements, potential code and regulatory required upgrades, and other building conditions which should be considered as part of the facility's general upkeep as well as part of any building project. The study does not address potential environmental issues such as asbestos or deconstructive testing for unseen conditions. The facility assessments are not intended to be exhaustive, but rather to assess and highlight the major building deficiencies in four major categories:

1. Functional accommodations
2. Safety / security of staff and visitors
3. Code related deficiencies
4. Capital maintenance / building envelope

B. FACILITY ASSESSMENT REPORT

A brief summary of the existing conditions and deficiencies identified within each facility follows.

B.1. Utility and Sign Shop

B.2. Vehicle Storage

B.3. Fleet Maintenance and Shops

B.4. Salt Storage Building

B.5. Administration Trailer

B.6. Site

B.7. Fuel Island

B.8. Police Impound



Existing Site Conditions

B.1. UTILITY AND SIGN SHOP

The utility and sign shop building was built in the early to mid 1970's and is approximately 5,000 sf. It consists of a pre-engineered metal building with metal wall panels and roof. The exterior wall has approximately a 8 ft high concrete masonry unit base course.

The following photographs and captions summarize our findings:



Figure B.1.2: No code-required exit door



Figure B.1.3: Overhead door opening infilled with metal panel and wood studs



Figure B.1.1: Overall view of Utility and Sign Shop Building



Figure B.1.4: Overhead door jamb damaged and rusting



Figure B.1.5: Damaged / torn insulation and vapor barrier


Figure B.1.6: Damaged metal gutter at overhead door


Figure B.1.7: Depressed asphalt at door threshold causing ponding and drainage issues

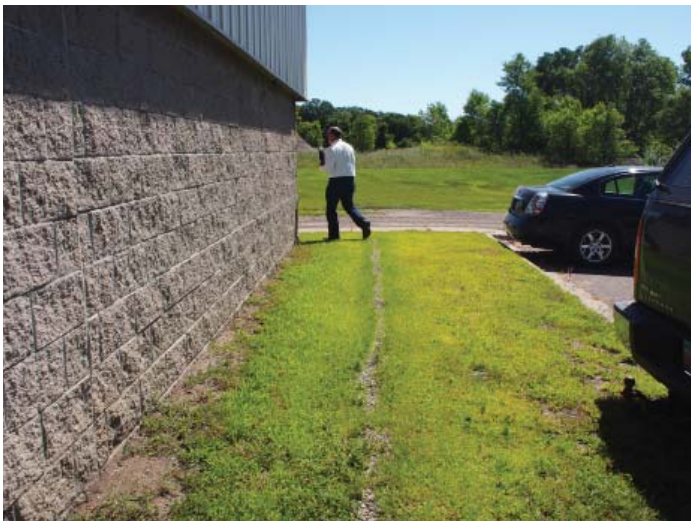
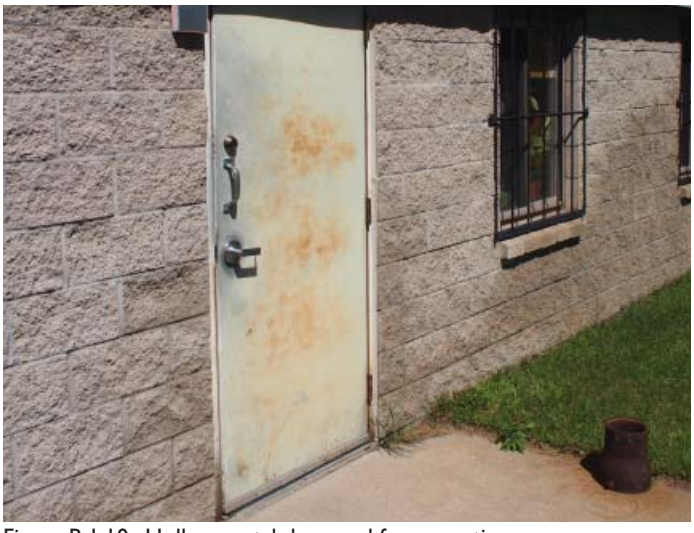

Figure B.1.8: Soil erosion at perimeter of building suggests evidence of gutters overflowing


Figure B.1.9: Hollow metal door and frame rusting and signs of moisture damage at masonry wall along grade


Figure B.1.10: Hollow metal door and frame rusting

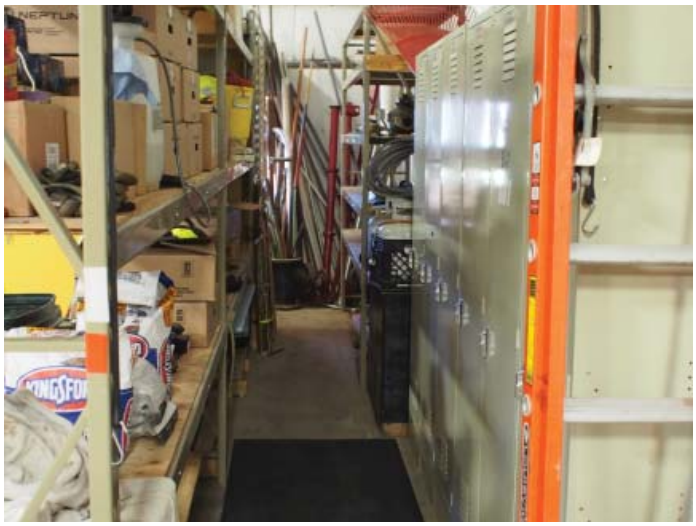


Figure B.1.11: Storage shelving placed too close together for safe access



Figure B.1.14: Evidence of roof leaks in sign shop area



Figure B.1.12: Exit door has deadbolt with thumb-turn which is not allowed by code



Figure B.1.15: Restroom is not handicap accessible

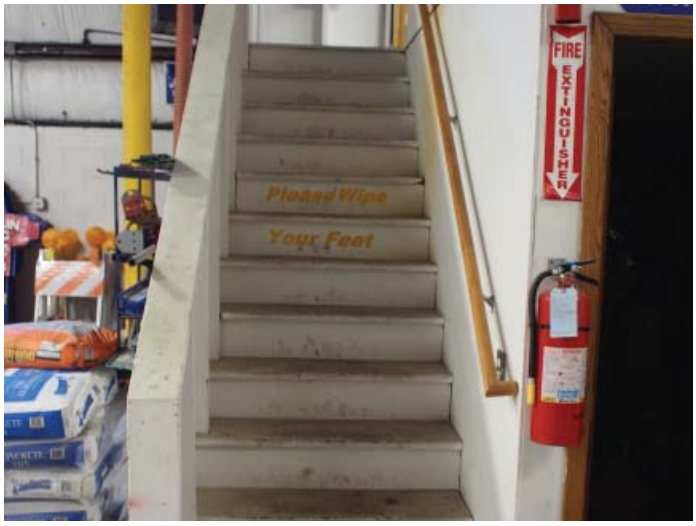


Figure B.1.13: Sign shop is not handicap accessible

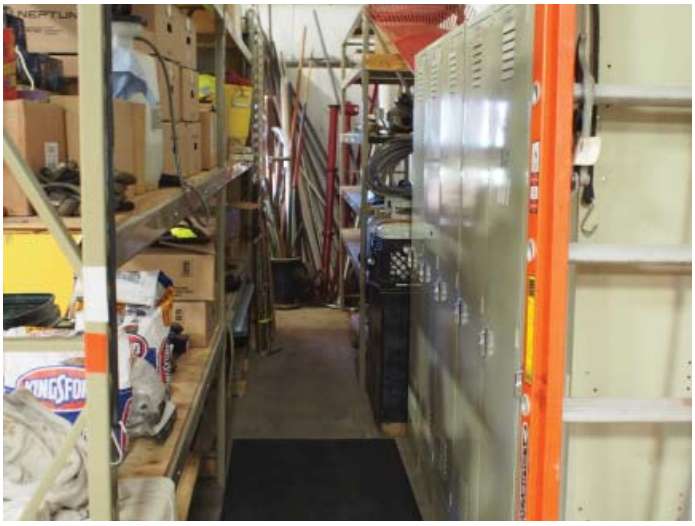


Figure B.1.16: Staff lockers are not handicap accessible

B.2 VEHICLE STORAGE

The Vehicle Storage building consists of a pre-engineered metal structure with insulated metal wall panels. The building is 13,228 sf and was built in the mid 1970's to early 1980's. An addition to the West end of the building was constructed similarly, the year of the addition is unknown.

The following photographs and captions summarize our findings:



Figure B.2.2: Hollow metal door and frame on South facade is rusting



Figure B.2.3: Northwest exit door is stuck in closed position, does not meet code



Figure B.2.1: Overall view of Cold Storage Building



Figure B.2.4: Building lacks floor drains in main storage area creating slip hazards from wet vehicles



Figure B.2.5: Condensate drain is located high on the wall causing rust stains on South facade



Figure B.2.8: Steel structure is showing evidence a failing finish and rusting



Figure B.2.6: Insulation and vapor barrier is damaged



Figure B.2.9: Settling of concrete apron at North overhead door has necessitated asphalt patching



Figure B.2.7: Exit door is locked with deadbolt, does not meet code



Figure B.2.10: Exterior metal panel cladding is damaged at North facade

B.3 FLEET MAINTENANCE AND SHOPS

The Fleet Maintenance and Shops Building is a concrete masonry block building with precast double T's for the roof structure. The building is 12,258 sf and was built in the mid 1970's to early 1980's.

The following photographs and captions summarize our findings:

- Existing restroom is not handicap accessible
- Exit doors are being locked using thumb-turn style deadbolt which does not meet code



Figure B.3.2: Exterior masonry jambs have been repaired at overhead door but lack proper sealing/finishing

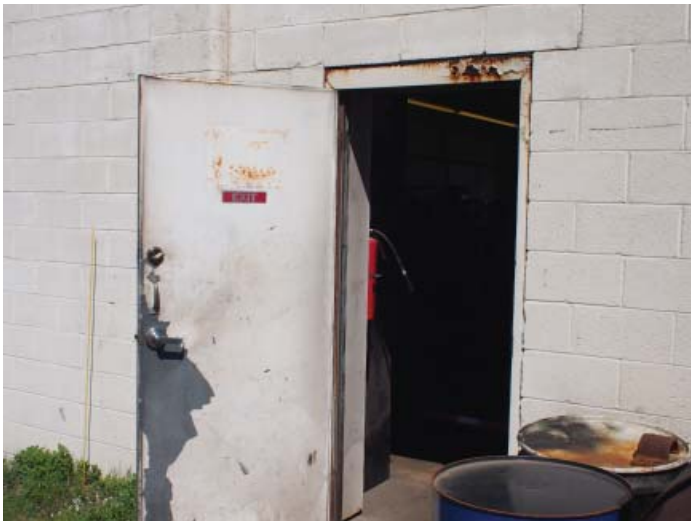


Figure B.3.3: Exterior hollow metal doors and frames are rusting



Figure B.3.1: Overall view of Fleet Storage Building



Figure B.3.4: Concrete apron at overhead doors is cracking and spalled



Figure B.3.5: Cracks are visible in exterior masonry walls on North and South facades



Figure B.3.6: Vertical cracks are visible in masonry pilaster at West facade



Figure B.3.7: Downspouts have eroded soil at base of wall/foundation causing potential drainage issues



Figure B.3.8: Moisture damage is visible at base of masonry wall, exterior finish is failing and chipping off

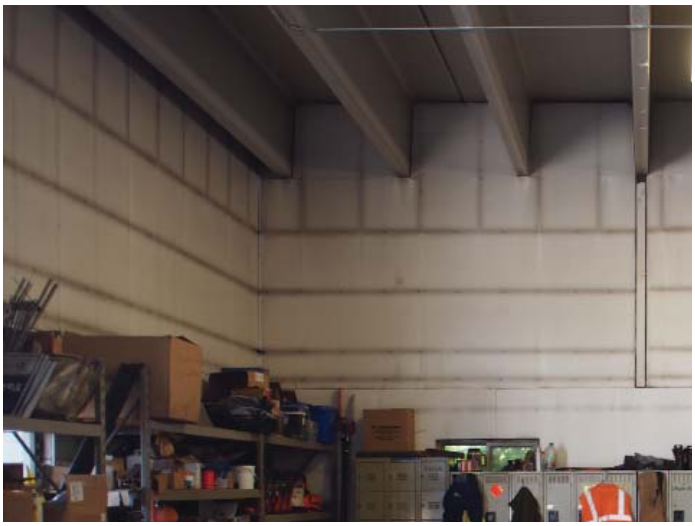


Figure B.3.9: Evidence of thermal bridging throughout the building as dirt has accumulated at areas of condensation aligning with the studs



Figure B.3.10: Staff lockers are not handicap accessible and are located in main storage area



Figure B.3.11: Concrete slab on grade is heavily worn, spalling and cracking

B.4 SALT STORAGE BUILDING

The salt storage building consists of a fabric roof structure supported by aluminum space frame set on round concrete foundation posts. The salt is kept from spilling out by precast concrete walls cantilevered up from the ground. The salt storage building covers 6,000 sf and was built in 2006. The building is in good shape and could be relocated if necessary.

The following photographs and captions summarize our findings:



Figure B.4.2: Precast wall panels and concrete foundation piers along exterior wall are in good condition



Figure B.4.3: Aluminum space frame structure appears in good condition



Figure B.4.1: Overall view of Salt Storage Building



Figure B.4.4: Overall fabric roof structure is in good condition

B.5 ADMINISTRATION TRAILER

The Administration Trailer is a 10 year old double-wide temporary trailer of approximately 1,600 sf.

The following photographs and captions summarize our findings:



Figure B.5.2: Main entrance lacks signage directing to accessible entrance



Figure B.5.3: Ceiling is starting to sag and separate at seam of trailer



Figure B.5.1: Overall view of Administration Trailer



Figure B.5.4: Exterior cladding is showing age and needs to be painted



Figure B.5.5: Hole in floor is covered with sheet metal

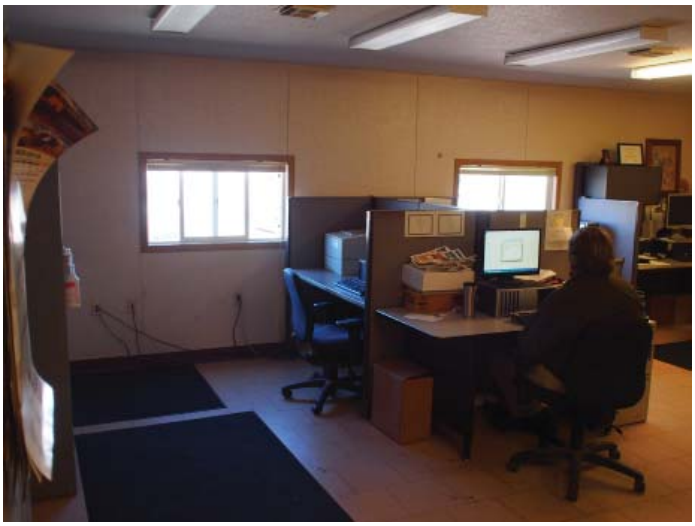


Figure B.5.8: Office space is insufficient for staff needs



Figure B.5.6: Areas of missing VCT floor finish



Figure B.5.9: Staff lockers are not handicap accessible



Figure B.5.7: VCT floor finish shows extensive wear



Figure B.5.10: Supply and waste pipes at lavatory are not insulated



Figure B.5.11: Mechanical systems are in good condition



Figure B.5.12: Electrical systems are adequate and in good condition

B.6 SITE

The current site encompasses two parcels separated by 142nd Avenue Northwest. The Northern parcel is 2.07 acres and is used for granular material storage along with the Utility and Sign Shops building located at the far North end. The southern parcel is 3.17 acres and contains the Administration Trailer, Fleet Storage Buildings and Salt Storage.

The following photographs and captions summarize our findings:



Figure B.6.1: Aerial view of Public Works site



Figure B.6.2: Major streets around the site are in good condition



Figure B.6.3: On-site pavement has multiple cracks and has less than 10 years of useful service life remaining



Figure B.6.4: Unpaved areas of site are in good condition with no signs of deep rutting



Figure B.6.5: Granular storage areas do not meet current EPA standards for cover



Figure B.6.6: Granular material storage bins are in good condition



Figure B.6.7: Yard storage is located throughout the grounds

B.7 FUEL ISLAND

The fuel island consists of two above-ground storage tanks for on-road and off-road diesel fuel. The tanks appear to be in good condition but the metering technology is dated.

The following photographs and captions summarize our findings:



Figure B.7.1: Above ground fuel storage tank

B.8 POLICE IMPOUND LOT

The police impound lot adjacent to Fleet Storage had no security cameras and insufficiently tall fences to prevent people from breaking into the vehicles, thus it has been temporarily moved to another location.



Figure B.8.1: Police Impound Lot

END OF SECTION

III. Operational and Functional Observations

A. INTRODUCTION

The space needs analysis and the site walk through provided an opportunity for the study team to assess the functionality and operational efficiency of the complex. The following represent observations from the site visit and pursuant space needs evaluation. The following is divided by building/site area and includes observed positive features and operational/functional deficiencies.

B. OBSERVATIONS

1. Administration/Personnel Areas

The entirety of the administrative and personnel areas is located in a trailer near the entrance to the site. The building houses offices, break room and crew areas.

Positive Features

- None

Operational Deficiencies

- Space inadequate for functions required on site.
- Building does not house all personnel.

2. Fleet Maintenance and Shops Building

The Fleet Maintenance and Shops building houses the Streets, Parks and Fleet Maintenance operations. It is configured as a drive through building with a large overhead door on each end and a central circulation aisle. Shop spaces are located on both sides of the aisle with Streets and Park shops, materials storage and vehicle storage located at the entry end of the building and Fleet Maintenance located on one side of the aisle at the exit end of the building.

Positive Features

- None

Operational/Functional Deficiencies

- Shops and storage areas are poorly defined and are not segregated from areas that generate vehicle exhaust fumes.
- The Fleet Maintenance area is insufficient for the fleet size.
- The current wash location is behind the vehicle repair bays which causes the bays to be blocked and water to flow into the bays.
- There is no efficient drainage system in the building
- The building clear height is not sufficient for lifting large vehicles.
- There are no personnel support areas in the building.

3. Utilities Shops Building

The Utilities Operation and Sign Operation are located in a separate building located remotely on the site. The building houses the offices and personnel areas for the Utilities Crew, Utilities shops and storage, Utilities vehicle storage, Utilities material storage and the Sign Shop operation.

Positive Features

- None

Operational/Functional Deficiencies

- The remoteness of the building reduces the ability for good communication between Utilities staff and other Public Works groups.
- The work spaces are inadequate to support the department's needs. Currently, six staff are working out of an space designed for roughly two individuals.
- The Sign production area is located on the second floor of the space with limited access.
- Storage of vehicles in shops creates exhaust/ventilation issues.
- Limited room for efficient storage of vehicles and equipment; vehicles require stacking causing operational inefficiency. and building does not fit all required equipment.

4. Vehicle Storage Building

The Vehicle Storage building consists of a two bay structure with overhead doors on each end of two circulation aisles. The building is used for vehicle and material storage.

Positive Features

- The building has sufficient clear heights for most activities.
- The building includes substantial square footage that has capability for use as storage or possibly use for another function.
- The building is heated.

Operational/Functional Deficiencies

- The structural configuration of building does not lend itself to efficient use as vehicle storage.
- The space is lacks a drainage system for vehicle run-off.

5. Salt Storage Building

The Salt Storage building is a fabric covered aluminum structure.

Positive Features

- The structure is sufficient for the amount of material stored.
- Circulation to and from the structure appears efficient, with ample maneuvering space for equipment.

Operational/Functional Deficiencies

- The structure is located adjacent to a wetlands area and runoff must be carefully controlled.

6. Exterior Material Storage

The site contains storage areas for a variety of materials and vehicles/equipment. These include stockpiles of granular materials, waste construction materials, construction materials, police impound and public works equipment and equipment implements.

Positive Features

- Sufficient space for storage of all assessed needs.

Operational/Functional Deficiencies

- Lack of site constraint results in materials stored in non-uniform manner and location.
- Lack of site constraint results in continued storage of items no longer required.

7. General Site Observations

The current site size and configuration limits the department's operational efficiency and opportunity for growth. The inefficient layout and shape of the site has facilitated the need to spread operational functions throughout the site creating increased site circulation and separation of functions. Site operational/functional deficiencies noted include the following.

- The road that bi-sects the site is virtually a public road with no separation from the Public Works yard and facility components.
- Site security is at a minimum/non-existent
- Employee and visitor parking is located in a manner forcing integration of private vehicle traffic with department vehicle traffic.
- Movement between buildings does not flow efficiently due to the location of the drive areas and entrances to the buildings.
- Building locations and elevations create inefficiencies in movement of materials and vehicles.
- There is no "front door" to the site.
- Public related activities (recycling, water sales) are located in areas of the site that force public vehicles deep into Public Works activities.
- Site size limits the ability to store large equipment. Equipment is typically stored off-site because of site constraints affecting operational efficiency.

END OF SECTION

IV. Space Programming

A. INTRODUCTION

The Space Program documentation is presented in two forms; Space Program Spreadsheets and Space Standards. The spreadsheets are summaries which identify personnel by position as well as support spaces necessary to accommodate efficient operations of the department. The Space Standards are diagrammatic drawings of each space which include the equipment that can be accommodated within the space to meet function, building code and accessibility guidelines. The Space Standards are included in the appendix at the end of this report. Both parts together form "The Program", a term used within the architectural industry to describe the inventory of all spaces to be accommodated in the future planning, budget definition and physical building design.

Assumptions made in developing the program:

The development of the program is based on planning for a 15-20 year projected need. The projection of the program for a 15-20 year time-frame is within a reasonable range to accurately project future needs. It is important to note, however, that as time passes, particularly if funding for a project is not immediately available or a capital campaign will be in process over the next few years, the original program should be reviewed, refined and re-assessed to keep up with changing growth patterns and refined time frame. These considerations will affect the size and costs of future facility projects.

How to read the Program Summaries:

Each space required for the department is listed along with the area required for those spaces. The usable Square footage of a facility includes all areas that are within the interior walls of each individual function. If a facility was planned according to only the net number, the building would be too small to accommodate all functions listed. The reason for this is that space is consumed by components of the building including columns, structure, thickness of walls, plumbing and mechanical shafts, efficiency of the circulation or corridor system and other areas that cannot be easily projected at this phase of the project. To accommodate space for those functions, we have provided a CIRCULATION FACTOR of an additional 20 to 35% of the Net area to be dedicated toward these uses. Generally speaking, buildings that require greater circulation, wide public waiting areas, or large public interface functions require larger efficiency factors. A factor of 35% is reasonable for this project type but could be considered conservative, depending upon the amount of open circulation space desired. The final row, TOTAL PROPOSED / USABLE SF is the number that should be used in the planning and space allocation for each department.

Summary of the Program Requirements:

The space needs are documented in a program which identifies the individual spaces required of the department. The program is based on requirements for a 15-20 year projected space need.

The program sheets are broken into the main operations of the department;

- Administration / Personnel
- Vehicle Maintenance
- Parks / Streets & Utilities Shops and Storage
- Fleet Storage (these areas are under the Building Type heading as "enclosed")

Summary of Existing Space Deficiency

Department	2015 Current Space	2030 Projected Need	Space Deficiency	% of Change
Public Works	32,000 sf	66,205 sf	34,205 sf	206.9%

Analysis / Summary of Findings:

Public Works Findings:

The existing Public Works facility is currently located just east of the Municipal Complex on the south edge of the City limits.

- Current operational offices are in a temporary trailer that lacks required operational areas
- Lack of adequate storage area
- Lack of fleet space (equipment stored outside)
- Lack of adequate and appropriate fleet maintenance area
- Lacks meeting and break areas
- No staff locker area
- Lacking required office areas
- Lacks Maintenance bay areas
- Operational/functional relationships of areas is disjointed
- The configuration of the buildings (office/shops/vehicle storage) results in most vehicles travelling through a very confined area causing significant congestion and a mix of pedestrian and vehicular traffic.

City of Ramsey Department of Public Works

Program of Space Needs

Space Description	Area	Dimension	Qty	Area	Remarks	Building Type enclosed	covered	exterior
ADMINISTRATION/PERSONNEL AREAS								
Reception/Waiting	100		1	100		100	-	-
Public Works Superintendent	225		1	225		225	-	-
Parks and Asst PW Superintendent	168		1	168		168	-	-
Utilities Department Supervisor	168		1	168	includes SCADA workstation	168	-	-
Parks Lead Person	120		1	144		144	-	-
Streets Lead Person	120		1	144		144	-	-
Spare Office	120		1	144		144	-	-
Copy/Work Room	100		1	100		100	-	-
Streets Assembly Room	198		1	198	includes lockers	198	-	-
Parks Assembly Room	254		1	254	includes lockers	254	-	-
Utilities Assembly Room	152		1	152	includes lockers	152	-	-
Break Room/Training	525		1	525	includes kitchenette	525	-	-
Male Restroom/Shower	300		1	300		300	-	-
Female Restroom/Shower	120		1	120		120	-	-
Mud Room/Alcove	80		1	80	at employee entry	80	-	-
Mechanical Rooms	400		1	400		400	-	-
Electrical Rooms	350		1	350		350	-	-
LAN/IT Room	100		1	100		100	-	-
Fitness / Storage Room	750		1	750	current size of fire station	750	-	-
Administration/Personnel Areas subtotal				4,422		4,422	-	-
circulation	35%			1,548		1,548	-	-
ADMINISTRATION/PERSONNEL AREAS TOTAL				**5,970**		**5,970**	**-**	**-**

City of Ramsey Department of Public Works

Program of Space Needs

Space Description	Area	Dimension	Qty	Area	Remarks	Building Type enclosed	covered	exterior
VEHICLE MAINTENANCE FACILITY								
Administration/Personnel								
Mechanic Office/Library	120		1	120		120	-	-
Male Restroom	80		1	80		80	-	-
Female Restroom	80		1	80		80	-	-
Administration/Personnel Areas subtotal				280		280	-	-
circulation	35%			98		98	-	-
Administration/Personnel Total				**378**		**378**	**-**	**-**
Repair Bays								
Truck Repair Bay		20 x 55	2	2,200		2,200	-	-
Auto Repair Bay		16 x 35	2	1,120		1,120	-	-
Repair Bays subtotal				3,320		3,320	-	-
circulation	20%			664		664	-	-
Repair Bays Total				**3,984**		**3,984**	**-**	**-**
Shops/Support/Parts								
Common Work Area	300		1	300	includes tire equip.	300	-	-
Lube/Compressor Room	500		1	500		500	-	-
Equipment Storage	300		1	300		300	-	-
Tool Crib	100		1	100		100	-	-
Tire Storage	300		1	300		300	-	-
Parts Storeroom	464		1	464		464	-	-
Shops/Support/Parts subtotal				1,964		1,964	-	-
circulation	20%			393		393	-	-
Shops/Support/Parts Total				***2,357***		***2,357***	**-**	**-**
VEHICLE MAINTENANCE FACILITY TOTAL				**6,719**		**6,719**	**-**	**-**

City of Ramsey Department of Public Works

Program of Space Needs

Space Description	Area	Dimension	Qty	Area	Remarks	Building Type enclosed	covered	exterior
PARKS SHOPS/STORAGE								
General Shop	1,000		1	1,000		1,000	-	-
Tool Storage	200		1	200		200	-	-
Small Equipment Storage	200		1	200		200	-	-
Consumables Storage	200		1	200		200	-	-
Material Storage	-		1	-	See Cold Storage	-	-	-
Parks Shops/Storage subtotal				1,000		1,000	-	-
circulation	20%			200		200	-	-
PARKS SHOPS/STORAGE TOTAL				**1,200**		**1,200**	**-**	**-**
STREETS SHOPS/STORAGE								
Sign Design	400		1	400	conditioned	400	-	-
Sign Fabrication	500		1	500		500	-	-
Sign Storage	500		1	500		500	-	-
Carpentry Shop	1,000		1	1,000		1,000	-	-
Welding Shop		30 x 50	1	1,500	could be in VMF	1,500	-	-
General Shop	1,000		1	1,000		1,000	-	-
Tool Storage	200		1	200		200	-	-
Consumables Storage	200		1	200		200	-	-
Material Storage	-		1	-	see cold storage	-	-	-
Streets Shops/Storage subtotal				5,300		5,300	-	-
circulation	35%			1,855		1,855	-	-
STREETS SHOPS/STORAGE TOTAL				**7,155**		**7,155**	**-**	**-**
UTILITIES SHOPS/STORAGE								
General Shop	1,000		1	1,000		1,000	-	-
Parts Storage	300		1	300		300	-	-
Tool/Equipment Storage	200		1	200		200	-	-
Material Storage	-		1	-	See Cold Storage	-	-	-
Utilities Shops/Storage subtotal				1,500		1,500	-	-
circulation	35%			525		525	-	-
UTILITIES SHOPS/STORAGE TOTAL				**2,025**		**2,025**	**-**	**-**

City of Ramsey Department of Public Works

Program of Space Needs

Space Description	Area	Dimension	Qty	Area	Remarks	Building Type enclosed	covered	exterior
COLD STORAGE								
Streets Materials	1,000		1	1,000		1,000	-	-
Utilities Materials	1,000		1	1,000		1,000	-	-
Parks Materials	1,000		1	1,000		1,000	-	-
Implements/Blades/etc	2,500		1	2,500	includes circulation	2,500	-	-
Shared Materials	2,000		1	2,000	barricades/cones/etc	2,000	-	-
Lumber Storage	400		1	400		400	-	-
Paving Materials - palletized	400		1	400		400	-	-
Cold Storage subtotal				8,300		8,300	-	-
circulation	20%			1,660		1,660	-	-
COLD STORAGE TOTAL				**9,960**		**9,960**	**-**	**-**
YARD STORAGE								
Truck Wash		20 x 50	2	2,000		2,000	-	-
Mower Blow Down		10 x 20	1	200		-	-	200
Antenna	40		1	40		-	-	40
Scrap Bins	200		4	800		-	-	800
Used Tire Storage	100		1	100		-	100	-
Salt Storage		70 x 100	1	7,000		-	7,000	-
Granular Material Storage		15 x 20	6	1,800		-	1,800	-
Granular Material Stockpiles		100 x 100	3	30,000		-	-	30,000
Material Storage	800		1	800	pipe, structures, etc	-	-	800
Generator		10 x 15	1	150		-	-	150
Fuel Island		14 x 30	2	840		-	840	-
Above Ground Fuel Storage	400		1	400		-	-	400
Recycling Center	43,560		1	43,560	containers near site entrance	-	-	43,560
Recycling Center Office/RR	140		1	140		140	-	-
Drying Bed		20 x 50	1	1,000		-	1,000	-
Impound Lot		10 x 20	20	4,000		-	4,000	-
Yard Storage subtotal				92,830		2,140	14,740	75,950
circulation	100%			92,830		2,140	14,740	75,950
YARD STORAGE TOTAL				**185,660**		**4,280**	**29,480**	**151,900**

City of Ramsey Department of Public Works

Program of Space Needs

Space Description	Area	Dimension	Qty	Area	Remarks	Building Type enclosed	covered	exterior
PARKING								
Employee		10 x 20	50	10,000		-	-	10,000
Visitor		10 x 20	2	400		-	-	400
Accessible		15 x 20	2	600		-	-	600
Agency Vehicles								
Interior Conditioned								
X-Small Equipment		8 x 8	18	1,152		1,152	-	-
Small Equipment		10 x 20	33	6,600		6,600	-	-
Medium Equipment		15 x 30	15	6,750		6,750	-	-
Large Equipment		15 x 40	7	4,200		4,200	-	-
Covered								
X-Small Equipment		8 x 8	0	-		-	-	-
Small Equipment		10 x 20	0	-		-	-	-
Medium Equipment		12 x 30	0	-		-	-	-
Large Equipment		12 x 40	0	-		-	-	-
Exterior								
X-Small Equipment		8 x 8	0	-		-	-	-
Small Equipment		10 x 20	3	600		-	-	600
Medium Equipment		12 x 30	5	1,800		-	-	1,800
Large Equipment		12 x 40	0	-		-	-	-
Down/Ready Line								
Auto/Light Truck		10 x 20	4	800		-	-	800
Truck		12 x 40	1	480		-	-	480
Parking subtotal				33,382		18,702	-	14,680
circulation - interior/heated storage	80%			14,962		14,962	-	-
circulation - exterior storage	100%			1,280		-	-	1,280
PARKING TOTAL				**49,624**		**33,664**	**-**	**15,960**
Site Subtotal				***268,313***		***70,973***	***29,480***	***167,860***
Site Circulation, Setbacks				201,235				
Stormwater Management				43,560				
SITE TOTAL				***513,108***				
				11.78	acres			

Department	Job Title	Duties	No.	
			Full Time	Seasonal
Administration				
PW/Streets	PW Superintendent	Department Head	1	
Parks	Parks and Asst PW Superintendent	Park Dept Supervisor/Asst. PW Superintendent	1	
Parks				
Parks	Parks Lead Person	Parks Maintenance/Manage seasonal staff	1	
Parks	Parks Maintenance Worker	Park Maintenance	1	
Parks	Parks Maintenance Worker	Park Maintenance	1	
Parks	Parks Maintenance Worker	Park Maintenance	1	
Parks	Parks Maintenance Worker	Park Maintenance/Irrigation Maintenance	1	
Parks	Future		2	
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Intern	Park Administration/Event Coordination	1	
Streets				
Streets	Streets Lead Person	Supervise streets projects/staff	1	
Streets	PW Maintenance Worker	Street Maintenance/Traffic Signs	1	
Streets	PW Maintenance Worker	Street Maintenance	1	
Streets	PW Maintenance Worker	Street Maintenance/Fleet Maintenance	1	
Streets	PW Mechanic	Fleet Maintenance	1	
Streets	PW Maintenance Worker	Street Maintenance	1	
Streets	PW Maintenance Worker	Street Maintenance	1	
Streets	Future		2	
Streets	Seasonal Staff	Street Maintenance		1
Streets	Seasonal Staff	Street Maintenance		1
Streets	Seasonal Staff	Street Maintenance		1
Snow/Ice	Seasonal Staff	Snow Removal		1
Snow/Ice	Seasonal Staff	Snow Removal		1
Snow/Ice	Seasonal Staff	Snow Removal		1
Snow/Ice	Seasonal Staff	Snow Removal		1
Utilities				
Utilities	Utilities Supervisor	Utilities Dept Supervisor	1	
Utilities	Utilities Maintenance Worker	Utility Maintenance	1	
Utilities	Utilities Maintenance Worker	Utility Maintenance	1	
Utilities	Utilities Maintenance Worker	Utility Maintenance	1	
Utilities	Future		2	
Utilities	Seasonal Staff	Utility Maintenance		1
Utilities	Seasonal Staff	Utility Maintenance		1
Totals			25	19

#	Year	Make	Description	Department	Location	EQUIVALENT	SIZE	LARGE	SMALL	Enclosed/Tempered				Covered				Exterior				Down/Ready	
										12X40	12X30	10X20	8X8	12X40	12X30	10X20	8X8	12X40	12X30	10X20	8X8	12X30	10X20
301	2010	Ford	Crown Vic	Public Works	Public Works Shop	2.0	s	0	2			1											
303	2010	Ford	Crown Vic	Public Works	Public Works Shop	2.0	s	0	2			1											
316	2011	Ford	Crown Vic	Public Works	Public Works Shop	2.0	s	0	2			1											
317	2011	Ford	Crown Vic	Public Works	Public Works Shop	2.0	s	0	2			1											
318	2011	Ford	Crown Vic	Public Works	Public Works Shop	2.0	s	0	2			1											1
321	2012	Chevy	Tahoe	Police	Police Department	1.5	s	0	1.5														1
322	2012	Chevy	Caprice-Black	Police	Police Department	2.0	s	0	2														1
323	2012	Chevy	Caprice	Police	Police Department	2.0	s	0	2														1
328	2003	Haulin	Safety Trailer	Police	Police Department	0.5	s	0	0.5														1
331	2014	Chevy	Caprice	Police	Police Department	2.0	s	0	2														1
332	2013	Chevy	Tahoe 2WD	Police	Police Department	2.0	s	0	2														1
333	2013	Chevy	Tahoe 4WD	Police	Police Department	2.0	s	0	2														1
334	2013	Chevy	Malibu	Police	Police Department	2.0	s	0	2														1
339	2013	RC	Trailer	Police	Police Department	0.5	s	0	0.5														1
341	2014	Chevy	Caprice	Police	Police Department	2.0	s	0	2														1
342	2014	Chevy	Caprice	Police	Police Department	2.0	s	0	2														1
343	2015	Chevy	Tahoe	Police	Police Department	2.0	s	0	2														1
348	2004	Sled Bed	Trailer	Police	Police Department	0.5	s	0	0.5														1
351	2015	Ford	Explorer	Police	Police Department	2.0	s	0	2														1
352	2005	Ford	Taurus	Police	Municipal Center	2.0	s	0	2														1
353	2005	Ford	F150 Crew Cab	Police	Public Works Shop	1.5	s	0	1.5			1											
362	2006	Ford	Crown Vic	Police	Public Works Shop	2.0	s	0	2			1											
364	2006	Chevy	Impala	Police	Police Department	2.0	s	0	2														1
365	2006	Chevy	Impala	Police	Police Department	2.0	s	0	2														1
375	2007	Chevy	Impala	Police	Police Department	2.0	s	0	2														1
376	2007	Lincoln	MKZ	Police	Police Department	1.0	s	0	1														1
386	2008	Ford	Expedition	Police	Police Department	1.5	s	0	1.5														1
391	2009	Ford	Crown Vic	Police	Police Department	2.0	s	0	2														1
393	2009	Ford	Crown Vic	Police	Police Department	2.0	s	0	2														1
399	1999	Radar	Trailer	Police	Police Department	0.5	s	0	0.5														1
401	2005	Chevy	Colorado PU	Building Inspections	Municipal Center	1.5	s	0	1.5														1
402	2006	Chevy	1500 Ext Cab 4x4	Engineering	Public Works Shop	1.5	s	0	1.5			1											
403	2005	Ford	Taurus	Admin	Municipal Center	0.5	s	0	0.5														1
404	2005	Ford	Taurus	Admin	Municipal Center	0.5	s	0	0.5														1
405	2006	Ford	Staff Car	General PW	Public Works Shop	1.0	s	0	1			1											
409		Holder	Utility Tractor	Building Maintenance	Municipal Center	1.0	s	0	1														1
410	2012	Ford	Pick-up	Building Maintenance	Municipal Center	1.5	s	0	1.5														1
411	2015	GMC	Pick-up	Engineering	Public Works Shop	1.5	s	0	1.5			1											
501	1994	Ford	LNT-8000 Tanker 2	Fire	Fire Station #2	3.0	l	3	0													1	
504	1989	Ford	F250 Grass 1	Fire	Fire Station #1	2.5	l	2.5	0													1	
556	1999	HME	Engine 2	Fire	Fire Station #2	3.0	l	3	0													1	
557	2000	Ford	F450 Rescue 1	Fire	Fire Station #1	2.5	l	2.5	0													1	
558	2002	Ford	F150	Fire	Off Site	1.5	s	0	1.5													1	
559	2004	Ford	F550 Crew Rescue 2	Fire	Fire Station #2	2.5	l	2.5	0													1	
560	2003	Spartan	General Aerial	Fire	Fire Station #2	2.5	l	2.5	0													1	
561			SCBA Trailer	Fire	Fire Station #1	1.0	s	0	1													1	
562	2003	Ford	F350 Grass 2	Fire	Fire Station #2	2.5	l	2.5	0													1	
563	2005	Ford	F150 4x4 PU	Fire	Off Site	1.5	s	0	1.5														1
564	2008	Ford	Expedition Chief	Fire	Off site	1.5	s	0	1.5														1
565	2008	Spartan	Fire Engine 21	Fire	Fire Station #2	3.0	l	3	0													1	
566	2011	Ford	F150	Fire	Off Site	1.5	s	0	1.5														1
567	2014	Rosenbaurer	Tanker	Fire	Fire Station #2	3.0	l	3	0													1	
603	1999	John Deere	Motor Grader	Streets	Public Works Shop	3.0	l	3	0			1											
607	1998	Felling	Trailer	Streets	Public Works Shop	0.5	s	0	0.5												1		
612	1984	Elgin	3 Wheel Sweeper	Storm Water	Public Works Shop	0.5	l	0.5	0		1												
613		Spaulding	Asphalt Trailer	Streets	Public Works Shop	0.5	s	0	0.5										1				
619	1991	Brush Bandit	Brush Chipper	Parks	Public Works Shop	0.5	s	0	0.5				1										
621		Roll-Pac	Steel Drum Compactor	Streets	Public Works Shop	0.5	s	0	0.5				1										
622	1998	Kawasaki	Utility Vehicle	Parks	Public Works Shop	0.5	s	0	0.5			1											
628	1998	John Deere	Mower	General PW	Public Works Shop	0.5	s	0	0.5				1										
632	1999	Sterling	Single Axle Plow Truck	Streets	Public Works Shop	2.5	l	2.5	0		1												
634	2001	Case	Tractor Backhoe	Storm Water	Public Works Shop	2.0	l	2	0		1												
635	2001	John Deere	Mower	General PW	Public Works Shop	0.5	s	0	0.5				1										
636	2002	Sterling	Single Axle Plow Truck	Streets	Public Works Shop	2.5	l	2.5	0		1												
637	2002	Chevrolet	Pick-up	Streets	Public Works Shop	1.5	s	0	1.5			1											
638	2003	Chevrolet	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
639	2003	Kawasaki	Utility Vehicle	Parks	Public Works Shop	1.5	l	1.5	0			1											
640	2003	Ford	Pick-up	Streets	Public Works Shop	1.5	l	1.5	0			1											
641	1995	Chevrolet	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
642	2004	Elgin	3 Wheel Sweeper	Storm Water	Public Works Shop	2.5	l	2.5	0		1												
644	2004	International	Single Axle Plow Truck	Streets	Public Works Shop	2.5	l	2.5	0		1												
645	2004	Bobcat	Tool cat	Parks	Public Works Shop	1.5	s	0	1.5				1										
648	2006	Bison	Trailer	Parks	Public Works Shop	0.5	s	0	0.5												1		
650	1989		Trailer	Parks	Public Works Shop	0.5	s	0	0.5												1		
651	2005	Chevrolet	Pick-up	Utility	Public Works Shop	1.5	s	0	1.5			1											
652	2005	Chevrolet	1-Ton	Utility	Public Works Shop	2.0	l	2	0		1												
653	2006	Ford	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
654	2006	Ford	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
655	2006	Trackless	Utility Tractor	Snow	Public Works Shop	0.5	s	0	0.5				1										
659	2006	Exmark	Mower	Parks	Public Works Shop	0.5	s	0	0.5				1										
660	2003	Gilcrest	Self Propelled Paver	Streets	Public Works Shop	1.5	s	0	1.5				1										
661	2007	Stone	Steel Drum Compactor	Streets	Public Works Shop	0.5	s	0	0.5				1										
662	2006	Sterling	Tandem Axle Plow Trucl	Streets	Public Works Shop	3.0	l	3	0	1													

#	Year	Make	Description	Department	Location	EQUIVALENT	SIZE	LARGE	SMALL	Enclosed/Tempered 12X40	Enclosed/Tempered 12X30	Enclosed/Tempered 10X20	Enclosed/Tempered 8X8	Covered 12X40	Covered 12X30	Covered 10X20	Covered 8X8	Exterior 12X40	Exterior 12X30	Exterior 10X20	Exterior 8X8	Down/Ready 12X30	Down/Ready 10X20
663	2007	Kawasaki	Utility Vehicle	Parks	Public Works Shop	1.5	s	0	1.5			1											
664	2007	Chevrolet	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
665	2007	Chevrolet	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
667	2007	Chevrolet	Pick-up	Utility	Public Works Shop	1.5	s	0	1.5			1											
668	2007	Sterling	Tandem Axle Plow Trucl	Streets	Public Works Shop	3.0	l	3	0	1													
669	2007	International	Single Axle Water Truck	Parks	Public Works Shop	2.5	l	2.5	0		1												
671	2008	Bobcat	Skid Steer	General PW	Public Works Shop	0.5	s	0	0.5				1										
672	2009	Sterling	Single Axle Plow Truck	Streets	Public Works Shop	2.5	l	2.5	0		1												
673	2009	Sterling	Tandem Axle Jetter Truc	Utility	Public Works Shop	3.0	l	3	0	1													
674	2009	Ford	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
675	2010	Chevrolet	1-Ton	Parks	Public Works Shop	2.0	l	2	0		1												
676	2010	Chevrolet	1-Ton	Streets	Public Works Shop	2.0	l	2	0		1												
678	2013	Ford	1-Ton	Parks	Public Works Shop	2.0	l	2	0		1												
679	2014	Toro	Large Area Mower	Parks	Public Works Shop	1.0	s	0	1			1											
680	2014	Ford	1-Ton	Streets	Public Works Shop	2.0	l	2	0		1												
681	2015	Ford	1-Ton	Utility	Public Works Shop	2.0	l	2	0		1												
682	2015	International	Single Axle Plow Truck	Streets	Public Works Shop	2.5	l	2.5	0		1												
683	2015	ExMark	Mower	Parks	Public Works Shop	0.5	s	0	0.5				1										
684	2015	ExMark	Mower	Parks	Public Works Shop	0.5	s	0	0.5				1										
685	2015	ExMark	Mower	Parks	Public Works Shop	0.5	s	0	0.5				1										
686	2015	Kubota	AG Tractor	Streets	Public Works Shop	0.5	s	0	0.5										1				
687	2015	Bobcat	Tool cat	Parks	Public Works Shop	0.5	s	0	0.5				1										
688	2015	Case	Wheel Loader	Streets	Public Works Shop	2.0	s	0	2			1											
689	2015	Kubota	Utility Vehicle	Parks	Public Works Shop	1.5	s	0	1.5			1											
690	2015	Kubota	Mower	Streets	Public Works Shop	0.5	s	0	0.5				1										
801		Cat	Portable Generator	Utility	Public Works Shop	0.5	s	0	0.5				1										
			Programmable Display B	Streets	Public Works Shop	0.5	s	0	0.5				1										
			Culvert Trailer	Streets	Public Works Shop	0.5	s	0	0.5										1				
			Roller Trailer	Streets	Public Works Shop	0.5	s	0	0.5										1				
		Zodiac Fire Boat	Boat	Fire	Fire Station #1								1										
		2003 Mercury 25 HP Motor																					
		& Karavan Trailer																					
	2004	Police ATV Pola	ATV	Police	Police Department																		
		Police Single AT	Trailer	Police	Police Department																		
	2007	Felling Trailer	Trailer	Streets	Public Works Shop														1				
	2015	Polaris Ranger 5	ATV	Police	Police Department																		
	2013	Police Range Tra	ATV	Police	Police Department																		
	2013	Felling Trailer	Trailer	Streets	Public Works Shop														1				
	2011	Old Town Twin	Canoe	Parks	Public Works Shop																		
	2011	Old Town Twin	Canoe	Parks	Public Works Shop																		
	2011	Old Town Saran	Kayak	Parks	Public Works Shop																		
	2011	Johnson Rouge I	Kayak	Parks	Public Works Shop																		
		Future small vehicles				1.0	s	0	1			1											
		Future small vehicles				1.0	s	0	1			1											
		Future small vehicles				1.0	s	0	1			1											
		Future small vehicles				1.0	s	0	1			1											
		Future large vehicles				3.0	l	3	0	1													
		Future large vehicles				3.0	l	3	0	1													
								78	107	5	15	32	18	0	0	0	0	0	6	3	0	11	32
								185		79												1.1	3.2

V. Facility Comparisons

A. INTRODUCTION

This section of the report provides a comparative analysis between the characteristics of the Ramsey Public Works facilities and the characteristics of the same departments in other comparable Minnesota municipalities. A comparative analysis of other municipalities, if used as a checks-and-balances comparison to the developed space program, can provide a quick snap-shot of the overall range of facilities that meet relatively similar requirements. The selection of comparable cities is primarily established based on population. Therefore it should be noted that variables in staffing, area of the city and age of existing facilities can create a range in the facilities. We do not utilize a facility comparison as the only means of projected space needs and a direct comparison is never truly possible, as no two cities are identical, the process can identify irregularities and areas to consider or reconsider or can confirm the projected program numbers, providing validity to the developed program.

One item to be particularly aware of when comparing similar city's facilities is to recognize that these figures may not represent current planning that is underway to expand those facilities. The asterisks and key notes, noted at the bottom of each analysis, provide further information to qualify the information provided in the spreadsheet. Projected or in-process expansion is an indicator of current space deficiencies, particularly important in weighing the relevance of their current facilities sizes to those projected for the City of Ramsey. The total of the comparative studies are averaged for ease of quick review, however each municipality's characteristics should be reviewed individually to best understand how their facility size (with projected expansion, if indicated) supports the population, and then compared with the projected numbers for the Ramsey's facilities.

B. COMPARATIVE ANALYSIS METHODOLOGY

The methodology for identifying the municipalities to be considered for the analysis consists of collecting a variety of information. BKV Group researched and identified a few municipalities, or "sister-cities", that seem to be similar in nature, size or community demographics from which to base the comparisons. In our analysis, a range of near-metro and out-state municipalities was used to provide a broad cross-section of comparative information. Other criteria used to select comparison information included geographic location along a major highway system or major transportation corridor.

The cities in this comparison were identified and ranked by municipality with a population range of 16,000 to 40,000. The population differentiation is an important designation, as it often correlates with the facility size, number of employees it is supporting, and square footage per capita of residents served. However, the size of a municipal public works facility can vary greatly from one to another depending on the types of services provided and the geographic size of the area serviced.

C. ANALYSIS / SUMMARY OF FINDINGS

Comparison of Existing Facility:

The comparative analysis for the public works facility indicates that the City of Ramsey's Public Work's facility is similar to the comparable municipalities' facilities. A major factor in considering the usefulness of a public works facility is the efficiency of the layout and movement of vehicles and materials. The layout of the existing facility creates inefficiency in operation flow, segregating personnel and provides marginal fleet maintenance and storage. Overall, the facility is greatly undersized when compared to similar municipalities.

Projections:

When comparing Ramsey's projections for the 2030 timeframe, the projected facility size is within the range of other municipalities in the area. The projected requirements for the Ramsey Public Works facility is primarily based on providing adequate vehicle storage, service bays and proper staff support space.

In the comparison below 15 Minnesota cities are listed ranging in population from 16,500 to 39,000. With public works facilities that range in size from 44,900 square feet to 86,680 square feet, with the average facility size being 64,537 square feet. As a snap shot Ramsey's existing public works facilities totals at approximately 32,000 square feet which is well below the current public works standards. The programmed area based on the size and operations of the City of Ramsey is 66,205 square feet, which is in line with current area requirements for public works operations.

Public Works - Space Comparison

Municipality	Population (2013)	Municipality Area (sq m.)	Site Size (acres)	Facility Size (gsf) [1]	Notes
Red Wing	16,513	41.19	8.03	57,310	
Willmar	19,680	15.95	16.96	68,600	
Northfield	20,581	8.61	10.82	52,400	
Golden Valley	20,845	10.55	1.68	54,400	
Farmington	22,167	14.94	6.76	44,970	
Crystal	22,588	5.88	5.30	63,000	Built in 2015, $12.8M
Elk River	23,447	43.82	17.47	83,244	Fleet 44,144 sf, Mechanics 13,300 sf, Shops 18,400 sf, Office 7,400 sf
Prior Lake	24,408	18.33	11.40	48,453	
Chanhassen	24,432	22.88	7.52	85,250	
White Bear Lake	24,555	8.66	4.23	55,259	
Austin	24,763	10.84	14.04	68,960	
Savage	28,639	16.45	14.51	66,600	29,000 sf addition in 2012
Andover	31,709	34.83	14.99	86,680	Size reflects 2015 needs assessment, current size is 43,680 sf
Cottage Grove	35,339	37.48	11.27	63,922	
Shakopee	39,167	29.32	12.52	69,000	
Average	**25,256**	**21.32**	**10.50**	**64,537**	
Ramsey (Existing)	**24,935**	**29.79**	**7.74**	**32,000**	
(Proposed GSF)			**11.59**	**66,205**	

General Notes:

1. Facility size does not include area for granular storage buildings.

END OF SECTION

VI. Master Planning Concept Options

A. INTRODUCTION

This portion of the study is the next step after the completion of the assessment of the existing facilities, operational analysis and space programming. This process involves the planning team and the City discussing all possible options to address operational space, as detailed in the program analysis, that will address the long term requirements of the City's Public Works department. Site options consider a variety of selection criteria such as: existing infrastructure locations, expansion capabilities, staff access, parking, zoning, easements, public access to a recycling center, existing and anticipated roadway improvements, etc. And while not a driver for study, the team did assess each plan and pros and cons associated with possible overall area development. The potential options were reviewed with the City planning team to assure that all viable options are being considered.

Concept Plan Development

The concept plans and the site master plan options were developed based upon achieving the identified priorities, goals and common vision of the city and public works department. The four concept planning options identified some core planning principals:

1. Provide adequate and appropriate building / operational area required for the Public Works Department
2. Provide adequate and appropriate site area and circulation needed for public works equipment & operations
3. Allow for future expansion
4. Create site layouts that promote operational efficiency
5. Separate public and public works traffic flow and access

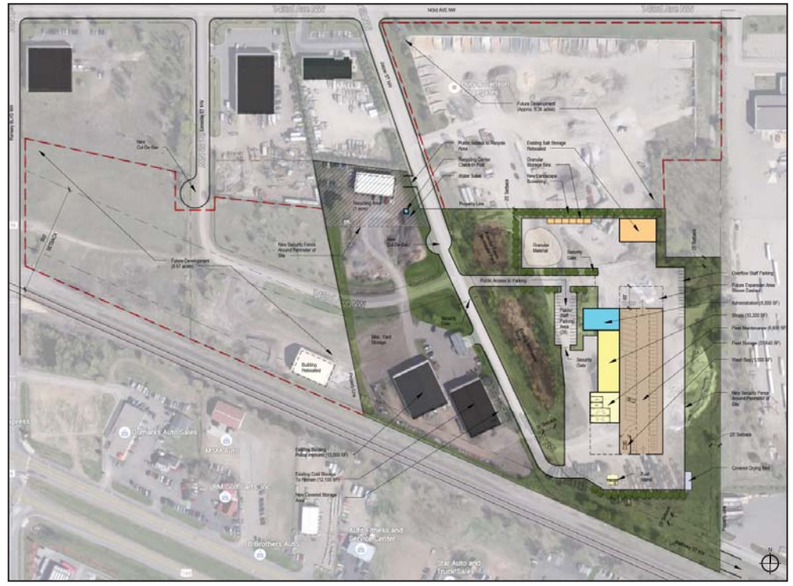
The following is a summary of the four options developed:

- **Option A** – construct a new public works operations east of Jasper and utilize some existing structures for storage.
- **Option B** - construct an entirely new public works facility east of Jasper.
- **Option C** – construct a new public works operations east of Jasper and utilize some existing structures for storage.
- **Option D** - construct a new public works operations on the west side of Jasper and utilize some existing structures for storage.

END OF SECTION

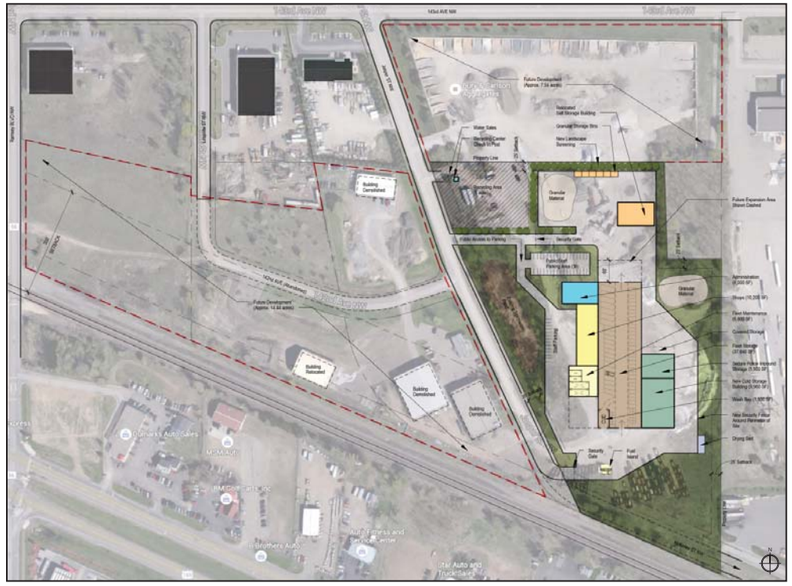
Preferred Options

Option A



Total Site Area: 15.50 acres
Total Developable Area: 18.03 acres

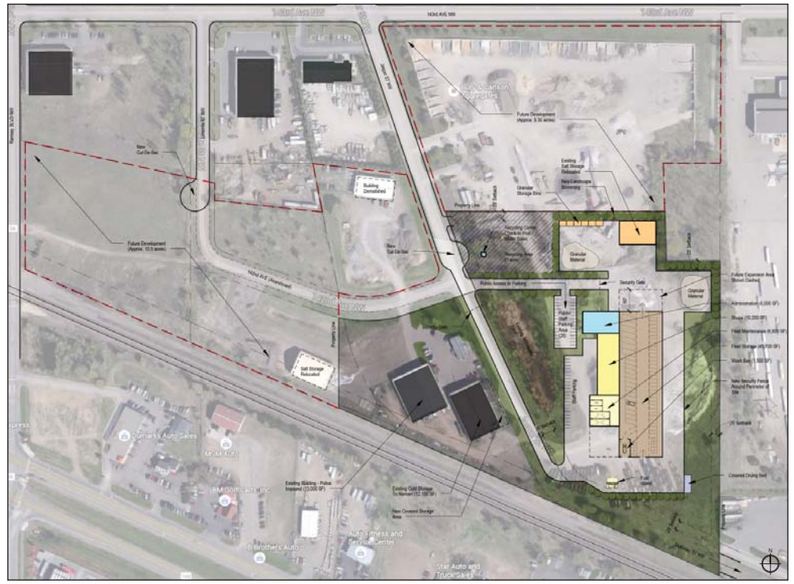
Option B



Total Site Area: 11.40 acres
Total Developable Area: 21.98 acres

Additional Options Studied

Option C



Total Site Area: 13.62 acres
Total Developable Area: 19.80 acres

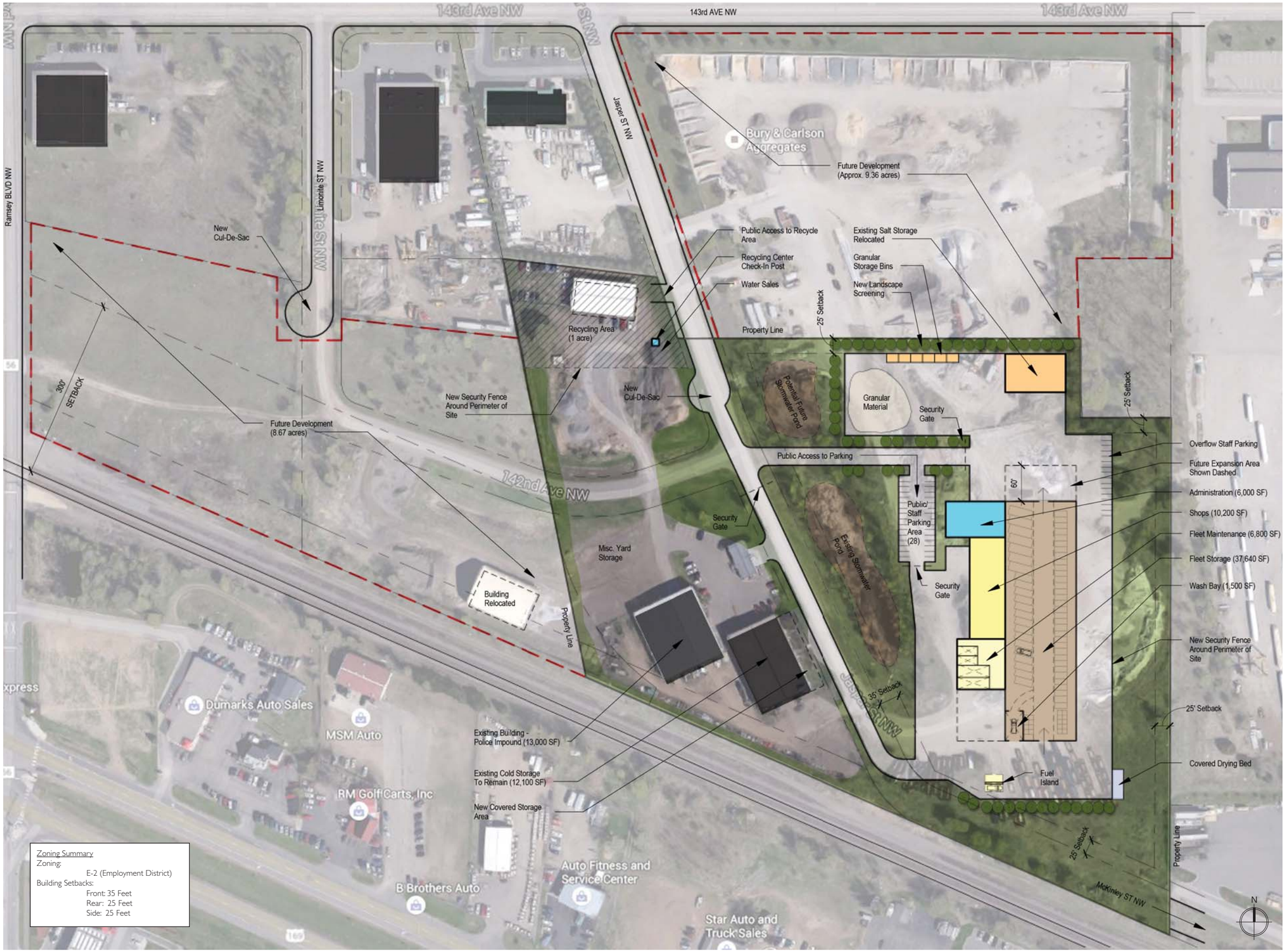
Option D



Total Site Area: 9.68 acres
Total Developable Area: 23.91 acres

City of Ramsey, MN
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Option A

15.50 acres

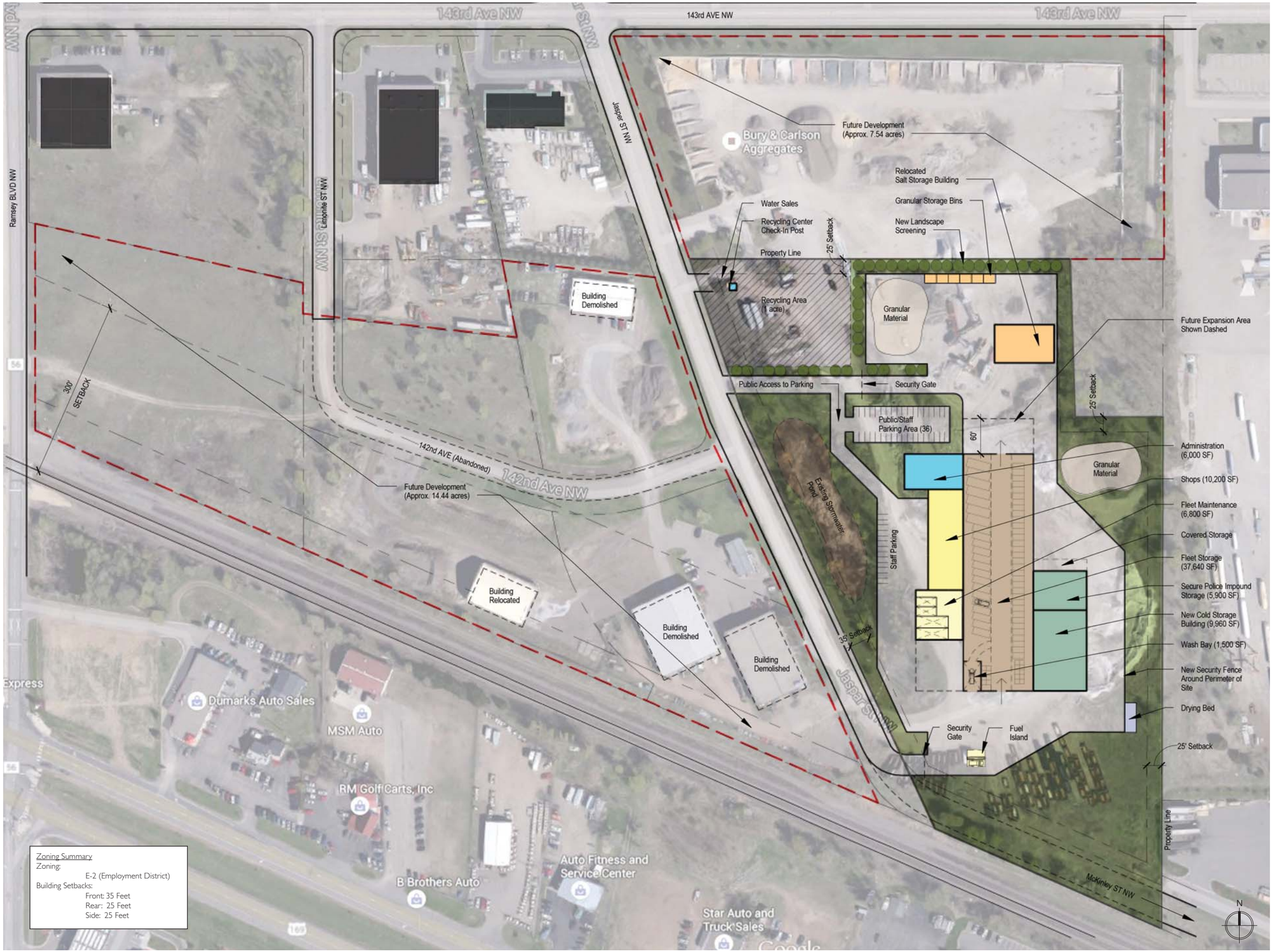
Pros:

- Utilizes existing cold storage buildings
- Efficient centralized operation / circulation
- Room for future growth / expansion
- Existing stormwater pond can remain in-place

Cons:

- Salt storage building needs to be relocated

Project #: 1937.02



Pros:

- Operations are centralized with efficient circulation
- Room for future expansion
- Existing stormwater pond can remain in-place

Cons:

- New cold storage/police impound building required
- Salt storage building needs to be relocated

Option B

11.40 acres

City of Ramsey

BKV GROUP

Project #: 1937.02

City of Ramsey, MN

Public Works Study

11/18/2015

VII. Project Cost Estimates

A. INTRODUCTION

This section of the report looks at the cost associated with each of the master plan options. These estimates are general in nature at this early stage of planning. However the estimated costs are based on historic cost for public works construction in our region.

There are a number of possible project aspects that can affect the cost of a project, such as:

- Poor soil conditions
- Contaminated soil conditions from previous uses
- Level of ground water is high
- Restrictive development standards
- Higher requirement for sustainability such as LEED

In general the square foot cost shown in the following estimates represent the mean range that we would anticipate for construction to occur in 2016. The construction industry is currently indicating anticipated inflation higher than what has occurred over the past 5 years. While there are many factors that can effect bidding climates , it is anticipated that yearly escalation cost will be in the 4% to 6% range. In the last year we have seen a dramatic spike in construction cost as we came out of the recession. For this reason we would suggest that the City move ahead with project planning this upcoming year with the goal to start construction in spring of 2017.

The estimated cost for each of the four options with inflation added are as follows:

Option A

- Construction $11,563,571
- Soft Cost Estimate $1,500,000
- **Estimated 2017 Total Project Cost $13,063,571**

Option B

- Construction $12,226,835
- Soft Cost Estimate = $1,500,000
- **Estimated 2017 Total Project Cost $13,726,835**

Option C

- Construction $11,508,446
- Soft Cost Estimate = $1,500,000
- **Estimated 2017 Total Project Cost $13,008,446**

Option D

- Construction $11,343,071
- Soft Cost Estimate = $1,500,000
- **Estimated 2017 Total Project Cost $12,843,071**

The difference between the high and low estimate is $883,764. Since all concept plans are based on providing the same amount of building area the primary difference in the cost is based on:

1. Reuse of existing or new cold storage buildings
2. Relocation of the existing salt storage shed
3. Amount of site development required

Site Option A:

A. Construction Estimate:

1. 6,000 SF Office Building at $250 / SF = $1,500,000
2. 10,200 SF Shop Space at $180 / SF = $1,836,000
3. 6,800 SF Fleet Maintenance at $200 / SF = $1,360,000
4. 39,140 SF Fleet Storage at $125 / SF = $4,892,500
5. Remodel Cold Storage Buildings = $250,000
6. New Fueling Island with above ground tanks = $200,000
7. Move Salt Storage = $50,000
8. Demolition, Fence and Site Development = $400,000
9. Design & Construction contingency at 5% = $524,425

Construction Estimate = $11,012,925

B. Soft Cost Estimate (Typically Include**):**

1. A/E Fees
2. Legal Counsel Review
3. Reimbursable Expenses
4. Geotechnical Report
5. Data / Telecom Wiring
6. A/V Systems for Training Room
7. Survey
8. CM / Project Management Fees
9. FF&E (Furniture, Fixtures and equipment)
10. SAC (sewer connection fees through Met Council)
11. WAC (water connection fees)
12. Bond costs
13. Plan review fee
14. Bid Advertising
15. Special Testing (construction)
16. Bid document printing
17. Builders Risk Insurance
18. General Project Contingency

Soft Cost Estimate = $1,400,000

Estimated Total Project Cost for 2016 = $12,412,925

This estimate is based on 2016 construction values.

Based on construction occurring in 2017 cost should be adjusted by 5% to allow for anticipated inflation.

Inflated Construction Estimate for 2017 = $11,012,925 x 5% = $11,563,571
Soft Cost Estimate = $1,500,000

Estimated 2017 Total Project Cost $13,063,571

Site Option B:

A. Construction Estimate:

1. 6,000 SF Office Building at $250 / SF = $1,500,000
2. 10,200 SF Shop Space at $180 / SF = $1,836,000
3. 6,800 SF Fleet Maintenance at $200 / SF = $1,360,000
4. 39,140 SF Fleet Storage at $125 / SF = $4,892,500
5. 15,860 SF Cold Storage Building at $60 / SF = $951,600
6. New Fueling Island with above ground tanks = $200,000
7. Move Salt Storage = $50,000
8. Demolition, Fence and Site Development = $300,000
9. Design & Construction contingency at 5% = $554,505

Construction Estimate = $11,644,605

B. Soft Cost Estimate (Typically Include**):**

1. A/E Fees
2. Legal Counsel Review
3. Reimbursable Expenses
4. Geotechnical Report
5. Data / Telecom Wiring
6. A/V Systems for Training Room
7. Survey
8. CM / Project Management Fees
9. FF&E (Furniture, Fixtures and equipment)
10. SAC (sewer connection fees through Met Council)
11. WAC (water connection fees)
12. Bond costs
13. Plan review fee
14. Bid Advertising
15. Special Testing (construction)
16. Bid document printing
17. Builders Risk Insurance
18. General Project Contingency

Soft Cost Estimate = $1,400,000

Estimated Total Project Cost for 2016 = $13,044,605

This estimate is based on 2016 construction values.

Based on construction occurring in 2017 cost should be adjusted by 5% to allow for anticipated inflation.

Inflated Construction Estimate for 2017 = $11,644,605 x 5% = $12,226,835
Soft Cost Estimate = $1,500,000

Estimated 2017 Total Project Cost $13,726,835

Site Option C:

A. Construction Estimate:

1. 6,000 SF Office Building at $250 / SF = $1,500,000
2. 10,200 SF Shop Space at $180 / SF = $1,836,000
3. 6,800 SF Fleet Maintenance at $200 / SF = $1,360,000
4. 39,140 SF Fleet Storage at $125 / SF = $4,892,500
5. Remodel Cold Storage Buildings = $250,000
6. New Fueling Island with above ground tanks = $200,000
7. Move Salt Storage = $50,000
8. Demolition, Fence and Site Development = $350,000
9. Design & Construction contingency at 5% = $521,925

Construction Estimate = $10,960,425

B. Soft Cost Estimate (Typically Include**):**

1. A/E Fees
2. Legal Counsel Review
3. Reimbursable Expenses
4. Geotechnical Report
5. Data / Telecom Wiring
6. A/V Systems for Training Room
7. Survey
8. CM / Project Management Fees
9. FF&E (Furniture, Fixtures and equipment)
10. SAC (sewer connection fees through Met Council)
11. WAC (water connection fees)
12. Bond costs
13. Plan review fee
14. Bid Advertising
15. Special Testing (construction)
16. Bid document printing
17. Builders Risk Insurance
18. General Project Contingency

Soft Cost Estimate = $1,400,000

Estimated Total Project Cost for 2016 = $12,360,425

This estimate is based on 2016 construction values.

Based on construction occurring in 2017 cost should be adjusted by 5% to allow for anticipated inflation.

Inflated Construction Estimate for 2017 = $10,960,425 x 5% = $11,508,446
Soft Cost Estimate = $1,500,000

Estimated 2017 Total Project Cost $13,008,446

Site Option D:

A. Construction Estimate:

1. 6,000 SF Office Building at $250 / SF = $1,500,000
2. 10,200 SF Shop Space at $180 / SF = $1,836,000
3. 6,800 SF Fleet Maintenance at $200 / SF = $1,360,000
4. 39,140 SF Fleet Storage at $125 / SF = $4,892,500
5. Remodel Cold Storage Buildings = $250,000
6. New Fueling Island with above ground tanks = $200,000
7. Demolition, Fence and Site Development = $250,000
8. Design & Construction contingency at 5% = $514,425

Construction Estimate = $10,802,925

B. Soft Cost Estimate (Typically Include**):**

1. A/E Fees
2. Legal Counsel Review
3. Reimbursable Expenses
4. Geotechnical Report
5. Data / Telecom Wiring
6. A/V Systems for Training Room
7. Survey
8. CM / Project Management Fees
9. FF&E (Furniture, Fixtures and equipment)
10. SAC (sewer connection fees through Met Council)
11. WAC (water connection fees)
12. Bond costs
13. Plan review fee
14. Bid Advertising
15. Special Testing (construction)
16. Bid document printing
17. Builders Risk Insurance
18. General Project Contingency

Soft Cost Estimate = $1,400,000

Estimated Total Project Cost for 2016 = $12,202,925

This estimate is based on 2016 construction values.

Based on construction occurring in 2017 cost should be adjusted by 5% to allow for anticipated inflation.

Inflated Construction Estimate for 2017 = $10,802,925 x 5% = $11,343,071
Soft Cost Estimate = $1,500,000

Estimated 2017 Total Project Cost $12,843,071

END OF SECTION

City of Ramsey
Public Works Study
Proposed Project ImplementationSchedule
November 12, 2015

BKV GROUP

Task Name	2015 Jun	Jul	Aug	Sep	Oct	Nov	Dec	2016 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2017 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2018 Jan	Feb	Mar	Apr	May	Jun	Jul
Public Works Study + Project																																					
BKV Group Study																																					
Development Review Team Meeting					10/7																																
Public Works Committee Meeting					10/20																																
Planning Commission Meeting						11/12																															
Public Works Planning Committee Review						11/17																															
City Council Workshop						11/24																															
City Council Regular Session							12/8																														
Issue Request for Proposals								1/25																													
RFP Interview and Selection Process																																					
Award & Start Design Process												5/17																									
Schematic Design Phase																																					
Design Development Phase																																					
Construction Document Phase																																					
Bidding & Award Phase																																					
Construction Phase																																					
Move Into New Facility																																				6/4	

Task	Project Summary	Inactive Summary	Manual Summary	External Milestone
Split	External Tasks	Manual Task	Start-only	Progress
Milestone	External Milestone	Duration-only	Finish-only	Deadline
Summary	Inactive Milestone	Manual Summary Rollup	External Tasks	

Appendix B. Acknowledgments

ACKNOWLEDGMENTS

BKV Group would like to thank and acknowledge the time, commitment, and important contributions made by the City's staff and leadership, throughout this process, which included:

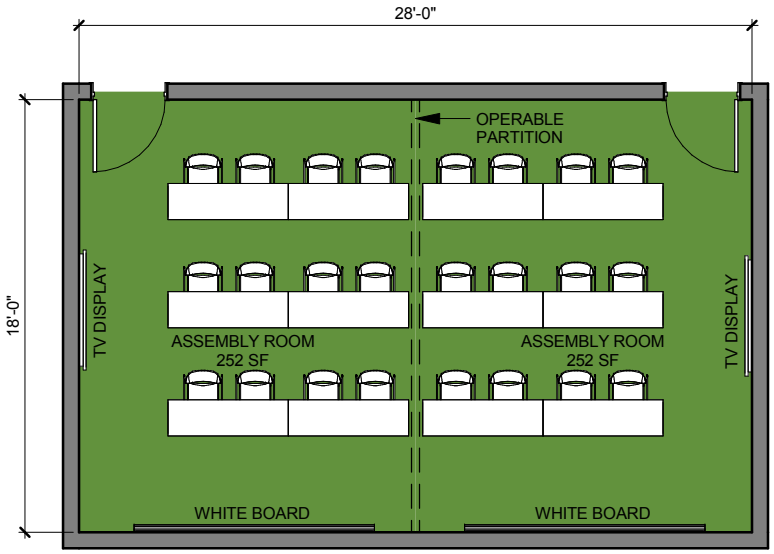
Grant Riemer - Public Works Superintendent

Kurt Ulrich - City Administrator

Patrick Brama - Assistant City Administrator & Economic Development Manager

Bruce Westby - City Engineer

We would also like to thank the City and all the staff that we met, for their assistance and time involved in helping us to better understand the City, your facilities and ultimately in developing a study that is thorough and will serve as a roadmap for your long-term planning.



Critical Physical Adjacencies:
- Staff break room

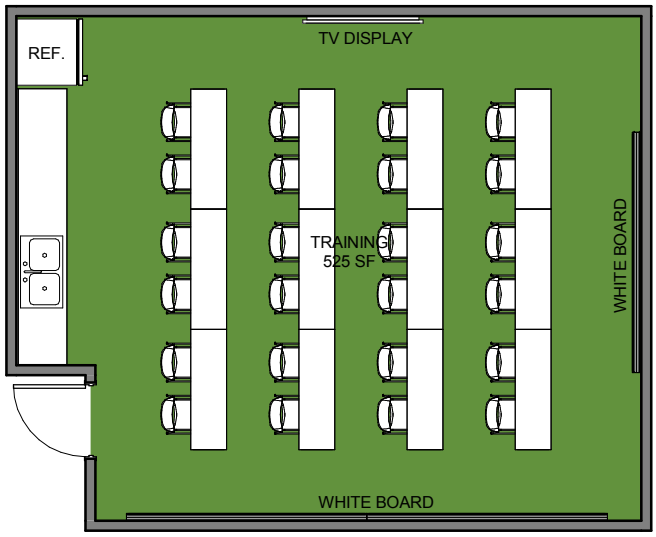
Finishes:
- Painted Gyp Bd wall finish
- Acoustic ceiling tile

Other Requirements:
- Room identification signage
- Windows preferred

In-contract Systems and Equipment:
- Operable partition wall

Separate-contract Systems and Equipment:
-

Owner-supplied Systems and Equipment:
- TV display monitor
- White Board



Critical Physical Adjacencies:

-

Finishes:

- Suspended acoustical tile ceiling
- Textured and painted gypsum board walls
- No chair rail required
- Rubber wall base
- Vinyl tile floor

Other Requirements:

- Room identification signage
- Windows preferred, not operable
- Acoustic separation, STC 65

In-contract Systems and Equipment:

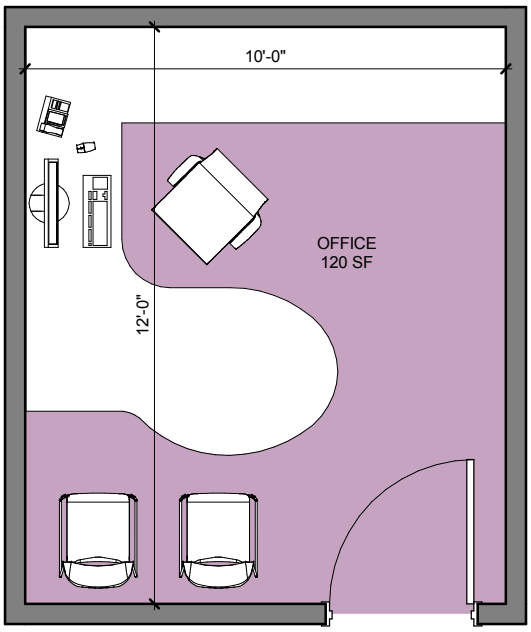
- Data and power at walls
- Public address speaker at ceiling
- Direct/indirect lighting with occupancy sensor and override
- Dedicated VAV with CO2 sensor demand ventilation

Separate-contract Systems and Equipment:

- Tables
- Task chairs, rolling
- 3 Markerboards (120"x48")

Owner-supplied Systems and Equipment:

- CPU, mouse, keyboard, webcam, 60" monitor
- Conference phone
- Trash and recycle bins



Critical Physical Adjacencies:
- Reception

Finishes:
- Suspended acoustical tile ceiling
- Textured and painted gypsum board walls
- No chair rail required
- Rubber wall base
- Carpet tile floor

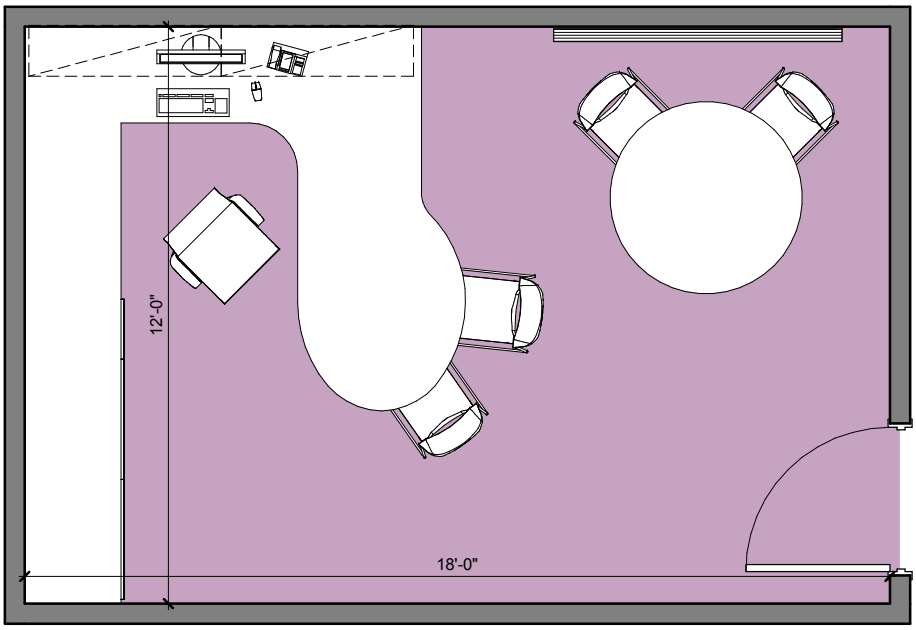
Other Requirements:
- Room identification signage
- Windows preferred, not operable
- Acoustic separation, STC 65

In-contract Systems and Equipment:
- Data and power at walls
- Public address speaker at ceiling
- Direct/indirect lighting with occupancy sensor and override
- Dedicated VAV with CO2 sensor demand ventilation

Separate-contract Systems and Equipment:
- Workstation
- 1 work chair, 2 side chairs

Owner-supplied Systems and Equipment:
- CPU, mouse, keyboard, webcam, 60" monitor
- Workstation phone
- Trash and recycle bins





Critical Physical Adjacencies:
- Reception
- Copy Room

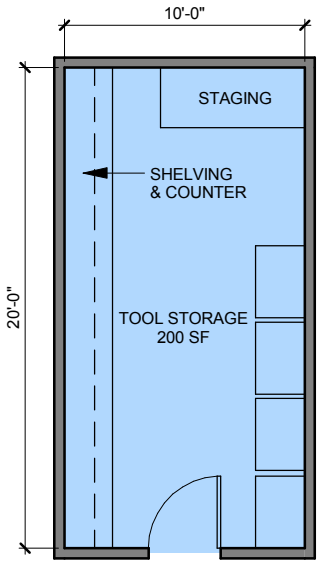
Finishes:
- Suspended acoustical tile ceiling
- Textured and painted gypsum board walls
- No chair rail required
- Rubber wall base
- Carpet tile floor

Other Requirements:
- Room identification signage
- Windows preferred, not operable
- Acoustic separation, STC 65

In-contract Systems and Equipment:
- Data and power at walls and table center
- Public address speaker at ceiling
- Direct/indirect lighting with occupancy sensor and override
- Dedicated VAV with CO2 sensor demand ventilation

Separate-contract Systems and Equipment:
- Workstation
- 1 work chair, 4 side chairs
- 1 round conference table

Owner-supplied Systems and Equipment:
- CPU, mouse, keyboard, webcam, monitor
- Workstation phone
- Trash and recycle bins



Critical Physical Adjacencies:
- Adjacent to shops area

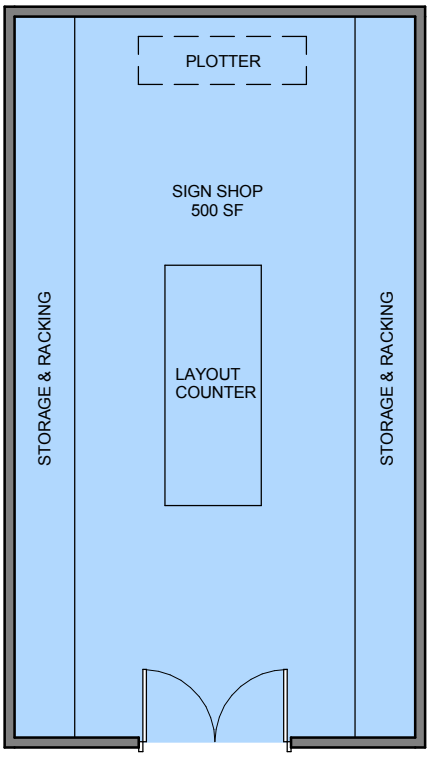
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage

In-contract Systems and Equipment:
- Power at walls and work tables

Separate-contract Systems and Equipment:
- Compressed air supply

Owner-supplied Systems and Equipment:
- Shelving
- Work tables



Critical Physical Adjacencies:
- Access to exterior for loading/unloading materials
- Clean environment

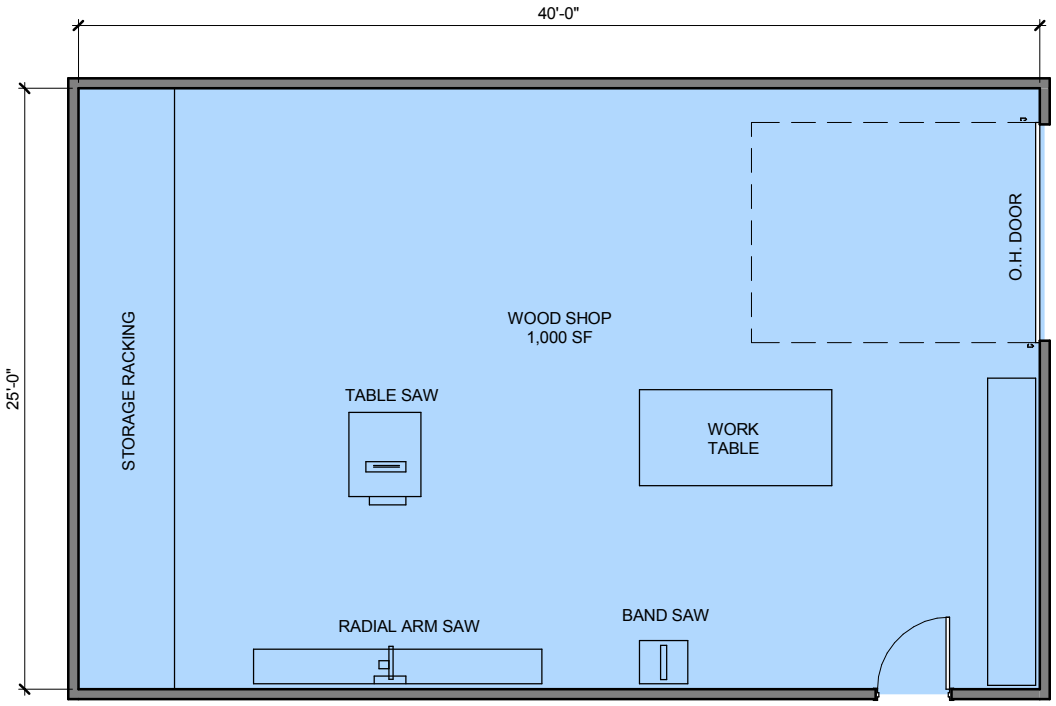
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage
- Windows preferred, not operable
- 6ft wide min. access door

In-contract Systems and Equipment:
- Power at walls and work tables

Separate-contract Systems and Equipment:
-

Owner-supplied Systems and Equipment:
- Shelving
- Layout Counter
- Plotter



Critical Physical Adjacencies:
- Access to exterior for loading/unloading materials

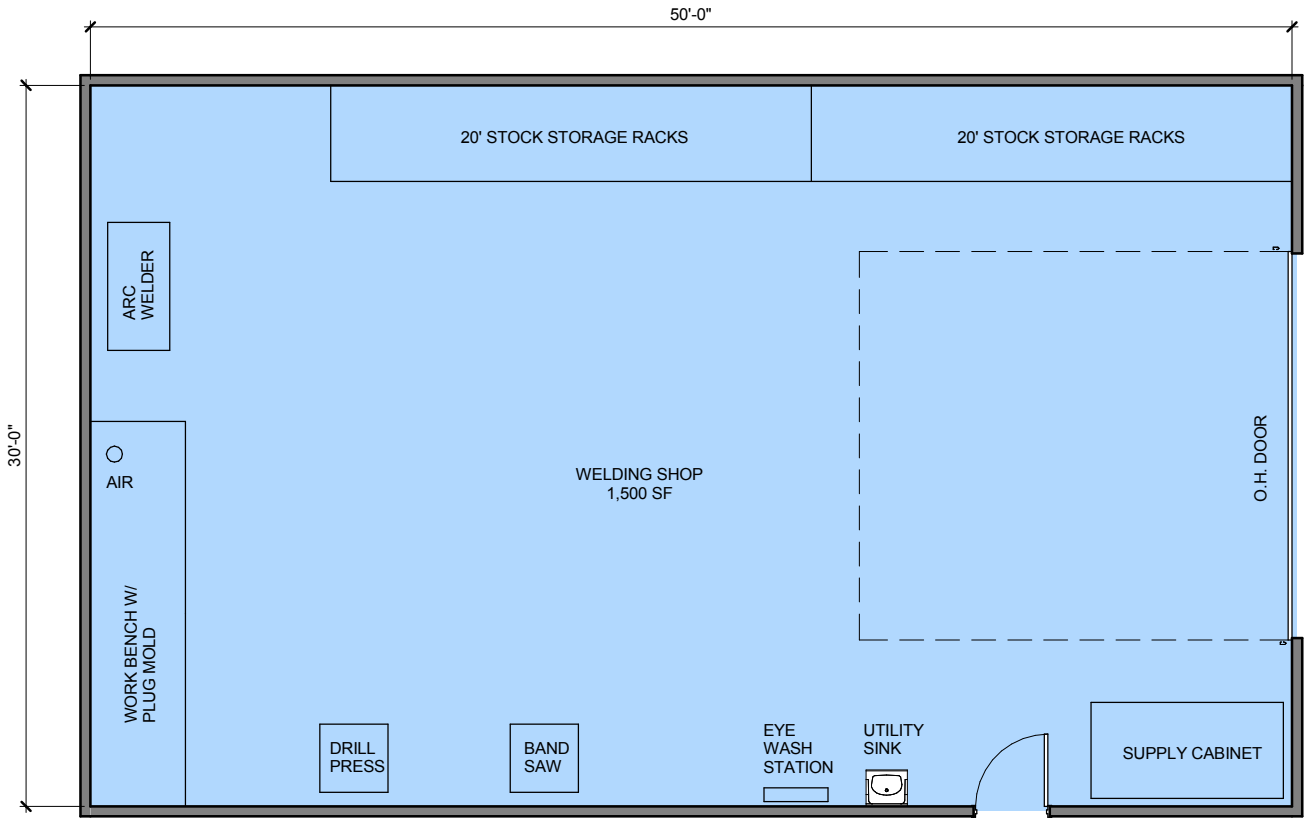
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes

Other Requirements:
- Room identification signage
- Windows preferred, not operable
- 8ft high min. overhead door for forklift access, preferred

In-contract Systems and Equipment:
- Power at walls and work tables

Separate-contract Systems and Equipment:
- Compressed air supply

Owner-supplied Systems and Equipment:
- Shelving and work tables
- Woodworking equipment
- Dust collection system



Critical Physical Adjacencies:
- Access to exterior for loading/unloading materials
- Near fleet maintenance bays

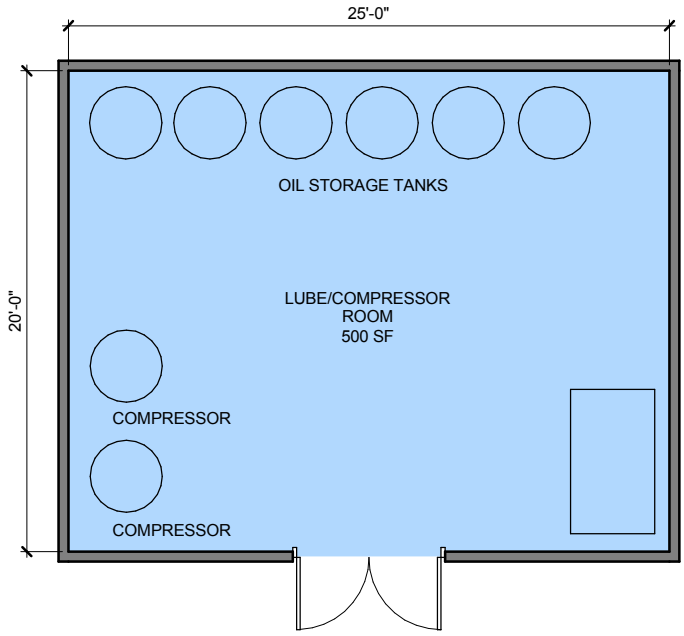
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage
- Windows preferred, not operable
- Overhead door for forklift access, preferred

In-contract Systems and Equipment:
- Power at walls and work tables
- Utility hand sink

Separate-contract Systems and Equipment:
- Compressed air supply
- Eye wash station

Owner-supplied Systems and Equipment:
- Shelving
- Work tables
- Welding equipment (Arc Welder, Band Saw, Drill Press)



Critical Physical Adjacencies:
- Access to exterior for loading/unloading materials
- Near fleet maintenance bays

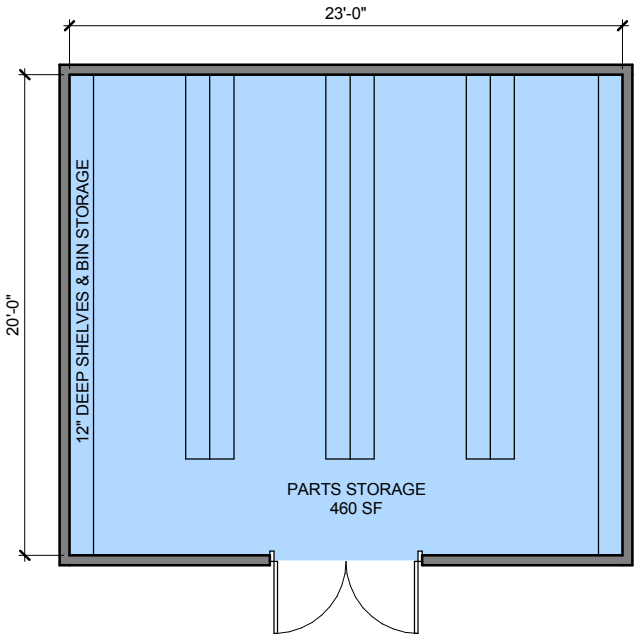
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage
- 6ft wide min. access door, preferred

In-contract Systems and Equipment:
- Power

Separate-contract Systems and Equipment:
- Compressed air supply
- Lube storage system

Owner-supplied Systems and Equipment:



Critical Physical Adjacencies:
- Access to fleet maintenance area

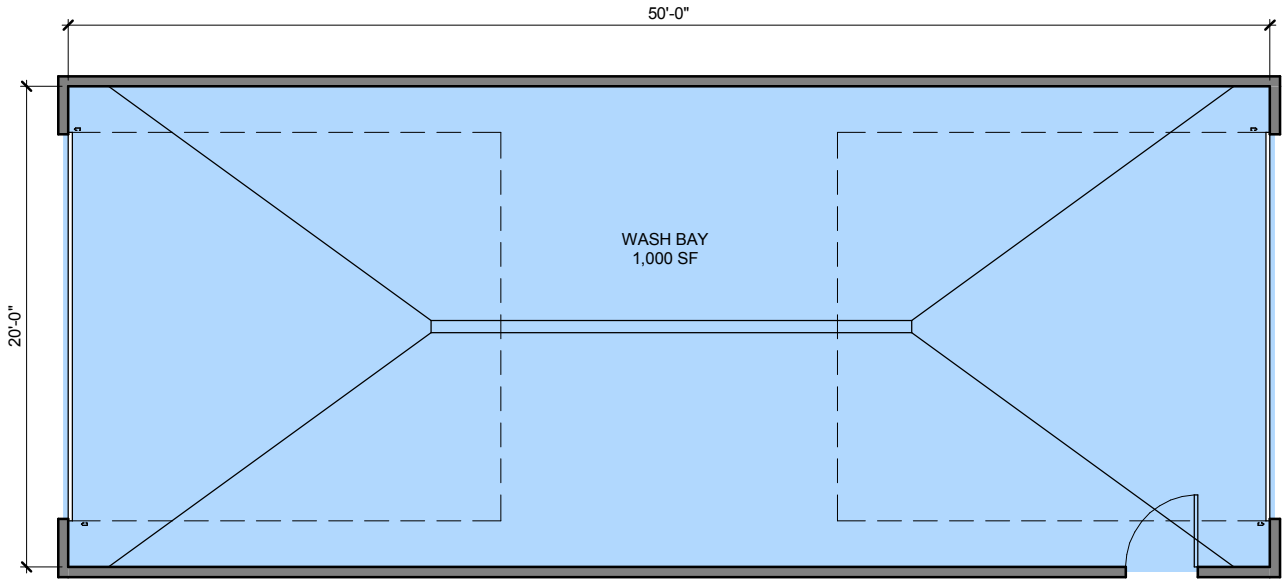
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage

In-contract Systems and Equipment:
-

Separate-contract Systems and Equipment:
-

Owner-supplied Systems and Equipment:
- Shelving



Critical Physical Adjacencies:
- Exterior access door
- Exit into fleet storage

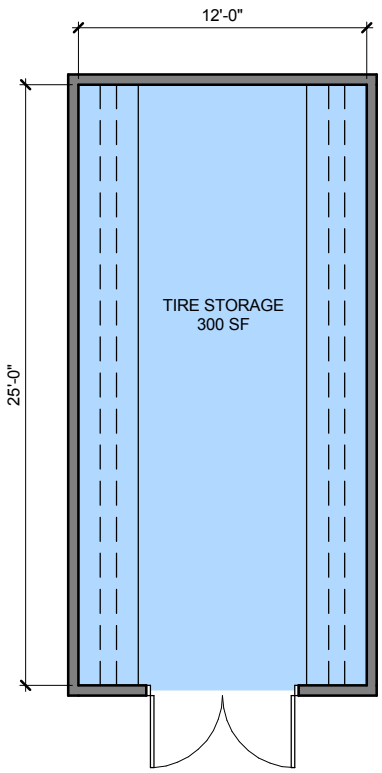
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage
- Water-proof light fixtures as required
- Floor drain
- (2) Two weatherproof power receptacles

In-contract Systems and Equipment:
-

Separate-contract Systems and Equipment:
- Compressed air supply at two locations

Owner-supplied Systems and Equipment:
- Wash equipment
- Work tables



Critical Physical Adjacencies:
- Fleet maintenance bay

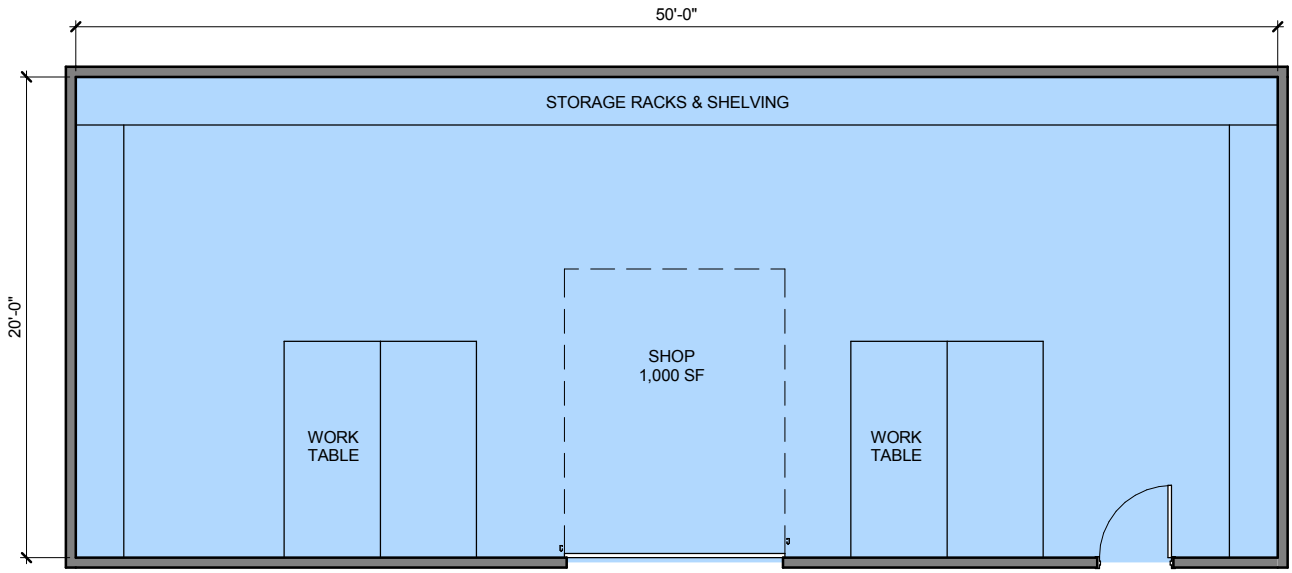
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage
- 6ft wide door for moving carts and materials

In-contract Systems and Equipment:
-

Separate-contract Systems and Equipment:
-

Owner-supplied Systems and Equipment:
- Shelving



Critical Physical Adjacencies:
- Access to exterior for loading/unloading materials

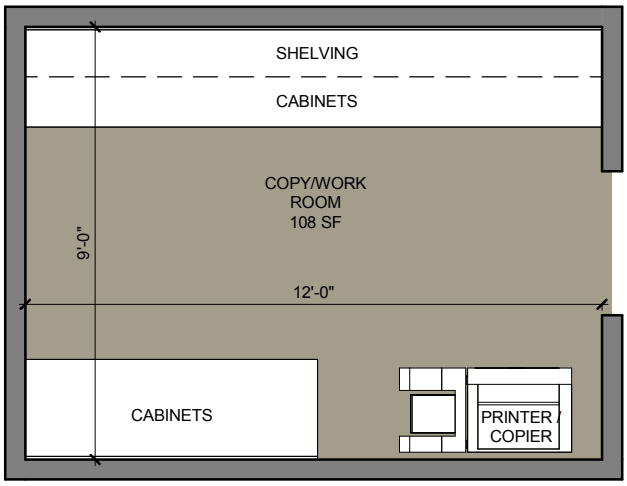
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage
- Windows preferred, not operable
- 8ft high min. overhead door for forklift access, preferred

In-contract Systems and Equipment:
- Power at walls and work tables

Separate-contract Systems and Equipment:
- Compressed air supply

Owner-supplied Systems and Equipment:
- Shelving
- Work tables



Critical Physical Adjacencies:
- Reception
- Manager's Office

Finishes:
- Suspended acoustical tile ceiling
- Textured and painted gypsum board walls
- No chair rail required
- Rubber wall base
- Carpet tile floor

Other Requirements:
- Room identification signage
- Windows preferred, not operable
- Acoustic separation, STC 65

In-contract Systems and Equipment:
- Data and power at walls and table center
- Public address speaker at ceiling
- Direct/indirect lighting with occupancy sensor and override
- Dedicated VAV with CO2 sensor demand ventilation

Separate-contract Systems and Equipment:
- Cabinets
- Copier / printer

Owner-supplied Systems and Equipment:
- CPU, mouse, keyboard, webcam, 60" monitor
- Conference phone
- Trash and recycle bins

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

CC Regular Session **7. 2.**

Meeting Date: 01/09/2018

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Approve Plans and Specifications, and Advertise for Bids: Trott Brook Boardwalk

Purpose/Background:

The purpose of this case is to approve Plans and Specifications, and authorize the advertisement for Bids for the proposed Trott Brook Boardwalk. The project has been in the City's Capital Improvement Plan for many years. In July of 2017, the Park and Recreation Commission recommended the project (then listed as a 2017 project for 2018 construction) for City Council consideration.

The project would connect the existing Trott Brook Trail west of Nowthen Boulevard (south of the brook) by a new boardwalk west, approximately 1,500' feet to Variolite Street. This proposed link was the subject of two grant applications to the MN DNR. The City of Ramsey did not score high enough for funding in this highly competitive program, due to not directly 'facilitating a regional trail connection'. Thus, the Commission and Staff are recommending that the city proceed with development at this time, utilizing Park Trust Fund monies from the Brookfield subdivision (various phases).

Notification:

A Public Hearing had been conducted on the 2017-2026 (as well as the 2018-2027) Capital Improvement Program which included the proposed Trott Brook Boardwalk.

Observations/Alternatives:

It may be noted here, that this trail extension project meets 3 of 4 of the City's Strategic Imperatives, and especially that of A Connected Community—with respect to ' *enabling citizens to easily navigate the community*' and providing '*diverse and robust recreational opportunities*'. Further, it may be emphasized that while this project will significantly benefit hundreds of families near or within the Brookfield neighborhood, the project's greater value is connecting a gap in the Trott Brook Trail that is a critical portion of the city-wide Greenway, referred to as the 'Circle of Ramsey'. (Staff will highlight the significance of the boardwalk project to the city-wide Greenway at the Council meeting.)

The attached 'Contract Documents and Technical Specification for Improvement Project 18-08 Trott Brook Boardwalk' contains myriad details, including the boardwalk's general location within the park (wetland) east of Variolite Street.

If Council authorizes the advertisement for bids, it will be published in the Anoka County Union Herald January 12th, 19th and 26th, 2018 and bids will be solicited by other means during this same timeframe. The bids would then return for Council consideration and award on February 12th, 2018, with potential project completion in June

of this year.

Staff estimates the bids for the boardwalk project to be between $195,000 - $225,000.

The other elements of this project that would be considered on February 12th with the boardwalk bid award, (small trailhead parking area along Variolite Street with signage and striping, two short bituminous trail sections with ADA elements), are all together, estimated at approximately $10,000.

Funding Source:

Funding for the Trott Brook Boardwalk is available from the Park Trust Fund, fees collected from new development, which has an approximate present balance of $2.3M.

During the various phases of the platting of the Brookfield Addition (4th through 8th Additions), it was understood that the recreational opportunity for that larger neighborhood would be the boardwalk, and resulting connections to the rest of the park and trail system this case describes. The approximate total in **Park Dedication and Trail Fees for the 4th through 8th Additions paid into the Park Trust Fund was $350,775**.

Recommendation:

The Park and Recreation Commission, and Staff recommend the approval of the Plans and Specifications, and proceeding to Advertise for Bids, to construct the Trott Brook Boardwalk.

Action:

Motion to Approve/Not Approve the Plans and Specifications, and Authorize the Advertisement for Bids for the Trott Brook Boardwalk.

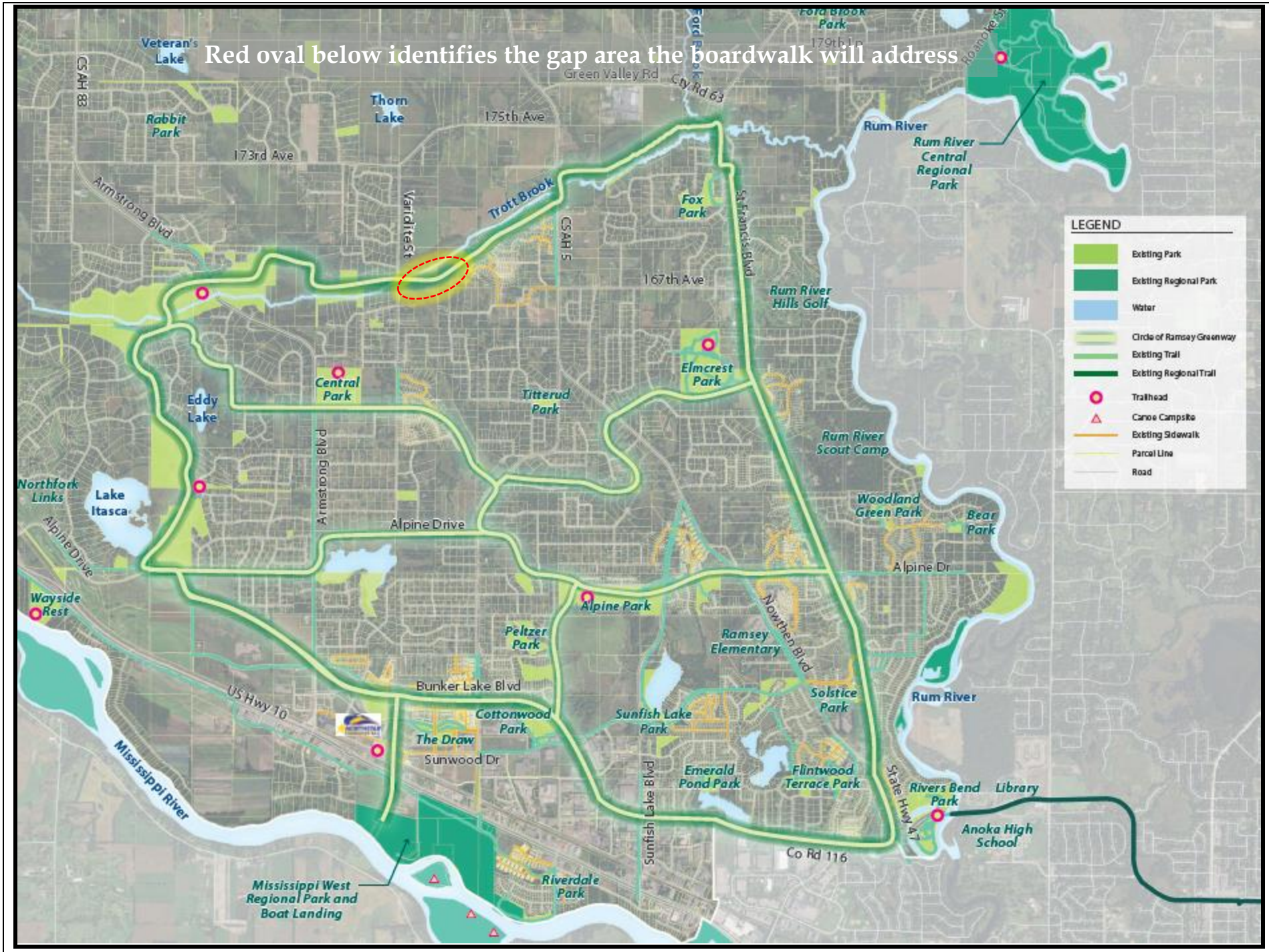
Attachments

Site location map

Bid Specs

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Mark Riverblood	01/04/2018 12:28 PM
Mark Riverblood (Originator)	Mark Riverblood	01/04/2018 12:48 PM
Grant Riemer	Grant Riemer	01/04/2018 01:03 PM
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:44 PM
Form Started By: Mark Riverblood		Started On: 12/28/2017 02:47 PM
Final Approval Date: 01/04/2018		


Red oval below identifies the gap area the boardwalk will address
Veteran's Lake
CSAH 88
Rabbit Park
Thorn Lake
175th Ave
173rd Ave
Green Valley Rd
City Rd 63
Ford Brook Park
179th Ln
Roanoke St
Rum River
Rum River Central Regional Park
Armstrong Blvd
Variolite St
Trott Brook
CSAH 5
Fox Park
St Francis Blvd
167th Ave
Rum River Hills Golf
Elmcrest Park
Central Park
Titterud Park
Eddy Lake
Armstrong Blvd
Rum River Scout Camp
Northfork Links
Lake Itasca
Alpine Drive
Woodland Green Park
Bear Park
Alpine Dr
Wayside Rest
Alpine Park
Peltzer Park
Ramsey Elementary
Nowthen Blvd
Bunker Lake Blvd
US Hwy 10
Cottonwood Park
Sunfish Lake Park
Solstice Park
Rum River
The Draw
Sunwood Dr
Mississippi River
Emerald Pond Park
Flintwood Terrace Park
State Hwy 47
Rivers Bend Park
Library
Anoka High School
Co Rd 116
Sunfish Lake Blvd
Riverdale Park
Mississippi West Regional Park and Boat Landing
LEGEND
Existing Park
Existing Regional Park
Water
Circle of Ramsey Greenway
Existing Trail
Existing Regional Trail
Trailhead
Canoe Campsite
Existing Sidewalk
Parcel Line
Road

CONTRACT DOCUMENTS AND TECHNICAL SPECIFICATIONS FOR CITY OF RAMSEY, MINNESOTA

IP 18-08 TROTT BROOK BOARDWALK



Prepared By:

City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, Minnesota 55303
(763) 433-9820

ADVERTISEMENT FOR BIDS

The City of Ramsey will receive sealed bids until February 5th, 2018, at 10:30 a.m. for furnishing all labor, material, machinery and tools necessary for City Improvement Project 18-08 Trott Brook Boardwalk, at which time bids will be publicly opened at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN, 55303.

The boardwalk shall be comprised of all ACQ or MCA treated wood, and include 8' x 8' sections of 2 x 8's with galvanized joist hangers, through-bolted together, and decked with 2 x 10's secured by 3 1/2" GRK Structural Screws. Square, 4 x 4 posts will support and level the approximate 1,500' foot structure with galvanized brackets and pans, placed upon the wetland's surface. A 2 x 4 'curb' structure on both edges will be elevated by regularly spaced blocks functioning as a low 'truss', tying each boardwalk section together as a solid unit.

It is anticipated that a Construction Contract will be awarded on February 12th, 2018, and that work may begin on or about February 26th, 2018.

The contract documents may be examined at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN, 55303. Copies of the contract documents may be obtained at the above address. The contract documents shall also be available on QuestCDN. These documents may be downloaded by selecting this project and by entering eBidDoc Number XXXX on the Search Projects page. For assistance and free membership registration, contact QuestCDN at (952) 233-1632 or info@questcdn.com.

All bids shall be submitted in sealed envelopes plainly marked "IP 18-08 Trott Brook Boardwalk". If mailed, bids should be placed in a separate envelope and mailed to the City address noted above to the attention of Parks Superintendent, Mark Riverblood.

Each bidder shall submit, with the proposal, a bidder's bond made payable to the City of Ramsey in the amount of 5% of the total bid. No bidder may withdraw their bid for at least 45 days after the scheduled closing time for the receipt of bids. The City of Ramsey reserves the right to reject any or all bids, and to waive informalities.

By order of the City of Ramsey, Minnesota: January 9th, 2019

Published:

Anoka County Union Herald January 12th, 19th and 26th, 2018

Finance and Commerce January 12th 19th, and 26th, 2018

INFORMATION FOR BIDDERS

BIDS will be received by the CITY OF RAMSEY (hereinafter called the "OWNER") at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303 until February 5th, 2018, at 10:30 a.m., and then at said office publicly opened and read aloud.

Each BID must be submitted in a sealed envelope, addressed to Parks Superintendent Mark Riverblood, at the City of Ramsey. Each sealed envelope containing a BID must be plainly marked on the outside as "IP 18-08; Trott Brook Boardwalk" and the envelope shall bear on the outside the name of the BIDDER, and their address and license number if applicable. If mailed, bids should be placed in a separate envelope and mailed to the City address noted above to the attention of Parks Superintendent Mark Riverblood.

All BIDS must be made on the required BID FORM. All blank spaces for BID prices must be filled out in ink or typewritten and the BID FORM must be fully completed and executed when submitted. Only one (1) copy of the BID FORM is required.

The OWNER may waive any informality or minor defects or reject any and all BIDS. Any BID may be withdrawn prior to the above scheduled time for the opening of BIDS or authorized postponement thereof. Any BID received after the time and date specified shall not be considered. No BIDDER may withdraw a BID within forty five (45) days after the actual date of the opening thereof. Should there be reasons why the contract cannot be awarded within the specified period; the time may be extended by mutual agreement between the OWNER and the BIDDER.

BIDDERS must satisfy themselves of the accuracy of the estimated quantities in the BID documents, by examination of the site, the sample boardwalk in place, and a review of the drawings and specifications, including any ADDENDA. After BIDS have been submitted, the BIDDER shall not assert that there was a misunderstanding concerning the quantities of WORK or of the nature of the WORK to be done.

The OWNER shall provide to BIDDERS all information which is pertinent to, and delineates and describes, the land owned and rights-of-way boundaries. The OWNER will provide field stakes delineating the proposed boardwalk alignment during the bidding process.

The CONTRACT DOCUMENTS contain the provisions required for the construction of the PROJECT. Information obtained from an officer, agent or employee of the OWNER or any other person shall not affect the risks or obligations assumed by the CONTRACTOR or relieve the CONTRACTOR from fulfilling any of the conditions of the contract.

Each BID must be accompanied by a BID BOND for at least five percent (5%) of the total amount of the BID, made payable to the City of Ramsey. As soon as the BID prices have been compared, the OWNER will return the BONDS of all except the three (3) lowest responsible BIDDERS. When the AGREEMENT is executed, the BONDS of the two remaining unsuccessful BIDDERS will be returned. The BID BOND of the successful BIDDER will be retained until all materials are on

City Property and/or the project is substantially complete. **A certified check may be used in lieu of a BID BOND.**

The party to whom the contract is awarded will be required to execute the AGREEMENT and within ten (10) calendar days from the date when NOTICE OF AWARD is delivered to the BIDDER. The NOTICE OF AWARD shall be accompanied by the necessary AGREEMENT and forms. In case of failure of the BIDDER to execute the AGREEMENT, the OWNER may at its option consider the BIDDER in default; in which case the BID BOND accompanying the proposal shall become the property of the OWNER.

The OWNER, within ten (10) days of receipt of an acceptable AGREEMENT signed by the party to whom the AGREEMENT was awarded, shall sign the AGREEMENT and return to such party an executed duplicate of the AGREEMENT. Should the OWNER not execute the AGREEMENT within such period, the BIDDER may give WRITTEN NOTICE to withdraw his/her signed AGREEMENT. Such notice of withdrawal shall be effective upon receipt of that WRITTEN NOTICE by the OWNER.

The NOTICE TO PROCEED shall be issued within ten (10) days of the execution of the AGREEMENT by the OWNER. Should there be reasons why the NOTICE TO PROCEED cannot be issued within such period; the time may be extended by mutual agreement between the OWNER and CONTRACTOR. If the NOTICE TO PROCEED has not been issued within the ten (10) day period or within the period mutually agreed upon, the CONTRACTOR may terminate the AGREEMENT without further liability on the part of either party.

The OWNER may make such investigations as he/she deems necessary to determine the ability of the BIDDER to perform the WORK and the BIDDER shall furnish to the OWNER all such information and data for this purpose as the OWNER may request. The OWNER reserves the right to reject any BID if the evidence submitted by, or investigation of, such BIDDER fails to satisfy the OWNER that such BIDDER is properly qualified to carry out the obligations of the AGREEMENT and to complete the WORK contemplated therein.

A conditional or qualified BID will not be accepted. Award will be made to the lowest responsible BIDDER.

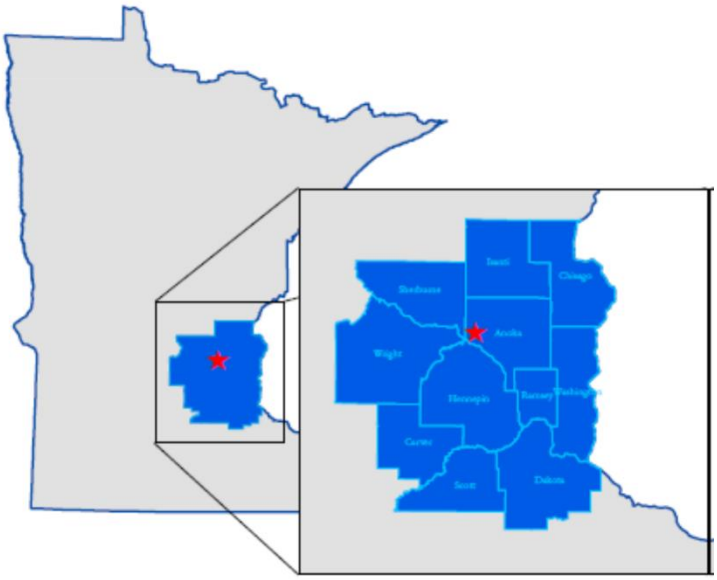
All applicable laws, ordinances and the rules and regulations of all authorities having jurisdiction over construction of the PROJECT shall apply to the contract throughout.

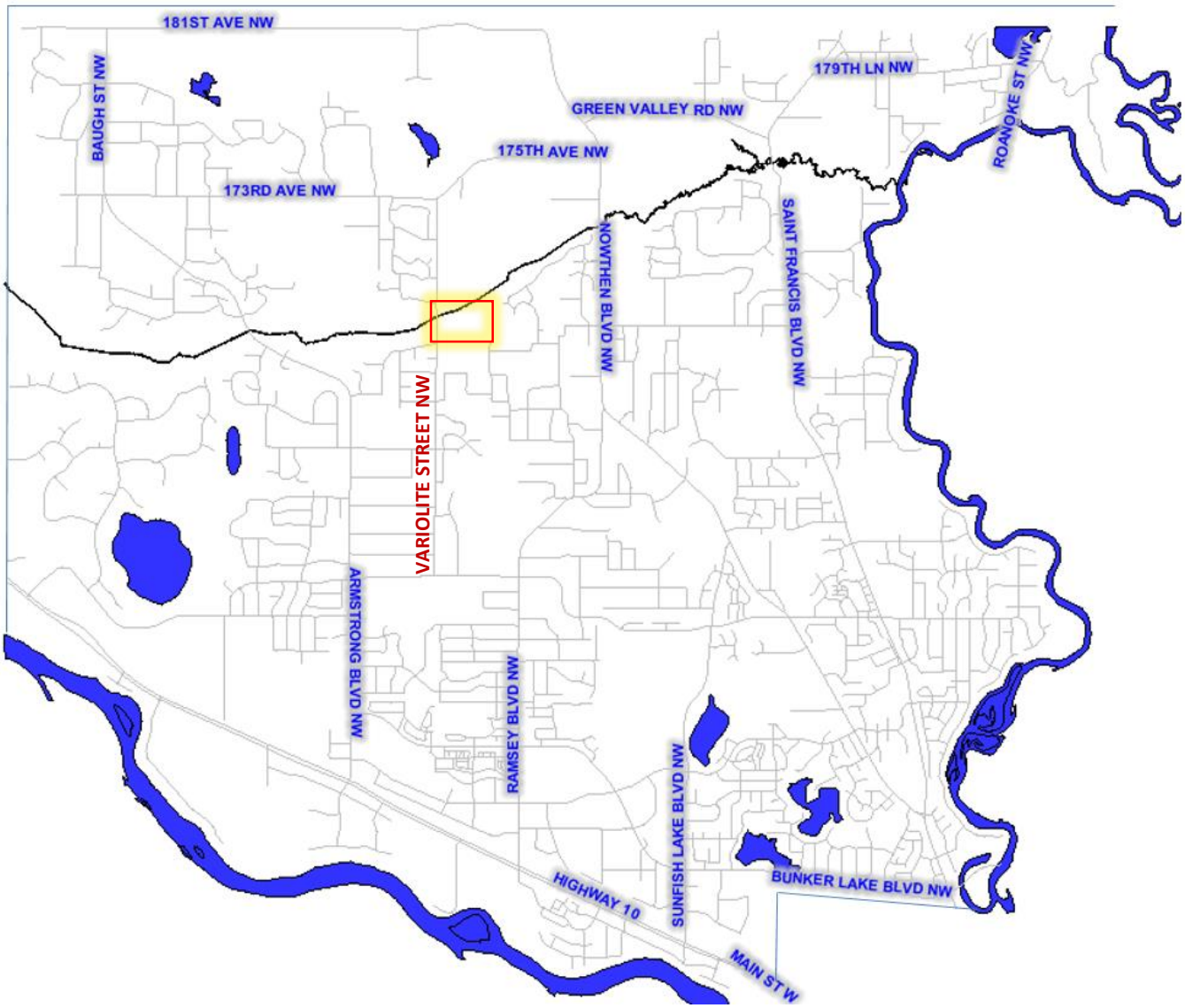
Each BIDDER is responsible for inspecting the site and for reading and being thoroughly familiar with the CONTRACT DOCUMENTS. The failure or omission of any BIDDER to do any of the foregoing shall in no way relieve any BIDDER from any obligation in respect to their BID.

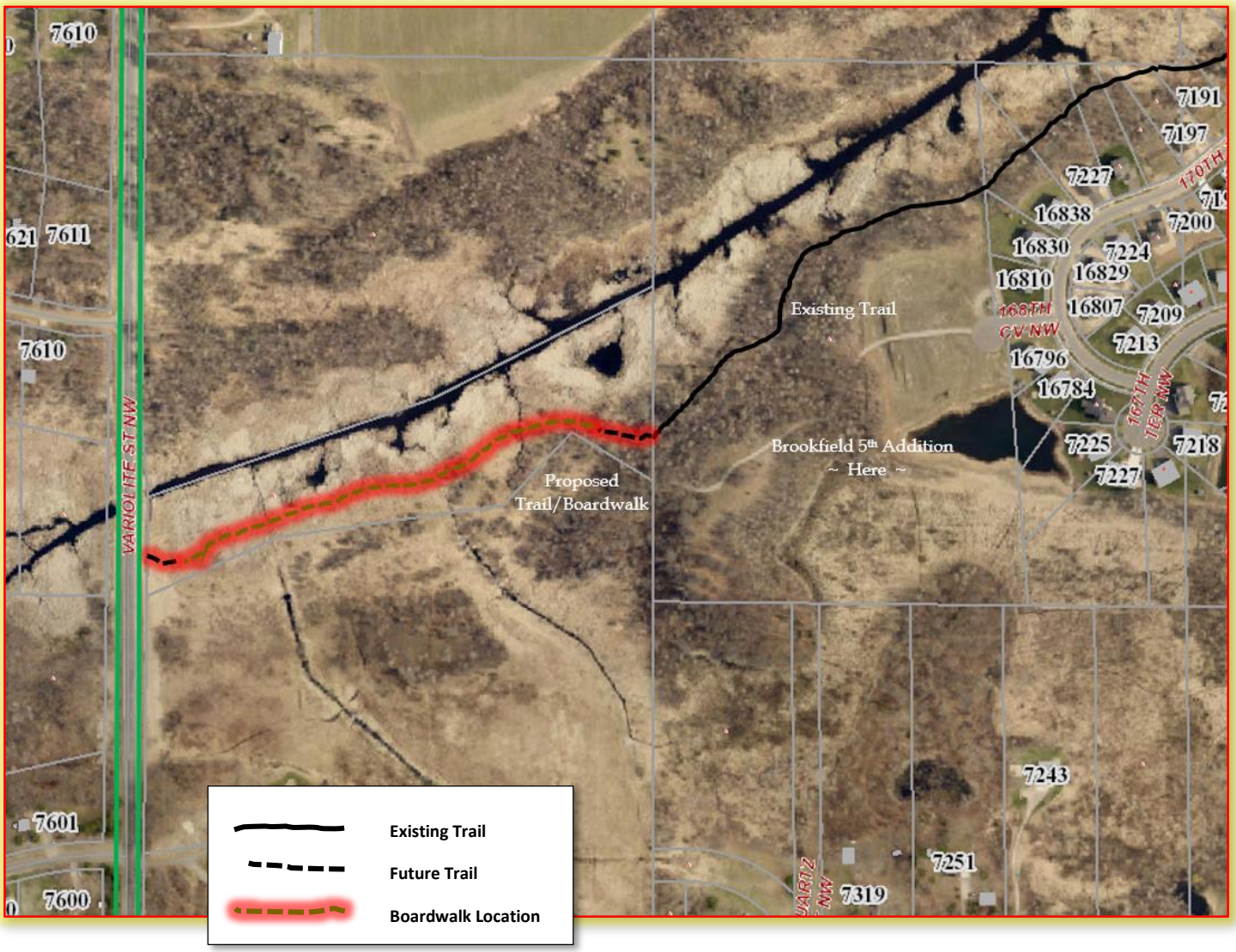
The low BIDDER shall supply the names and addresses of major material SUPPLIERS and SUBCONTRACTORS when requested to do so by the OWNER.

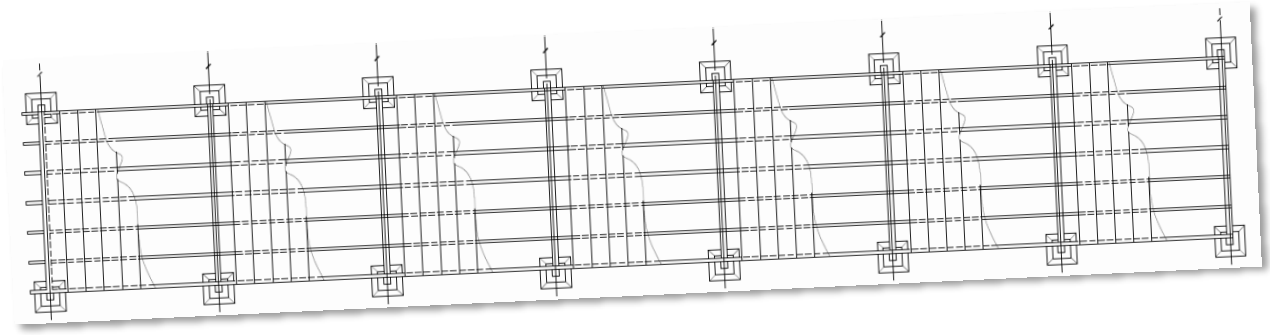
The OWNER'S representative is Mark Riverblood, Parks Superintendent, 7550 Sunwood Drive NW, Ramsey, MN 55303; telephone (763) 433-9853

SITE LOCATION









(Boardwalk Plan View)

BID PROPOSAL

This Bid is submitted to the City of Ramsey for City Improvement Project **#18-08 – Trott Brook Boardwalk.**

That _____, the undersigned bidder, proposes and agrees, if this bid is accepted, to enter into an agreement with the Owner in the form included in the contract documents to perform and furnish all work as specified or indicated in the contract documents for the Contract Price and within the contract time indicated in this Bid and in accordance with the other terms and conditions of the contract documents.

In submitting this bid, bidder represents, as more fully set forth in the Agreement, that:

(a) Bidder has examined copies of all bidding documents and of the following addenda (receipt of all which is hereby acknowledged):

_____

_____

_____

(b) Bidder has familiarized him/herself with the nature and extent of the contract documents, work, site, locality and all local conditions and laws and regulations that in any manner may affect cost, progress, performance or furnishing of the work.

(c) Bidder has given the Owner written notice of all conflicts, errors or discrepancies that it has discovered in the contract documents and the written resolution thereof by the Owner is acceptable to bidder.

(d) This bid is genuine, is not made in the interest of or on behalf of any undisclosed person, firm or corporation, and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; bidder has not directly or indirectly induced or solicited any other bidder to submit a false or sham bid; bidder has not solicited or induced any person, firm or corporation to refrain from bidding and bidder has not sought by collusion to obtain for itself any advantages over any other bidder or over owner.

(e) Bidder agrees that the work will be completed by June 1, 2018.

(f) A bid bond in the amount of five percent (5%) of the bid contained herein is attached. This bid bond shall be forfeited if the bidder fails to execute and file the required contract within ten (10) days after notification of the bid award by the owner.

(g) The contractor agrees to perform all work described in the contract documents for the lump sum payment of the completed boardwalk, **based upon the lineal footage as constructed and accepted.**

BID PROPOSAL

The Trott Brook Boardwalk is estimated to be < 1,500' feet in length when completed, consisting of *approximately* 188, 8' x 8' panels.

ITEM	**UNIT**	**QUANITY**	**UNIT PRICE**	**EXTENSION**
BOARDWALK @ 8 FEET WIDE	LF	1,500'	$ _____	$ _____
TOTAL BID				**$ _____**

This Bid Submitted by:

If Bidder is:

An Individual

Name (typed or printed): _____

By: _____ (SEAL)
(Individuals Signature)

Doing Business as: _____

A Partnership

Partnership Name: _____
(SEAL)

By: _____
(Signature of general partner – attach evidence of authority to sign)

Name (typed or printed): _____

A Corporation

Corporation Name: _____
(SEAL)

State of Incorporation: _____
Type: _____

By: _____
(Signature of general partner – attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____
(CORPORATE SEAL)

Attest: _____
(Signature of Corporate Secretary)

Date of Qualification to do business in Minnesota is: _____

A Joint Venture

Name of Joint Venture: _____
(SEAL)

First Joint Venturer Name: _____

By: _____
(Signature of first joint venture partner – attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

Second Joint Venturer Name: _____

By: _____
(Signature of second joint venture partner – attach evidence of authority to sign)
(Each joint venture must sign. The manner of signing for each individual, partnership, and corporation that is party to the joint venture should be in the manner indicated above.)

Bidders Business Address: _____

_____

Phone:_____

Submitted on _____, 2018

State Contractor License No. _____. (If Applicable)

RESPONSIBLE CONTRACTOR

In accordance with Laws of Minnesota, 2014, chapter 253 (Minnesota Statutes §16C.285), Bidders are hereby advised that the Department cannot award a construction contract in excess of $50,000 unless the contractor is a "responsible contractor" as defined in Minnesota Statutes §16C.285, subdivision 3. A bidder submitting a Proposal for this Project must verify that it meets the minimum criteria specified in Minnesota Statutes §16C.285, subdivision 3, by completing the Responsible Contractor Certificate within this Proposal. Statements in the certificate must be certified by a company officer. Bidders are responsible for obtaining verifications of compliance from all subcontractors, using a form provided by the Department. A bidder must submit signed verifications from subcontractors upon the Department's request.

A Bidder or subcontractor who does not meet the minimum criteria established in Minnesota Statutes §16C.285, subdivision 3, or who fails to verify compliance with the minimum requirements, will not be a "responsible contractor" and will be ineligible to be awarded the Contract for this Project or to work on this Project. Bidders and subcontractors are also advised that making a false statement verifying compliance with any of the minimum criteria will render the Bidder or subcontractor ineligible to be awarded a construction contract for this Project and may result in the termination of a contract awarded to a Bidder or subcontractor that makes a false statement.

STATE OF MINNESOTA - RESPONSIBLE CONTRACTOR CERTIFICATE

Applies to all prime contracts in excess of $50,000

A responsible contractor is defined in Minnesota Statutes §16C.285, subdivision 3.

Any prime contractor or subcontractor who does not meet the minimum criteria under Minnesota Statutes §16C.285, subdivision 3, or who fails to verify that it meets those criteria, is not a responsible contractor and is not eligible to be awarded a construction contract for the project or to perform work on the project.

A false statement under oath verifying compliance with any of the minimum criteria shall render the prime contractor or subcontractor that makes the false statement ineligible to be awarded a construction contract for the project and may result in termination of a contract awarded to a prime contractor or subcontractor that makes a false statement.

A prime contractor shall submit to the contracting authority upon request copies of the signed verifications of compliance from all subcontractors of any tier pursuant to subdivision 3, clause 7.

By signing this statement, I, _____ (typed or printed name), _____ (title), certify that I am an owner or officer of the company and do verify under oath that my company is in compliance with each of the minimum criteria listed in the law.

_____

(*name of the person, partnership or corporation submitting this proposal*)

_____

(*business address*)

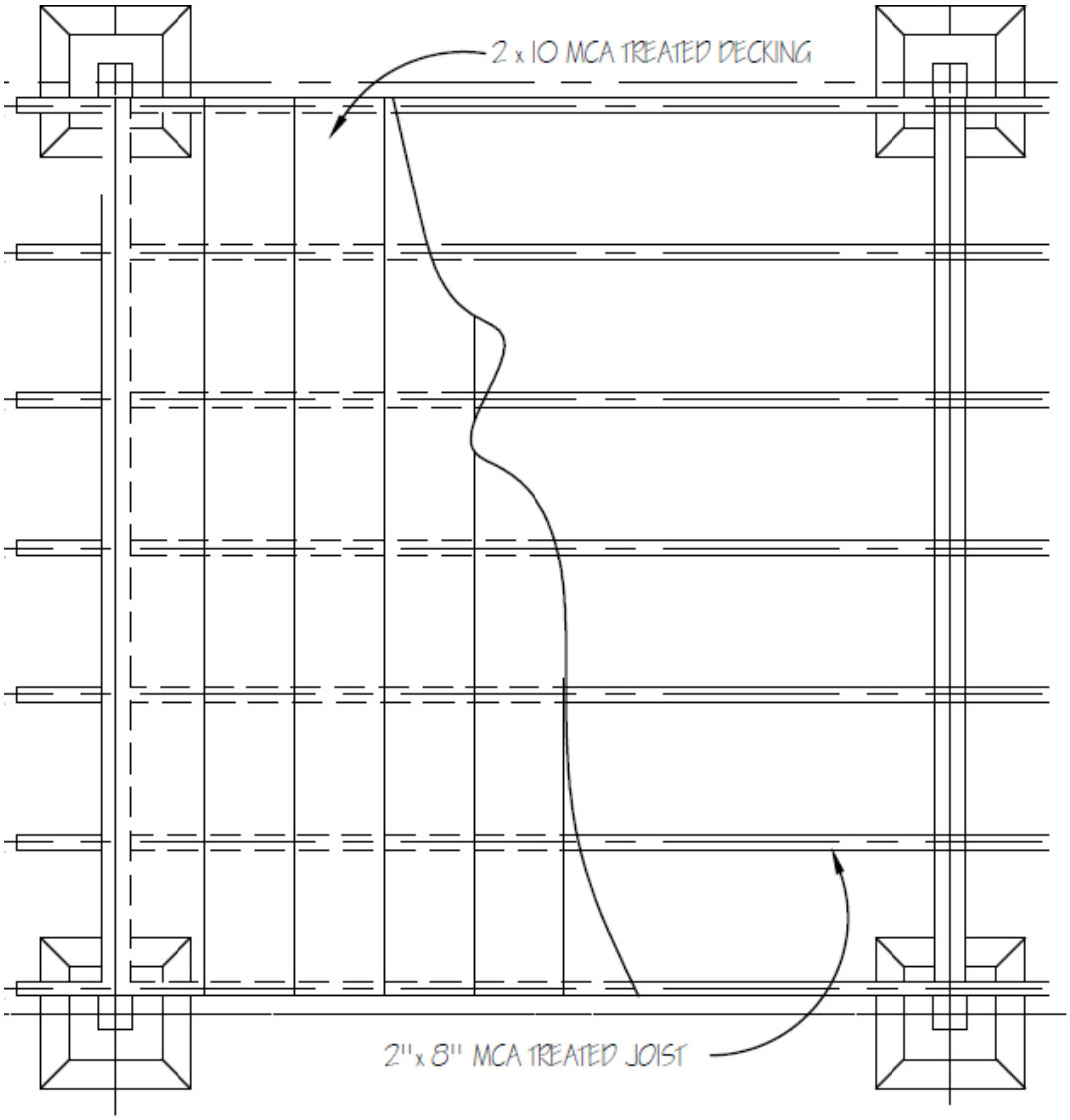
Signed: _____ _____

(bidder or authorized representative) *Date*

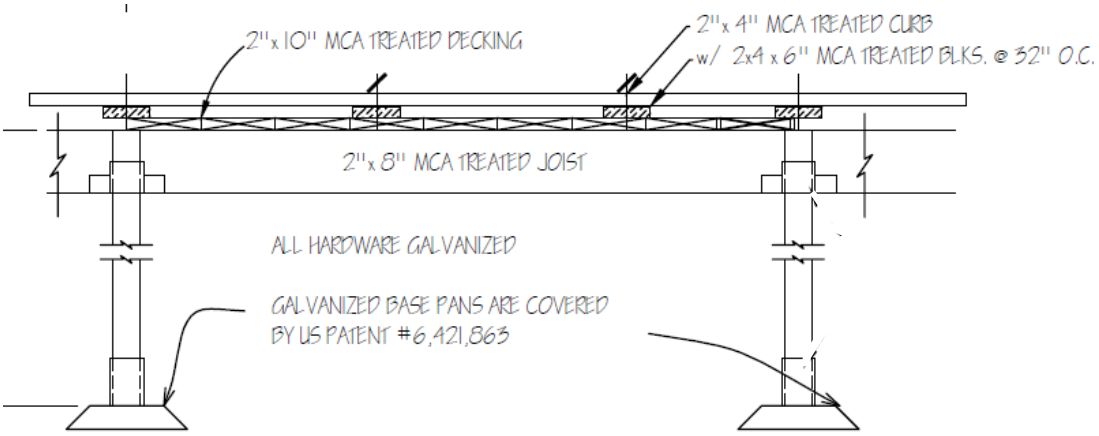
BID SPECIFICATIONS

1. **Project Scope:**

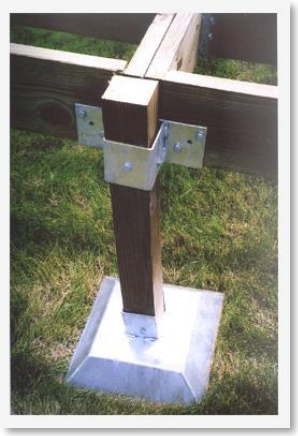
   The Trott Brook Boardwalk is estimated to be 1,500' feet when completed, consisting of *approximately* 188, 8' x 8' panels, each made with 7, **2 x 8** 'rails' or joists, with an 8' foot 'cap' on each end (as shown below). Each section shall be through-bolted in at least four places to the adjoining section. The boardwalk will have 4 or 5, (approximately 22 degree or less) turns.



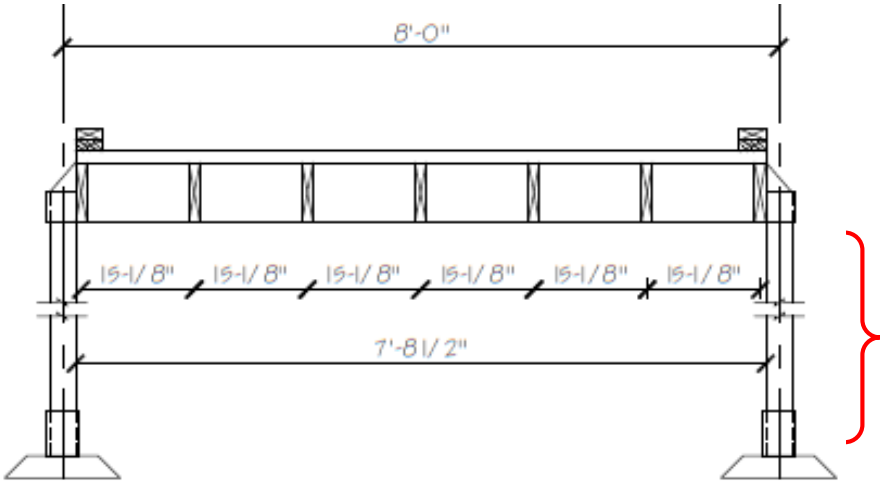
Traverse decking shall consist of 2 x 10's, with an elevated 2 x 4 'curb' on each edge. Each section shall be elevated and supported by galvanized brackets and pans as shown, with a clearance below the deck of between 12" and 24" (varies), to account for uneven ground and to allow the passage of animals.



Elevated Curb Detail Above



Hot dipped galvanized footing support pans and 4 x 4 brackets manufactured by Custom Manufacturing Inc., **or approved equal**.



12" to 24" Varies (boardwalk deck surface to remain level)

2. **Boardwalk design Loads:**
   ~ Design Dead Load on Deck 10 PSF
   ~ Design Live Load on Deck 40 PSF

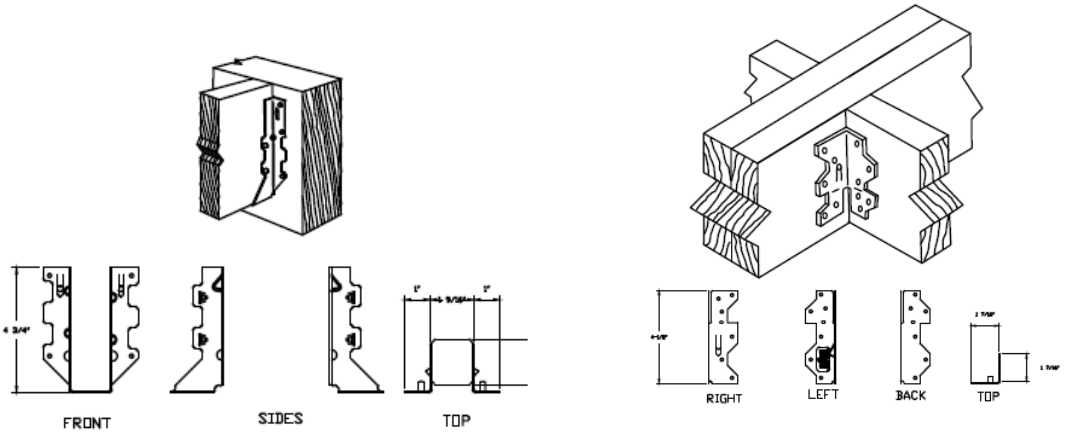
3. **Material Specifications:** All materials shall meet or exceed the following specifications:

   ~ Structural dimensional lumber shall be No. 2 Southern Pine or better, and be graded in accordance with National Design Specifications for wood construction. All lumber shall conform to the requirements of the applicable grading rules agency—a grading agency certification is required on all lumber material. ***No warped lumber shall be used.***

   ~ All wood used shall be arsenic free and ACQ or MCA treated to UC4A standards for ground contact (4 x 4' supports) and UC3B for all other lumber.

   ~ *All hot dipped galvanized footing support pans (standard size) and 4 x 4 brackets (pictured above) shall be manufactured by Custom Manufacturing Inc. of Clinton, Wisconsin* ***or approved equal.***

   ~ Joist hangers (10, per 8' x 8' panel) and inside corner brackets (4, per 8' x 8' panel) shall be galvanized or zinc coated.



   ~ All lumber shall be pre-stained brown, or stained brown on site.

~ Deck with ¼ x 3 ½ GRK Structural Screws- Climetek Finish, or approved equal.

In any event of a discrepancy within these specifications, or an instance of an omission in details, the existing boardwalk depicted at the beginning of this document (within the City of Ramsey), shall be consulted for guidance in the interpretation of materials, or methods of construction.

4. **Construction Methods:**
   All material shall be well manufactured. All lumber shall be straight, well sawn, sawed square at ends, and opposite surfaces parallel unless otherwise specified (E.g. 22 degree corners). Workmanship shall be first class throughout. All screws shall be properly set to ensure the heads are flush or *slightly* recessed with the surface of the wood decking. Proper pre-drilling of holes for screws (as may be necessary) shall be performed to avoid splitting the lumber.

   All construction is intended to be from the West, at Variolite Street and progress East to the project termini.

5. **Basis of Payment:**
   Payment for the boardwalk shall be made based upon the lineal foot, as measured with the Owner upon completion; and include all costs associated with fabrication, construction/installation and include material delivery, mobilization, with any other costs considered incidental.

CITY SPECIAL PROVISIONS

1. General

These Special Provisions contain items of specific instruction and subject matter concerning construction detail and/or are modifications to the General Conditions and Standard Specifications. The Contractor shall conduct his/her work in conformance with the specifications set forth herein and in accordance with the Minnesota Department of Transportation Standard Specifications for Construction (as may be applicable), 2016 Edition, which is incorporated by reference to these specifications.

2. Project Schedule

The City of Ramsey anticipates, but does not guarantee award of this project, on February 12th, 2018. Construction is foreseen to commence on or about February 26th, 2018.

3. Working Hours

The work shall be carried out during normal daylight working hours in accordance with local ordinance and so as not to cause any unreasonable nuisance to affected residents. Under emergency conditions, this limitation may be waived in writing by the Owner. Normal working hours in the City of Ramsey are considered to be from 7:00 a.m. to 10:00 p.m. on Monday through Saturday. The contractor shall provide 72 hour advance notice before working on Saturday. City Council approval is required for Sunday work.

4. Maintenance of Traffic

All traffic control devices **if required**, shall conform and be installed in accordance to:

- The "Minnesota Manual on Uniform Traffic Control Devices" (MN MUTCD);
- Part 6, "Field Manual for Temporary Traffic Control Zone Layouts" (Field Manual);
- The Speed Limits in Work Zones Guideline;
- The Minnesota Flagging Handbook;
- The Minnesota Standard Signs Manual;
- The Traffic Engineering Manual;

The Contractor shall submit the proposed traffic control layout, to the Owner for approval at least five (5) days prior to the start of construction. The Contractor shall modify his/her proposed traffic control layout and/or devices as deemed necessary by the Owner.

The Contractor shall notify the local Police and Fire Departments prior to commencing construction that will restrict traffic on any City street to the degree that emergency traffic could not be immediately facilitated. The Contractor shall provide necessary signs, flashers and barricades for any parking or driving lane closures. All signing shall conform to the MnDOT Manual of Uniform Traffic Control Devices. All plans for lane closures shall be submitted to the Owner for approval prior to any closures.

The cost of all work related to continuation and control of traffic, including maintenance of traffic, provision of continued access, and the placement, maintenance or removal of traffic control devices should be included within the bid for the boardwalk's construction as incidental. In the event the Contractor fails to maintain the street free of debris or provide signing, the Owner may perform the work and deduct the cost from any amount due the Contractor.

5. Cleanup and Restoration

When the work has been completed, the Contractor shall remove from the site all extra materials, equipment, debris and other supplies. All surfaces disturbed during the construction period shall be returned to their original condition or better.

6. Work Area

The Contractor's operations shall be confined to the Public Park (wetland) and adjoining Right of Way of Variolite Street. The Contractor shall secure the permission of the Owner if he/she wishes to store materials, vehicles and equipment elsewhere.

7. Permits

The Contractor will be required to obtain a City contractor's license.

8. Barricades, Guards and Safety Equipment

To protect persons from injury and to avoid property damage, adequate barricades, construction signs, warning lights, and guards as required shall be placed and maintained by the contractor during the progress of the construction work near Variolite Street. All materials which may serve as obstructions to traffic or be deemed hazards shall be enclosed by fences or barricades and shall be protected by adequate lighting when visibility is poor. The rules and regulations of local authorities respecting safety provisions shall be observed.

9. Preconstruction Conference Required

Prior to initiating the work a preconstruction conference shall be scheduled and held with the contractor and his/her subcontractors (if any), the City, or others with an interest in the project. The Contractor shall prepare and submit a list of subcontractors, material suppliers, and material submittals that are required to comply with specified standards if requested, and will submit certificates of compliance or a schedule for compliance submittal.

No work is authorized on the project until the Notice to Proceed is issued. Once work has commenced, the Contractor shall continuously pursue completion in accordance with the approved schedule.

10. Construction Staking

Boardwalk alignment staking shall be provided by the Owner. Confirmation of the alignment and locations of 4 or 5 turns will be verified in the field, together with the Owner and Contractor. The Contractor shall be responsible for compliance with ADA requirements of the boardwalk (vertical separation, side slopes and grade elevation transitions).

11. Protection of Utilities

The Contractor is advised that utilities which include electric, gas, telephone, cable TV, fiber optic lines, and water and sanitary sewer may be located within the project area near Variolite Street. The Contractor shall comply with the provisions of Minnesota Statues Chapter 216 related to underground construction and utility protection (Gopher State One call).

12. Maintenance during Construction

Once the Contractor commences work on the project, the construction area shall be maintained for the remainder of the project by the Contractor at their expense. Necessary signs and barricades shall be furnished by the Contractor. The Contractor is required to place a portable biffy on site, or mandate that all workers utilize the restrooms at Central Park.

13. Basis of Payment and Project Acceptance

Payment shall be made for the work performed, upon the lineal measurement of the centerline of the actual boardwalk constructed. The cost of any additional labor materials, tools and supplies which have not been specifically identified but required to complete the project as per the plans and specifications shall be considered incidental to the project as bid.

The project will be accepted and approved at the completion of all aspects of the construction, with the Owner and Contractor walking the boardwalk and finding that there is NO perceptible movement latterly or vertically, nor sounds of movement.

CONSTRUCTION CONTRACT

THIS AGREEMENT (the "Agreement") is made and entered into this _____ day of _____, 2018, by and between _____, a Minnesota Corporation (the"Contractor") and the City of Ramsey, a Minnesota Municipal Corporation, 7550 Sunwood Drive NW, Ramsey, Minnesota 55303 (the "Owner").

WITNESSETH

WHEREAS, the City of Ramsey proposes to construct an 8' foot wide wooden boardwalk, approximately 1,500' feet in length, with City Improvement Project No. 18-08 (the "Project"); and

WHEREAS, the plans and specifications necessary for construction of the Project are defined in the Contract Documents and Technicial Specifications dated _____, 2018 (the "Contract Documents"); and

WHEREAS, the work required to complete the Project is defined in the Contract Documents (the "Work"); and

WHEREAS, the Contractor has made a written proposal and bid to the Owner to furnish the material, equipment, labor and everything necessary for the completion of the Work for the price and within the time schedule required by the Contract Documents; and

WHEREAS, the Contractor, as the lowest responsible bidder, has been awarded the contract for the Work by the City; and

WHEREAS, Contractor, in consideration of the payments hereinafter provided, for itself and its successors, as the case may be, hereby covenants and agrees to and with the Owner to perform the Work and furnish the material, under the supervision of the City Engineer; and

WHEREAS, Contractor acknowledges:

1. That it understands the Contract Documents;

2. That it has the equipment, technical ability, personnel and facilities to construct the Project in accordance with the Contract Documents and that it is licensed by all applicable agencies and governmental entities;

3. That the Contract Documents are, in its opinion, appropriate and adequate for the complete construction of the Project in a sound and suitable manner.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed and understood as follows:

1. Work Performance. Contractor shall perform the Work as described in the Contract Documents which are incorporated herein by reference. Contractor agrees to comply with all federal, state, and local laws and ordinances applicable to the services to be performed under this Agreement, including all safety standards. The Contractor shall be solely and completely responsible for conditions of the job site, including the safety of all persons and property during the performance of the services.

2. Commencement of Work. The Contractor shall commence work on the Project within ten (10) days of the date of the Notice to Proceed given by the City Engineer and shall have the Work substantially complete within the period specified in the Contract Documents. Failure to complete the work within this period will be cause for the Contractor to forfeit the amount as required by the Special Provisions terms of the Contract Documents and that it is appropriately licensed by all applicable agencies and governmental entities.

3. Contractor Compensation. The Owner shall compensate Contractor for the Work in the amount of $_____ per lineal foot based upon the Contractor's accepted bid subject to any additions or deductions provided therein, payment shall be made pursuant to the payment provisions outlined in the Contract Documents.

4. Independent Contractor Relationship. It is expressly understood that the Contractor is an "independent contractor" and not an employee of the City. The Contractor shall have control over the manner in which the services are performed under this Agreement. The Contractor shall supply, at its own expense, all materials, supplies, equipment and tools required to accomplish the work contemplated by this Agreement. The Contractor shall not be entitled to any benefits from the City, including, without limitation, insurance benefits, sick and vacation leave, workers' compensation benefits, unemployment compensation, disability, severance pay, or retirement benefits.

5. Insurance Requirements.

   A. Liability. The Contractor agrees to maintain commercial general liability insurance in a minimum amount of $1,500,000 per occurrence; $2,000,000 annual aggregate. The policy shall cover liability arising from premises,

operations, products-completed operations, personal injury, advertising injury, and contractually assumed liability. The City shall be named as an additional insured.

B. Automobile Liability. If the Contractor operates a motor vehicle in performing the services under this Agreement, the Contractor shall maintain commercial automobile liability insurance, including owned, hired, and non-owned automobiles, with a minimum liability limit of $1,000,000, combined single limit.

C. Workers' Compensation. The Contractor agrees to comply with all applicable workers' compensation laws in Minnesota.

D. Certificate of Insurance. The Contractor shall, prior to commencing services, deliver to the City a Certificate of Insurance as evidence that the above coverage's are in full force and effect.

6. Indemnification. To the fullest extent permitted by law, the Contractor agrees to defend, indemnify and hold harmless the City, and its employees, officials, volunteers and agents from and against all claims, actions, damages, losses and expenses, including attorney fees, arising out of the Contractor's negligence or the Contractor's performance or failure to perform its obligations under this Agreement. The Contractor's indemnification obligation shall apply to the Contractor's subcontractor(s), or anyone directly or indirectly employed or hired by the Contractor, or anyone for whose acts the Contractor may be liable. The Contractor agrees this indemnity obligation shall survive the completion or termination of this Agreement.

7. Dispute Resolution. The Parties shall cooperate and use their best efforts to ensure that the various provisions of the Agreement are fulfilled. The Parties agree to act in good faith to undertake resolution of disputes, in an equitable and timely manner and in accordance with the provisions of this Agreement. If disputes cannot be resolved informally by the Parties, the following procedures shall be used:

A. Whenever there is a failure between the Parties to resolve a dispute on their own, the Parties shall first attempt to mediate the dispute. The parties shall agree upon a mediator, or if they cannot agree, shall obtain a list of court-approved mediators from the Anoka County District Court Administrator and select a mediator by alternately striking names until one remains. The City shall strike the first name followed by the Contractor, and shall continue in that order until one name remains.

B. Litigation. If the dispute is not resolved within thirty (30) days after the end of mediation proceedings, the Parties may litigate the matter.

8. General Provisions.

A. Entire Agreement. This Agreement supersedes any prior or contemporaneous representations or agreements, whether written or oral, between the Parties and contains the entire agreement.

B. Assignment. The Contractor may not assign this Agreement to any other person unless written consent is obtained from the City.

C. Amendments. Any modification or amendment to this Agreement shall require a written agreement signed by both Parties.

D. Nondiscrimination. In the hiring of employees to perform work under this Agreement, the Contractor shall not discriminate against any person by reason of any characteristic protected by state or federal law. Prevailing wage rate will NOT apply for the Trott Brook Boardwalk project.

E. Force Majeure. Except for payment of sums due, neither party shall be liable to the other or deemed in default under this Agreement, if and to the extent that such party's performance is prevented by reason of Force Majeure, as determined by the City.

F. Notices. All notices and other communications under this Agreement must be in writing and must be given by registered or certified mail, postage prepaid, or delivered by hand at the addresses set forth below:

Notice to City: City of Ramsey
Attention: Parks Superintendent
7550 Sunwood Drive NW
Ramsey, MN 55303

Notice to Contractor: _____
_____
_____

G. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Minnesota. All proceedings related to this Agreement shall be venued in the State of Minnesota.

H. Waivers. The waiver by either party of any breach or failure to comply with any provision of this Agreement by the other party shall not be construed as, or constitute a continuing waiver of such provision or a waiver of any other breach of or failure to comply with any other provision of this Agreement.

I. Ownership of Documents. All reports, plans, specifications, data, maps, and other documents produced by the Contractor in the performance of services under this Agreement shall be the property of the City.

J. Government Data. The Contractor agrees to maintain all data received from the City in the same manner as the City as required under the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.

K. Counterparts. This Agreement may be signed in counterparts, each of which shall be deemed an original, and which taken together shall be deemed to be one and the same document.

L. Savings Clause. If any court finds any portion of this Agreement to be contrary to law, invalid, or unenforceable, the remainder of the Agreement will remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in triplicate counterparts the day and year first above written.

CONTRACTOR:

_____

By:_____

Its:_____

OWNER:

CITY OF RAMSEY

By:_____
Sarah Strommen, Its Mayor

ATTEST:

By:_____
Kurt Ulrich, Its City Administrator

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: 01/09/2018

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Introduce Ordinance #18-04 Establishing E-3 Employment Zoning District

Purpose/Background:

The purpose of this case is to consider the establishment of a new employment zoning district within the City of Ramsey. This zoning district correlates to the City's new business park located generally west of Armstrong Boulevard and north and south of Bunker Lake Boulevard.

Note: the Comprehensive Plan Amendment has now been approved by the Metropolitan Council. Additionally, uses proposed in buildings currently being constructed are proposing uses in the existing underlying zoning district (indoor commercial recreation). This use is intended to carry over to the new zoning district in addition to the traditional business park uses (this same scenario is allowed in the City's existing business parks).

Notification:

A public hearing is required and was held at the December 7, 2017 Planning Commission meeting and the appropriate notice was issued.

Observations/Alternatives:

At its December 7th, 2017 meeting the Planning Commission recommended approval of the E-3 Zoning District with the inclusion -that it be stated that screening is required for any open and outdoor storage. Staff has included that language in Ordinance #18-04.

Alternatives

Alternative 1: Recommend approval of Ordinance #18-04 Establishing the E-3 Employment District as proposed. The E-3 Employment District is modeled after the E-2 Employment District with more stringent governance over outdoor storage. Staff supports this alternative.

Alternative 2: Table Ordinance #18-04 Establishing the E-3 Employment District as proposed. If the City Council feels that additional work is necessary in refining the proposed language for the E-3 Employment District it should direct staff to specific areas it would like to see refined. Staff is not opposed to this alternative.

Alternative 3: Recommend denial of Ordinance #18-04 Establishing the E-3 Employment District. The E-3 Employment District is being established for the City's new Industrial Park. Staff does not support this alternative.

Funding Source:

Costs associated with this request are the responsibility of the City.

Recommendation:

The Planning Commission recommends adoption of Ordinance #18-04 establishing the proposed E-3 zoning district within the City of Ramsey. The E-3 District is intended to govern general industrial and commercial activity within the City's new Industrial Park.

Action:

Motion to introduce Ordinance #18-04 Establishing the E-3 Employment District within the City of Ramsey.

Attachments

Ordinance 2018-004 Establishing E-3 Employment District

Redlined Code Comparison of Proposed E-3 District to existing E-2 District

12-7-17 Planning Commission Meeting Minutes (Unapproved)

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	01/03/2018 01:37 PM
Tim Gladhill	Tim Gladhill	01/03/2018 08:39 PM
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:24 PM
Form Started By: Eric Maass		Started On: 12/13/2017 11:10 AM
Final Approval Date: 01/04/2018		

ORDINANCE #2018-004

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE ESTABLISHING SECTION 117-124 "E-3 EMPLOYMENT DISTRICT" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT.

Section 117-124 of the Ramsey Zoning Ordinance is amended to read as follows:

Sec. 117-124. - E-3 Employment District.

(a) *Intent.* The purpose of the E-3 Employment District is to provide for the mix of typically large volumes or bulk commercial goods and services, wholesale/warehouse activities and limited retail activities and limited outdoor storage.

(b) *Permitted uses.* The following are permitted uses, subject to general requirements and performance standards as specified by this chapter:

(1) Building materials sales stores.

(2) Governmental and public utility buildings and structures.

(3) Indoor commercial recreation.

(4) Manufacturing.

(5) Office buildings and uses.

(6) Radio and television offices and stations.

(7) Transportation terminals.

(8) Warehousing of non-explosive material or equipment.

(9) Wholesale business.

(10) Storage.

(11) Business incubators/multitenant facilities housing manufacturing, research labs, testing labs, offices, motor vehicle, implement and recreation equipment sales or repair, governmental or public uses, indoor commercial recreation, manufacturing, radio and television offices and stations, and wholesale businesses, provided they are indoor operations with no outside storage or display areas. A maximum of 20 percent of the units or suites of such a facility may be occupied by enclosed retail and rental activity as a principal use.

(12) Self-storage facilities.

(c) *Accessory uses.*

(1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 50 percent of the gross floor space of the principal use.

(2) Off-street parking including semi-trailer trucks, as regulated and required by this chapter.

(3) Off-street loading as regulated and required by this chapter.

(4) Signing as regulated by this Code.

(6) Enclosed retail and rental activity as an accessory to a permitted use in a business incubator or multitenant facility provided the retail or rental activity does not occupy more than 50 percent of the gross floor area of the occupied unit or suite.

(d) *Conditional uses.* The following are conditional uses and require a conditional use permit based upon procedures set forth in and regulated by section 117-50:

(1) Open and outdoor storage accessory to a principal use, provided that:

a. Storage area is surfaced with concrete or bituminous.

b. This use does not take up parking space or loading area as required for conformity to this chapter.

c. The provisions of section 117-51 are considered and satisfactorily met.

d. Open and outdoor storage shall be screened from adjacent properties and public right-of-way.

(2) Open or outdoor service, sale, display and rental as a principal use, provided that:

a. The use does not take up parking space or loading area as required for conformity to this chapter.

b. Sales area is surfaced with asphalt or concrete material to control dust.

c. The provisions of section 117-51 are considered and satisfactorily met.

(3) Oversizing of signs.

(4) Expansion or enlargement of lawful nonconforming uses.

(5) Cell towers.

(6) Micro-scale WECS.

(7) Medium-scale WECS.

(8) Retail sales facility for CNG (compressed natural gas) or other alternative automotive fuels. Retail sales must be an accessory to an onsite fleet fueling operation.

(9) Schools, public and private.

(e) *Standards.* (Also refer to article II, division 6 of this chapter for general performance standards).

(1) Bulk standards.

Standard	Requirement
Minimum lot size	1 acre
Minimum lot width	200 feet
Building setbacks:	
Front	35 feet
Rear	25 feet
Side	25 feet
Major and minor arterials	60 feet from centerline of road right-of-way plus the local applicable setback

From service road	30 feet
Setbacks when adjacent to residential district:	
Buildings	60 feet
Off-street parking, storage areas, and driveways	40 feet
Parking and pavement (includes maneuvering areas) setback from street right-of-way	20 feet
Maximum building height	65 feet
Maximum lot coverage	45 percent

(2) Lighting. Any lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located.

(3) Landscaping and buffering.

a. *Site landscaping.*

1. Minimum landscaping requirements. All open space areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, ornamental trees, shrubs, flowers, ground cover, decorative walks, or other similar site design materials in a quantity and placement suitable for the site. A reasonable attempt should be made to preserve as many existing trees as is practicable and to incorporate them into the development. For each existing significant tree retained one overstory tree can be deducted from the minimum requirements.

2. Number of plantings. The minimum number of overstory trees on any given site shall be as indicated below. These are minimum requirements that are typically supplemented with other understory trees, shrubs, flowers and ground covers deemed appropriate for a complete quality landscape treatment of a site.

Type	Number of Plantings
Deciduous/coniferous trees	1 per 50 lineal feet of site perimeter or 1 tree per 1,000 square feet of building footprint area, whichever is greater. For expansions to buildings, 1 tree is required for each 1,000 square feet of additional building footprint area.
Shrubs	1 per 30 lineal feet of site perimeter or 1 per 300 square feet of building footprint area, whichever is greater.

3. Minimum size of plantings. Landscaping material shall be of the following minimum planting size:

Type	Size
Deciduous trees	2.5 inches diameter as measured three feet above ground
Coniferous trees	6 feet in height

Deciduous shrubs	2 feet in height
Evergreen shrubs	2 feet in height or 2 feet in width, whichever applies
Ornamental trees	1.5 inches diameter as measured three feet above ground

4. Planting types.

   (i) Acceptable plantings shall be determined by the City of Ramsey Tree Book.

   (ii) The compliment of trees fulfilling the landscaping requirements shall be not less than 25 percent deciduous and lot less than 25 percent coniferous. No more than 25 percent of the required plantings shall consist of ornamental trees.

   (iii) For every 35 feet of public road frontage, one overstory tree shall be planted on the private property adjacent to the public road right-of-way.

b. *Topsoil.* All exposed ground areas of a site not occupied by building, parking or storage, excluding natural areas that are left undisturbed, shall be covered with four inches of topsoil, as defined in section 117-1, or an approved alternative as referenced in section 117-348.

c. *Sodding and ground cover.* All areas not otherwise improved in accordance with approved site plans shall be finished with sod up to the edge of improved streets. Any alternative to the sod requirement shall require city council approval.

d. *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:

   1. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).

   2. One or more water efficient technologies. This could include, but is not limited to, WasterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

e. *Parking lot landscaping.* All parking lots are required to provide internal overstory tree plantings in an effort to shade parking surfaces and provide visual relief. Plantings are required at the following minimum schedule. The planting schedule is established to provide an acceptable number of plantings that may be planted in regular symmetrical patterns or irregular clusters or groupings.

   1. 1 tree per every ten parking spaces.

   2. Every overstory tree planting shall be provided with a planting area of 162 square feet.

   3. Acceptable ground cover materials include sod, mulch, and other natural ground cover. Landscaping rock and plastic underlayment is not allowed.

   4. All parking lot planting areas shall include underground irrigation systems.

f. *Bufferyards.* Bufferyards are greenspace areas intended to provide additional screening of businesses that are adjacent to residential areas. The following table details the width of the bufferyard along the common adjacent property line. An additional increase of landscape plantings would be required in the bufferyard. That increase is expressed in the table below as a percentage of the total required site landscaping.

		Existing Adjacent Development				
		R-1	R-2	R-3	B-1	B-2
Proposed	E-3	60 ft.	60 ft.	60 ft.	35 ft.	35 ft.

Development	Bufferyard width % increase in plantings required	30%	30%	30%	20%	20%

(4) Off-street loading. All off-street loading dock/berth areas shall be a minimum of 50 feet in length and there shall be at least one dock/berth for the first 10,000 square feet of floor area and one additional berth/dock for each additional 25,000 square feet of floor area.

SECTION 2. 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_____, 2018.

_____
Mayor

ATTEST:

_____
City Administrator

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

Sec. 117-116. - E-3~~2~~ Employment District.

(a) *Intent.* The purpose of the E-3~~2~~ Employment District is to provide for the mix of typically large volumes or bulk commercial goods and services, wholesale/warehouse activities and limited retail activities and limited outdoor storage.

(b) *Permitted uses.* The following are permitted uses, subject to general requirements and performance standards as specified by this chapter:

~~(1) Adult uses principal and accessory.~~

(1~~2~~) Building materials sales stores.

(2~~3~~) Governmental and public utility buildings and structures.

(3~~4~~) Indoor commercial recreation.

(4~~5~~) Manufacturing.

(5~~6~~) Office buildings and uses.

(6~~7~~) Radio and television offices and stations.

(7~~8~~) Transportation terminals.

(8~~9~~) Warehousing of non-explosive material or equipment.

(9~~10~~) Wholesale business.

(10~~11~~) Storage.

(11~~12~~) Business incubators/multitenant facilities housing manufacturing, research labs, testing labs, offices, motor vehicle, implement and recreation equipment sales or repair, governmental or public uses, indoor commercial recreation, manufacturing, radio and television offices and stations, and wholesale businesses, provided they are indoor operations with no outside storage or display areas. A maximum of 20 percent of the units or suites of such a facility may be occupied by enclosed retail and rental activity as a principal use.

(12~~13~~) Self-storage facilities.

(c) *Accessory uses.*

(1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 50 percent of the gross floor space of the principal use.

(2) Off-street parking including semi-trailer trucks, as regulated and required by this chapter.

(3) Off-street loading as regulated and required by this chapter.

(4) Signing as regulated by this Code.

~~(5) Open and outdoor storage as an accessory use not to exceed 30 percent of the property provided that:~~

~~a. Storage area is surfaced with concrete or bituminous.~~

~~b. This use does not take up parking space or loading area as required for conformity to this chapter.~~

(6) Enclosed retail and rental activity as an accessory to a permitted use in a business incubator or multitenant facility provided the retail or rental activity does not occupy more than 50 percent of the gross floor area of the occupied unit or suite.

(d) *Conditional uses.* The following are conditional uses and require a conditional use permit based upon procedures set forth in and regulated by section 117-50:

(1) Open and outdoor storage ~~as a principal use~~ accessory to a principal use, provided that:

a. Storage area is surfaced with concrete or bituminous.

b. This use does not take up parking space or loading area as required for conformity to this chapter.

c. The provisions of section 117-51 are considered and satisfactorily met.

d. Open and outdoor storage shall be screened from adjacent properties and public right-of-way.

(2) Open or outdoor service, sale, display and rental as a principal use, provided that:

a. The use does not take up parking space or loading area as required for conformity to this chapter.

b. Sales area is surfaced with asphalt or concrete material to control dust.

c. The provisions of section 117-51 are considered and satisfactorily met.

(3) Oversizing of signs.

(4) Expansion or enlargement of lawful nonconforming uses.

(5) Cell towers.

(6) Micro-scale WECS.

(7) Medium-scale WECS.

(8) Retail sales facility for CNG (compressed natural gas) or other alternative automotive fuels. Retail sales must be an accessory to an onsite fleet fueling operation.

(9) Schools, public and private.

(e) *Standards.* (Also refer to article II, division 6 of this chapter for general performance standards).

(1) Bulk standards.

Standard	Requirement
Minimum lot size	1 acre
Minimum lot width	200 feet
Building setbacks:	
Front	35 feet
Rear	25 feet
Side	25 feet
Major and minor arterials	60 feet from centerline of road right-of-way plus the local applicable setback

From service road	30 feet
Setbacks when adjacent to residential district:	
Buildings	60 feet
Off-street parking, storage areas, and driveways	40 feet
Parking and pavement (includes maneuvering areas) setback from street right-of-way	20 feet
Maximum building height	65 feet
Maximum lot coverage	45 percent

(2) Lighting. Any lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located.

(3) Landscaping and buffering.

a. *Site landscaping.*

1. Minimum landscaping requirements. All open space areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, ornamental trees, shrubs, flowers, ground cover, decorative walks, or other similar site design materials in a quantity and placement suitable for the site. A reasonable attempt should be made to preserve as many existing trees as is practicable and to incorporate them into the development. For each existing significant tree retained one overstory tree can be deducted from the minimum requirements.

2. Number of plantings. The minimum number of overstory trees on any given site shall be as indicated below. These are minimum requirements that are typically supplemented with other understory trees, shrubs, flowers and ground covers deemed appropriate for a complete quality landscape treatment of a site.

Type	Number of Plantings
Deciduous/coniferous trees	1 per 50 lineal feet of site perimeter or 1 tree per 1,000 square feet of building footprint area, whichever is greater. For expansions to buildings, 1 tree is required for each 1,000 square feet of additional building footprint area.
Shrubs	1 per 30 lineal feet of site perimeter or 1 per 300 square feet of building

	footprint area, whichever is greater.

3. Minimum size of plantings. Landscaping material shall be of the following minimum planting size:

Type	Size
Deciduous trees	2.5 inches diameter as measured three feet above ground
Coniferous trees	6 feet in height
Deciduous shrubs	2 feet in height
Evergreen shrubs	2 feet in height or 2 feet in width, whichever applies
Ornamental trees	1.5 inches diameter as measured three feet above ground

4. Planting types.

   (i) Acceptable plantings shall be determined by the City of Ramsey Tree Book.

   (ii) The compliment of trees fulfilling the landscaping requirements shall be not less than 25 percent deciduous and lot less than 25 percent coniferous. No more than 25 percent of the required plantings shall consist of ornamental trees.

   (iii) For every 35 feet of public road frontage, one overstory tree shall be planted on the private property adjacent to the public road right-of-way.

b. *Topsoil.* All exposed ground areas of a site not occupied by building, parking or storage, excluding natural areas that are left undisturbed, shall be covered with four inches of topsoil, as defined in section 117-1, or an approved alternative as referenced in section 117-348.

c. *Sodding and ground cover.* All areas not otherwise improved in accordance with approved site plans shall be finished with sod up to the edge of improved streets. Any alternative to the sod requirement shall require city council approval.

d. *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:

   1. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).

   2. One or more water efficient technologies. This could include, but is not limited to, WasterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

e. *Parking lot landscaping.* All parking lots are required to provide internal overstory tree plantings in an effort to shade parking surfaces and provide visual relief. Plantings are required at the following minimum schedule. The planting schedule is established to provide an acceptable number of plantings that may be planted in regular symmetrical patterns or irregular clusters or groupings.

1. 1 tree per every ten parking spaces.
2. Every overstory tree planting shall be provided with a planting area of 162 square feet.
3. Acceptable ground cover materials include sod, mulch, and other natural ground cover. Landscaping rock and plastic underlayment is not allowed.
4. All parking lot planting areas shall include underground irrigation systems.

f. *Bufferyards.* Bufferyards are greenspace areas intended to provide additional screening of businesses that are adjacent to residential areas. The following table details the width of the bufferyard along the common adjacent property line. An additional increase of landscape plantings would be required in the bufferyard. That increase is expressed in the table below as a percentage of the total required site landscaping.

		Existing Adjacent Development				
		R-1	R-2	R-3	B-1	B-2
Proposed Development	E-2 Bufferyard width	60 ft.	60 ft.	60 ft.	35 ft.	35 ft.
	% increase in plantings required	30%	30%	30%	20%	20%

(4) Off-street loading. All off-street loading dock/berth areas shall be a minimum of 50 feet in length and there shall be at least one dock/berth for the first 10,000 square feet of floor area and one additional berth/dock for each additional 25,000 square feet of floor area.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, December 7, 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 Gary VanScoy
Members Absent:	Commissioner Patrick Surma
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson Consulting Planner Eric Maass

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 VanScoy, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated October 12, 2017

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the following minutes as presented: Planning Commission Meeting Minutes dated October 12, 2017.

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

4.01.2: Planning Commission Meeting Minutes Dated November 2, 2017

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the following minutes as presented: Planning Commission Meeting Minutes dated November 2, 2017.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Ordinance Establishing E-3 Employment Zoning District

Public Hearing

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

Presentation

Consulting Planner Maass presented the staff report stating the purpose of this case is to consider the establishment of a new employment zoning district within the City of Ramsey. This zoning district correlates to the City's new business park located generally west of Armstrong Boulevard and north and south of Bunker Lake Boulevard. He noted the Comprehensive Plan Amendment has now been approved by the Metropolitan Council. Additionally, uses proposed in buildings currently being constructed are proposing uses in the existing underlying zoning district (indoor commercial recreation). This use is intended to carry over to the new zoning district in addition to the traditional business park uses (this same scenario is allowed in the City's existing business parks).

Citizen Input

Commissioner Brauer commented on the importance of business incubation. He asked how retail was being defined by staff and how a business would be addressed that allowed some retail sales in addition to warehouse.

Consulting Planner Maass explained the same definition for retail would be used as in the E-1 and E-2 zoning districts. He reviewed the definition in further detail and stated a change could be made if desired by the Planning Commission.

Community Development Director Gladhill reported business incubation would be encouraged in the E-3 zoning district, along with retail sales. He provided further comment on the future goals for this business park.

Commissioner Brauer asked if there would be a height restriction for cell towers for this zoning district.

Consulting Planner Maass reported the E-3 district would follow the same restrictions for height and distance as the E-2 zoning district.

Commissioner VanScoy commented on outdoor storage and questioned if this should be allowed as a conditional use.

Consulting Planner Maass explained staff was proposing to amend the code to change outdoor storage from an allowed use to a conditional use, or an accessory to a principle use.

Commissioner VanScoy recommended that all outdoor storage be screened.

Consulting Planner Maass stated this would be appropriate and would be reviewed through the conditional use permitting process. He explained he could add this to the draft zoning district language.

Commissioner Anderson supported the inclusion of this language.

Chairperson Bauer questioned how the City would limit the visibility of outdoor storage. He suggested language be included to require screening.

Community Development Director Gladhill reported the City was trying to create a different character for this zoning district through new language.

Commissioner Anderson stated this language would only apply to the E-3 zoning district.

Community Development Director Gladhill reported this was the case, but noted other areas of the City could be zoned E-3 for a business park in the future.

Commissioner Nosan supported the zoning district being required to have screening.

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

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

Chairperson Bauer closed the public hearing closed at 7:14 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Ordinance #17-21 Establishing the E-3 Employment District within the City of Ramsey as amended to include language regarding screening.

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

5.02: Public Hearing: Rezoning of Subject Properties to E-3 Employment District

Public Hearing

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

Presentation

Consulting Planner Maass presented the staff report stating the purpose of this case is to review the proposed rezoning of properties within the City's new industrial park. The properties proposed to be rezoned to E-3 Employment District are the same properties which were subject to the Armstrong West Comprehensive Plan Amendment which was previously approved by the City Council. That amendment is currently being considered by the Metropolitan Council.

Citizen Input

Commissioner VanScoy asked if the buildings currently being constructed within the E-3 zoning district were consistent with the proposed requirements.

Consulting Planner Maass reported this was the case.

Commissioner Anderson questioned what would happen to the house at the corner of Puma Street and Round Lake Boulevard.

Community Development Director Gladhill explained this home would become a lawful non-conforming use. He stated the home could remain in place but would likely be considered for purchase as the area around it develops.

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

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

Chairperson Bauer closed the public hearing closed at 7:18 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Ordinance #17-22 Rezoning Identified Properties to E-3 Employment District.

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

6. COMMISSION BUSINESS

6.01: Consider Concept Review for 6021 Highway 10 NW Conditional Use Permit; Case of Roman Gadaskin

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to provide the planning commission an opportunity to comment on a sketch plan for a proposed conditional use for the property located at 6021 Highway 10 (former ICO gas station site) before the Applicant submits an official application. Staff reviewed the site plan with the Commission and requested feedback.

Commission Business

Commissioner VanScoy asked what the existing zoning was for this parcel.

Consulting Planner Maass stated the zoning was zoned H-1, which was also the zoning for the surrounding properties.

Community Development Director Gladhill commented on how the proposal would improve the site from its existing condition and would reduce the code enforcement concerns for the property.

Commissioner Brauer questioned what information staff was seeking from the Planning Commission.

Community Development Director Gladhill explained staff was seeking feedback on the concept plan. He indicated this information would provide the property owner with information on how to proceed with the project.

Commissioner Anderson stated he approved of the pictures presented and believed the owner was proposing to greatly improve the site. He asked if the property owner also owned the building to the west.

Consulting Planner Maass reported this was the case. He indicated the property owner has no plans for the property to the west at this time.

Roman Gadaskin, 13112 Sunset Trail in Plymouth, discussed his long-term plans for the site.

Brian Shelton, 12194 Coral Sea Street NE in Blaine, explained they originally approached the City about a year and a half ago regarding the City owned acre parcel regarding a land trade. He indicated a decision was made to hold off on this land swap until more information was known regarding the exact location of the frontage road. He stated this led them to place a drive in on the

east side of the building. He provided further comment on the proposed renovations planned for the property.

Commissioner Anderson expressed concern with the fact that the building to the west was not being refurbished. He stated he would prefer to have this building enhanced in order to clean up this entire site.

Mr. Gadaskin reported this building would be repainted.

Community Development Director Gladhill explained the City was not willing to give up their land for trade at this time, as this property may be needed for stormwater management purposes. He indicated the City would have a better understanding of its needs regarding Highway 10 in the coming years and could potentially be able to sell this property back.

Commissioner VanScoy asked how the site would be accessed.

Mr. Shelton explained access to and from the site was being discussed with staff.

Mr. Gadaskin stated he would like both entrances to remain in place. He commented without both entrances it would be difficult to use the site.

Commissioner VanScoy stated he believed the proposed use was acceptable and he welcomed the proposed site improvements.

Commissioner Gengler questioned if the new buildings would be used for existing businesses.

Mr. Shelton reported the two new buildings would be used for new businesses.

Mr. Gadaskin commented on how attractive these buildings would be once renovated noting they each had great visibility from and access to Highway 10.

Commissioner Nosan requested further information on the proposed frontage road.

Community Development Director Gladhill commented on the proposed location of the frontage road. He stated the frontage road could be built sometime in the next 10 to 15 years.

Commissioner Brauer stated he appreciated the comprehensive approach being proposed by the applicant for this site. He indicated he did not want to see the site completed in a piecemeal manner.

Chairperson Bauer commented the general consensus was that the Planning Commission supported the concept plan and encouraged the applicant to move forward with their plans.

6.02: Review Resubmitted Concept of Shade Tree Cottages; Case of Shade Tree Communities

Presentation

Community Development Director Gladhill presented the Staff Report stating Shade Tree Communities has contacted the City and expressed a desire to resubmit a proposed plat known as Shade Tree Cottages. This is a project that went through City review approximately ten (10) years ago and received final plat and site plan approval as well as a zoning amendment to rezone the parcel to Planned Unit Development (PUD). The project is a mix of small-lot single-family and detached townhomes (villas/detached single-family with HOA maintenance). Staff reviewed the proposed plan and requested feedback from the Commission.

Commission Business

Commissioner Brauer requested further information on Potassium Street.

Community Development Director Gladhill commented on the Potassium Street easements and the gravel cul-de-sac. He explained the developer would have to bring the infrastructure at his own cost. He anticipated the developer would approach the City for a cost-share plan. He stated there was no intention to spread these costs out with the existing neighborhood. He provided further comment on the public benefit from turning this roadway from gravel to asphalt.

Commissioner VanScoy asked if Potassium Street was a public roadway.

Community Development Director Gladhill reported this was the case. He discussed the other roadways within the development and noted one street would be private.

Commissioner VanScoy questioned if the City's cul-de-sac standards would apply to a private roadway.

Community Development Director Gladhill reported the City would still have some discretion and the City's fire apparatus would still have to be able to maneuver this area.

Commissioner VanScoy asked if there was anything else the Commission could do to address the wetland setbacks.

Community Development Director Gladhill stated because this property was zoned PUD, the wetland setbacks would not have to be followed.

Commissioner VanScoy indicated he did not care for this project the first time he saw it and did not support it today either. He stated he had great concerns with the wetland setbacks. He inquired what the proposed density was for this project.

Community Development Director Gladhill estimated the density would be 4 to 7 units per acre, which was more of a medium density residential concept.

Commissioner Brauer questioned if the Commission could make a list of concerns for this property. He stated he had concerns with the wetlands, proposed density, the private road, and the private cul-de-sac.

Commissioner Anderson commented he too was concerned with the wetlands. He asked what the public benefit was for the proposed development.

Community Development Director Gladhill stated he would have to complete more research on this matter and could report back to the Commission.

Commissioner VanScoy feared that a precedent would be set if this development were to be approved by the City.

Commissioner Nosan stated she was not familiar with this development and indicated she also had concerns with the wetlands. She questioned how the development would be accessed.

Community Development Director Gladhill reviewed the location of the two access points for this development.

Commissioner Nosan suggested there be better transitioning between the lots.

Commissioner Brauer requested comment from the former Mayor regarding the Council's reason to support this concept plan in the past.

Thomas Gamec, former Mayor of Ramsey, recalled the project and understood there were difficulties but did not remember that the Planning Commission did not offer their support. He stated buffering was discussed and he supported the Commission offering suggestions and improvements to the plan.

Commissioner Gengler commented she had concerns with how 157th would be impacted by the additional traffic from this development. She suggested a traffic study be completed by the developer.

Community Development Director Gladhill thanked the Commission for their input and stated he had enough information to bring back to the developer regarding the proposed project.

6.03: Review Rum River Hills Redevelopment Concept

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review a proposed redevelopment project of a portion of the Rum River Hills Golf Course. Please note that this redevelopment proposal would only impact two (2) existing golf course holes, not the entire golf course. The two (2) impacted golf course holes would be relocated and Rum River Hills would continue to operate as an eighteen (18) hole golf course. The scope of this case is to consider high level feedback before any official review. Similar to other concept

plan reviews completed recently, this is not intended to be an in depth review. The intent is to also agree on a schedule and process moving forward.

Community Development Director Gladhill reported the City hosted a broader public engagement session in 2013. The scope of that workshop was to explore strategies to improve the image of the retail node at 167th Avenue and Saint Francis Boulevard (Trunk Highway 47). At that workshop, this concept was shared by Rum River Hills. However, this workshop was never published with the development concept in mind or specific to Rum River Hills. Given that the proposal is a change to the Comprehensive Plan (extend the urban service area; increase density), Staff recommends that a public engagement session focused on the Rum River Hills proposal be advertised for January 4, 2018.

Community Development Director Gladhill explained Rum River Hills is also requesting certain financial assistance for this project. With this in mind, the project will also be reviewed by the Economic Development Authority (EDA) and City Council in advance/parallel to the Planning Commission's review of the Land Use Application.

Commission Business

Mike Allen, 16767 Iodine Street NW, explained he lived on the golf course and was one of the shareholders. He reported this concept began 10 years ago and has had some delays. He stated two years ago the concept was revisited in order to assist with revitalizing the retail node at 167th. He provided further comment on the proposed bay homes and stated these units would create a unique blend of homes on the golf course. He indicated the preliminary conversations with the City Council was that they were supportive if a trunk sewer line could be brought to the property. He stated he appreciated staff's help with their presentation of the concept plan.

Commissioner VanScoy asked if the golf course owned land proposed for expansion.

Mr. Allen stated the golf course does not currently own the land. He noted a portion of this land was owned by the City and the golf course was willing to purchase. He explained the remaining portion was private land.

Commissioner VanScoy indicated his main concern with the proposed high density development was ensuring there was a good transition between the new units and the existing development.

Commissioner Nosan stated she liked the concept and she appreciated the proposed tunnel. She believed the water in this area would serve as a natural buffer. Her only concern was with the additional traffic that would be generated in this neighborhood and how this would impact Highway 47.

Commissioner Brauer commented these additional rooftops could assist with the residential retail node. He stated he supported the proposed concept plan.

Commissioner Anderson indicated he would reserve judgement on the concept plan until he heard from the citizens in the area.

Mr. Allen reported a public comment meeting was scheduled for January 4, 2018.

Community Development Director Gladhill stated the City would learn a lot through the engineering and design period, while also hearing from the public.

Commissioner VanScoy questioned how the new development would be accessed.

Dick Toulette, 16903 Iodine Street, explained there was an existing stub road in place that would be used to access the property. He commented on the atmosphere that would be created through the renovations to the golf course and the improved access through the tunnel and trails.

Community Development Director Gladhill asked where the proposed tunnel would be located.

Mr. Toulette discussed the proposed location for the tunnel. It was noted the tunnel would be south of 167th.

Commissioner Brauer stated he liked the walkability and sense of community that would be created through the proposed development.

Community Development Director Gladhill thanked the Commission for their input and stated he looked forward to hearing from the public further on this matter on January 4th.

6.04: Approve Policy Framework for Design Standard Amendments and Clarifications for Cul-De-Sac Lots

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to gather Planning Commission feedback with respect to two (2) policy topics:

1. Minimum Lot Widths for new cul-de-sac lots in the R-1 Residential (Rural Developing) District
2. Front yard definitions and standards

Commission Business

Chairperson Bauer supported the City amending the code given the fact several variances have been approved for cul-de-sacs.

Commissioner VanScoy appreciated the fact that the City would be creating consistency regarding cul-de-sacs.

Further discussion ensued regarding proposed lot sizes and driveway widths surrounding cul-de-sacs.

Community Development Director Gladhill reported the proposed standards would be used for R-1 Rural Developing properties.

Commissioner VanScoy asked if the front yard of homes on a cul-de-sac would conform to the radius of the cul-de-sac.

Consulting Planner Maass reported this was the case.

Commissioner Nosan supported the front yard following the curve of the road.

The consensus of the Commission was for front yards along cul-de-sacs to follow the curvature of the cul-de-sac.

7. COMPREHENSIVE PLAN UPDATE ITEMS

7.01: Review Previous Public Engagement on the Comprehensive Plan Update
- **7.01.1: Review Feedback from February 27 Comprehensive Plan Update Kick Off Meeting**
- **7.01.2: Review Feedback from April 10 Comprehensive Plan Workshop (Transportation; Parks and Recreation)**
- **7.01.3: Review Feedback from June 12 Comprehensive Plan Update Public Workshop**
- **7.01.4: Review Feedback from October 26 Public Workshop**

7.02: Review Background and Graphic Data for the Comprehensive Plan Update

7.03: Review Draft Land Use Chapter of Comprehensive Plan

7.04: Review Remaining Schedule for Comprehensive Plan Update

Community Development Director Gladhill reviewed the previous public engagement activities regarding the Comprehensive Plan with the Commission. He commented on the background and graphic data for the Comprehensive Plan and reviewed the remaining approval schedule for this document. The goals for the City were reviewed along with the City's desire to better communicate with the public. The proposed land use map was reviewed in detail with the Commission. He described how the City's new website would be used to utilize the new Comprehensive Plan.

Commissioner Brauer stated he was pleased with the level of public comment the City has received to date on the Comprehensive Plan.

Chairperson Bauer questioned of the population projections were accurate.

Community Development Director Gladhill estimated the City would have around 9,400 new households in 2020. He commented further on how this would impact the population and how household size was projected to decline. He stated staff was going with an educated forecast for the population numbers but knowing family composition 20 years from now was quite difficult to predict.

Commissioner Brauer thanked staff for a job well done for the graphs and charts included in the Comprehensive Plan.

Chairperson Bauer recommended the old Diamond Sports bar be included in The COR. He believed this would be a valuable site to redevelop given its close proximity to Highway 10.

Commissioner Brauer suggested the City's commitment to high speed internet be discussed within the Comprehensive Plan and commented on the special backbone the City already had in place along the railroad.

Community Development Director Gladhill thanked the Comprehensive Plan Steering Committee for their assistance with the plan and reviewed the approval process for the coming months.

Commissioner Nosan stated she was very pleased by the turnout and feedback being received at the public forums held for the Comprehensive Plan.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:55 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
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. 4.**

Meeting Date: 01/09/2018

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Introduce Ordinance #18-05 Rezoning of Subject Properties to E-3 Employment District

Purpose/Background:

The purpose of this case is to review the proposed rezoning of properties within the City's new industrial park. The properties proposed to be rezoned to E-3 Employment District are the same properties which were subject to the Armstrong West Comprehensive Plan Amendment which was previously approved by the City Council. That amendment is currently being considered by the Metropolitan Council.

Notification:

A public hearing is required and was held at the December 7th, 2017 Planning Commission meeting. The appropriate notice was issued.

Observations/Alternatives:

Alternative 1: Adopt Ordinance #18-05 Rezoning of the Subject Properties to E-3 Employment District. This rezoning would conform to the land use revisions that the City Council approved with Armstrong West Comprehensive Plan Amendment. Staff supports this alternative.

Alternative 2: Do not adopt Ordinance #18-05 Rezoning the Subject Property to E-3 Employment District. Staff does not support this alternative.

Funding Source:

Costs associated with this request are the responsibility of the City.

Recommendation:

The Planning Commission recommends adoption of Ordinance #18-05 Rezoning Identified Properties to E-3 Employment District.

Action:

Motion to introduce Ordinance #18-05 Rezoning Identified Properties to E-3 Employment District.

Attachments

Ordinance #2018-005 Rezoning Subject Properties to E-3 Employment District

Zoning Amendment Map

12-7-17 Planning Commission Meeting Minutes (Unapproved)

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	01/03/2018 01:37 PM
Tim Gladhill	Tim Gladhill	01/03/2018 08:40 PM
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:25 PM

Form Started By: Eric Maass Started On: 12/13/2017 11:24 AM

Final Approval Date: 01/04/2018

ORDINANCE #2018-005

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT

The following legally described properties or portions thereof, are hereby rezoned from Public/Quasi-Public to E-3 Employment.

Lot 1 Block 1 Alpha Development, Anoka County, Minnesota

The following legally described property or portions thereof, are hereby rezoned from R-3 High-Density Residential to E-3 Employment.

Lot 1 Block 1 Pine Shadows, Anoka County, Minnesota

The following legally described property or portions thereof, are hereby rezoned from B-2 Business District to E-3 Employment.

That Part of Outlot B Alpha Development lying within the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 29, Township 32, Range 25, Anoka County, Minnesota.

TOGETHER WITH

That Part of Outlot B Alpha Development lying within the Northeast Quarter (NE ¼) of Northwest Quarter (NW ¼) of Section 29, Township 32, Range 25, Anoka County, Minnesota.

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of_____, 2018.

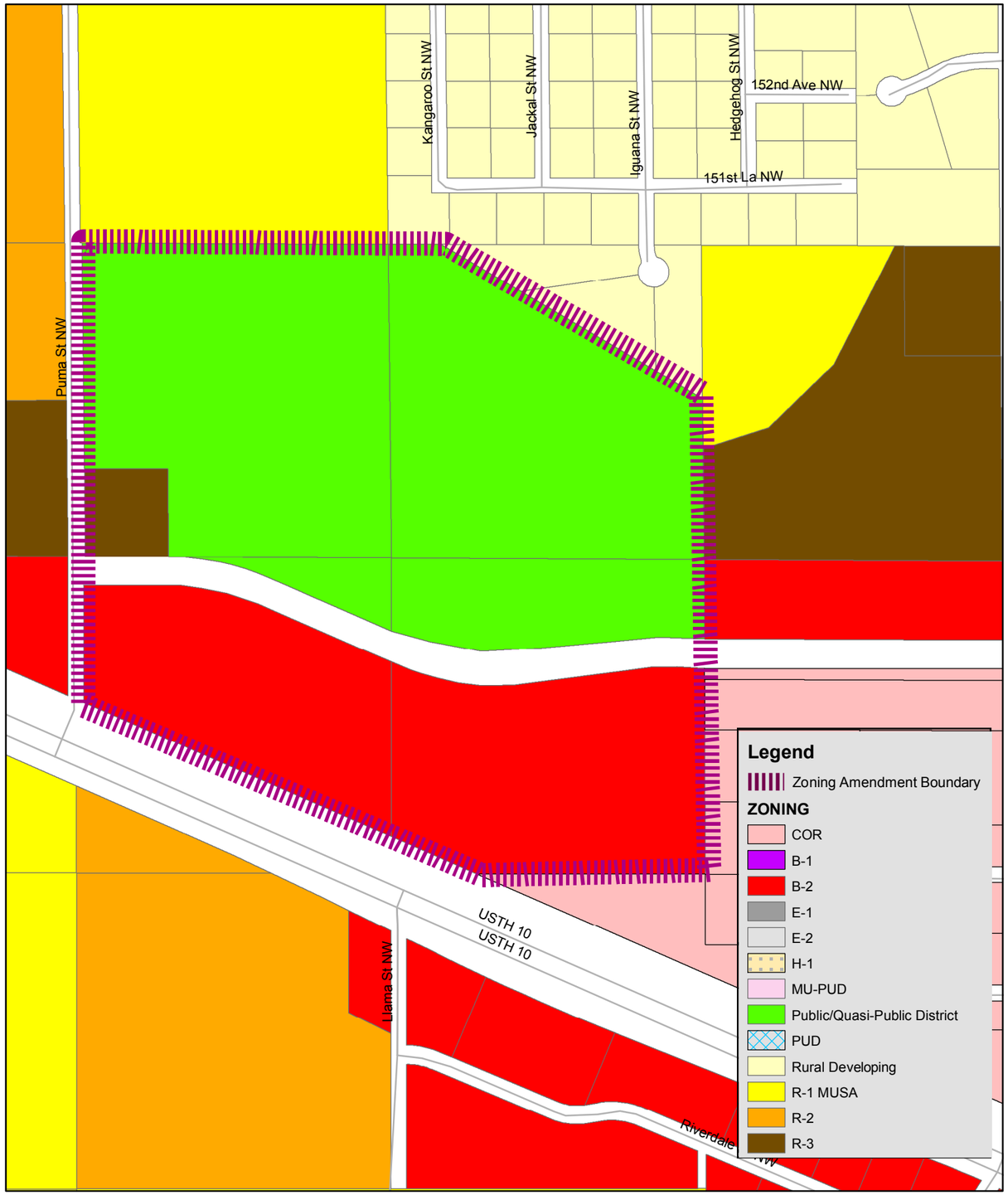
_____
Mayor

ATTEST:

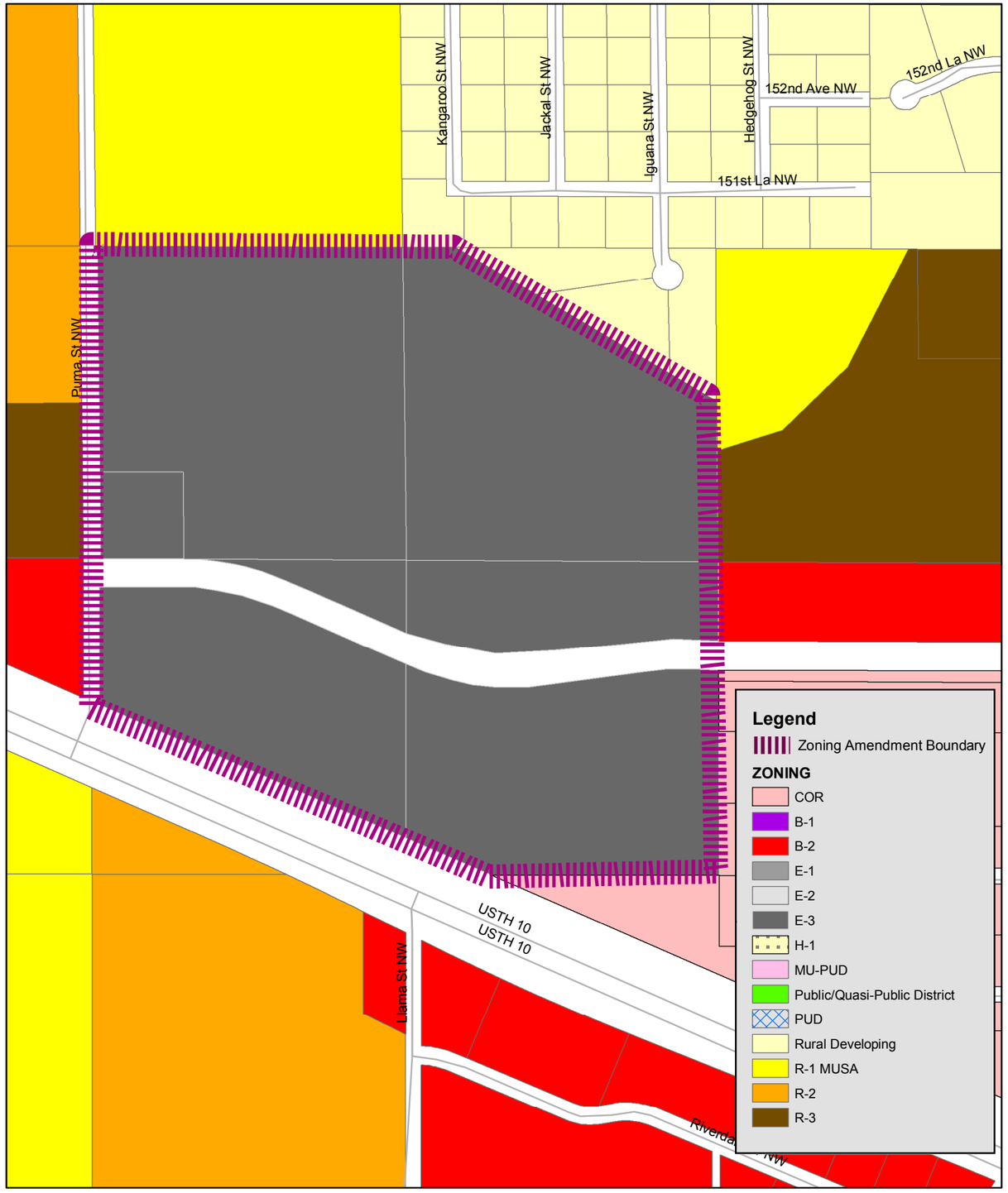
_____
City Administrator

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

Pre Amendment Zoning Map



Post Amendment Zoning Map



City of RAMSEY

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, December 7, 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 Gary VanScoy
Members Absent:	Commissioner Patrick Surma
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson Consulting Planner Eric Maass

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 VanScoy, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated October 12, 2017

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the following minutes as presented: Planning Commission Meeting Minutes dated October 12, 2017.

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

4.01.2: Planning Commission Meeting Minutes Dated November 2, 2017

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the following minutes as presented: Planning Commission Meeting Minutes dated November 2, 2017.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Ordinance Establishing E-3 Employment Zoning District

Public Hearing

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

Presentation

Consulting Planner Maass presented the staff report stating the purpose of this case is to consider the establishment of a new employment zoning district within the City of Ramsey. This zoning district correlates to the City's new business park located generally west of Armstrong Boulevard and north and south of Bunker Lake Boulevard. He noted the Comprehensive Plan Amendment has now been approved by the Metropolitan Council. Additionally, uses proposed in buildings currently being constructed are proposing uses in the existing underlying zoning district (indoor commercial recreation). This use is intended to carry over to the new zoning district in addition to the traditional business park uses (this same scenario is allowed in the City's existing business parks).

Citizen Input

Commissioner Brauer commented on the importance of business incubation. He asked how retail was being defined by staff and how a business would be addressed that allowed some retail sales in addition to warehouse.

Consulting Planner Maass explained the same definition for retail would be used as in the E-1 and E-2 zoning districts. He reviewed the definition in further detail and stated a change could be made if desired by the Planning Commission.

Community Development Director Gladhill reported business incubation would be encouraged in the E-3 zoning district, along with retail sales. He provided further comment on the future goals for this business park.

Commissioner Brauer asked if there would be a height restriction for cell towers for this zoning district.

Consulting Planner Maass reported the E-3 district would follow the same restrictions for height and distance as the E-2 zoning district.

Commissioner VanScoy commented on outdoor storage and questioned if this should be allowed as a conditional use.

Consulting Planner Maass explained staff was proposing to amend the code to change outdoor storage from an allowed use to a conditional use, or an accessory to a principle use.

Commissioner VanScoy recommended that all outdoor storage be screened.

Consulting Planner Maass stated this would be appropriate and would be reviewed through the conditional use permitting process. He explained he could add this to the draft zoning district language.

Commissioner Anderson supported the inclusion of this language.

Chairperson Bauer questioned how the City would limit the visibility of outdoor storage. He suggested language be included to require screening.

Community Development Director Gladhill reported the City was trying to create a different character for this zoning district through new language.

Commissioner Anderson stated this language would only apply to the E-3 zoning district.

Community Development Director Gladhill reported this was the case, but noted other areas of the City could be zoned E-3 for a business park in the future.

Commissioner Nosan supported the zoning district being required to have screening.

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

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

Chairperson Bauer closed the public hearing closed at 7:14 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Ordinance #17-21 Establishing the E-3 Employment District within the City of Ramsey as amended to include language regarding screening.

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

5.02: Public Hearing: Rezoning of Subject Properties to E-3 Employment District

Public Hearing

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

Presentation

Consulting Planner Maass presented the staff report stating the purpose of this case is to review the proposed rezoning of properties within the City's new industrial park. The properties proposed to be rezoned to E-3 Employment District are the same properties which were subject to the Armstrong West Comprehensive Plan Amendment which was previously approved by the City Council. That amendment is currently being considered by the Metropolitan Council.

Citizen Input

Commissioner VanScoy asked if the buildings currently being constructed within the E-3 zoning district were consistent with the proposed requirements.

Consulting Planner Maass reported this was the case.

Commissioner Anderson questioned what would happen to the house at the corner of Puma Street and Round Lake Boulevard.

Community Development Director Gladhill explained this home would become a lawful non-conforming use. He stated the home could remain in place but would likely be considered for purchase as the area around it develops.

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

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

Chairperson Bauer closed the public hearing closed at 7:18 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Ordinance #17-22 Rezoning Identified Properties to E-3 Employment District.

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

6. COMMISSION BUSINESS

6.01: Consider Concept Review for 6021 Highway 10 NW Conditional Use Permit; Case of Roman Gadaskin

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to provide the planning commission an opportunity to comment on a sketch plan for a proposed conditional use for the property located at 6021 Highway 10 (former ICO gas station site) before the Applicant submits an official application. Staff reviewed the site plan with the Commission and requested feedback.

Commission Business

Commissioner VanScoy asked what the existing zoning was for this parcel.

Consulting Planner Maass stated the zoning was zoned H-1, which was also the zoning for the surrounding properties.

Community Development Director Gladhill commented on how the proposal would improve the site from its existing condition and would reduce the code enforcement concerns for the property.

Commissioner Brauer questioned what information staff was seeking from the Planning Commission.

Community Development Director Gladhill explained staff was seeking feedback on the concept plan. He indicated this information would provide the property owner with information on how to proceed with the project.

Commissioner Anderson stated he approved of the pictures presented and believed the owner was proposing to greatly improve the site. He asked if the property owner also owned the building to the west.

Consulting Planner Maass reported this was the case. He indicated the property owner has no plans for the property to the west at this time.

Roman Gadaskin, 13112 Sunset Trail in Plymouth, discussed his long-term plans for the site.

Brian Shelton, 12194 Coral Sea Street NE in Blaine, explained they originally approached the City about a year and a half ago regarding the City owned acre parcel regarding a land trade. He indicated a decision was made to hold off on this land swap until more information was known regarding the exact location of the frontage road. He stated this led them to place a drive in on the

east side of the building. He provided further comment on the proposed renovations planned for the property.

Commissioner Anderson expressed concern with the fact that the building to the west was not being refurbished. He stated he would prefer to have this building enhanced in order to clean up this entire site.

Mr. Gadaskin reported this building would be repainted.

Community Development Director Gladhill explained the City was not willing to give up their land for trade at this time, as this property may be needed for stormwater management purposes. He indicated the City would have a better understanding of its needs regarding Highway 10 in the coming years and could potentially be able to sell this property back.

Commissioner VanScoy asked how the site would be accessed.

Mr. Shelton explained access to and from the site was being discussed with staff.

Mr. Gadaskin stated he would like both entrances to remain in place. He commented without both entrances it would be difficult to use the site.

Commissioner VanScoy stated he believed the proposed use was acceptable and he welcomed the proposed site improvements.

Commissioner Gengler questioned if the new buildings would be used for existing businesses.

Mr. Shelton reported the two new buildings would be used for new businesses.

Mr. Gadaskin commented on how attractive these buildings would be once renovated noting they each had great visibility from and access to Highway 10.

Commissioner Nosan requested further information on the proposed frontage road.

Community Development Director Gladhill commented on the proposed location of the frontage road. He stated the frontage road could be built sometime in the next 10 to 15 years.

Commissioner Brauer stated he appreciated the comprehensive approach being proposed by the applicant for this site. He indicated he did not want to see the site completed in a piecemeal manner.

Chairperson Bauer commented the general consensus was that the Planning Commission supported the concept plan and encouraged the applicant to move forward with their plans.

6.02: Review Resubmitted Concept of Shade Tree Cottages; Case of Shade Tree Communities

Presentation

Community Development Director Gladhill presented the Staff Report stating Shade Tree Communities has contacted the City and expressed a desire to resubmit a proposed plat known as Shade Tree Cottages. This is a project that went through City review approximately ten (10) years ago and received final plat and site plan approval as well as a zoning amendment to rezone the parcel to Planned Unit Development (PUD). The project is a mix of small-lot single-family and detached townhomes (villas/detached single-family with HOA maintenance). Staff reviewed the proposed plan and requested feedback from the Commission.

Commission Business

Commissioner Brauer requested further information on Potassium Street.

Community Development Director Gladhill commented on the Potassium Street easements and the gravel cul-de-sac. He explained the developer would have to bring the infrastructure at his own cost. He anticipated the developer would approach the City for a cost-share plan. He stated there was no intention to spread these costs out with the existing neighborhood. He provided further comment on the public benefit from turning this roadway from gravel to asphalt.

Commissioner VanScoy asked if Potassium Street was a public roadway.

Community Development Director Gladhill reported this was the case. He discussed the other roadways within the development and noted one street would be private.

Commissioner VanScoy questioned if the City's cul-de-sac standards would apply to a private roadway.

Community Development Director Gladhill reported the City would still have some discretion and the City's fire apparatus would still have to be able to maneuver this area.

Commissioner VanScoy asked if there was anything else the Commission could do to address the wetland setbacks.

Community Development Director Gladhill stated because this property was zoned PUD, the wetland setbacks would not have to be followed.

Commissioner VanScoy indicated he did not care for this project the first time he saw it and did not support it today either. He stated he had great concerns with the wetland setbacks. He inquired what the proposed density was for this project.

Community Development Director Gladhill estimated the density would be 4 to 7 units per acre, which was more of a medium density residential concept.

Commissioner Brauer questioned if the Commission could make a list of concerns for this property. He stated he had concerns with the wetlands, proposed density, the private road, and the private cul-de-sac.

Commissioner Anderson commented he too was concerned with the wetlands. He asked what the public benefit was for the proposed development.

Community Development Director Gladhill stated he would have to complete more research on this matter and could report back to the Commission.

Commissioner VanScoy feared that a precedent would be set if this development were to be approved by the City.

Commissioner Nosan stated she was not familiar with this development and indicated she also had concerns with the wetlands. She questioned how the development would be accessed.

Community Development Director Gladhill reviewed the location of the two access points for this development.

Commissioner Nosan suggested there be better transitioning between the lots.

Commissioner Brauer requested comment from the former Mayor regarding the Council's reason to support this concept plan in the past.

Thomas Gamec, former Mayor of Ramsey, recalled the project and understood there were difficulties but did not remember that the Planning Commission did not offer their support. He stated buffering was discussed and he supported the Commission offering suggestions and improvements to the plan.

Commissioner Gengler commented she had concerns with how 157th would be impacted by the additional traffic from this development. She suggested a traffic study be completed by the developer.

Community Development Director Gladhill thanked the Commission for their input and stated he had enough information to bring back to the developer regarding the proposed project.

6.03: Review Rum River Hills Redevelopment Concept

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review a proposed redevelopment project of a portion of the Rum River Hills Golf Course. Please note that this redevelopment proposal would only impact two (2) existing golf course holes, not the entire golf course. The two (2) impacted golf course holes would be relocated and Rum River Hills would continue to operate as an eighteen (18) hole golf course. The scope of this case is to consider high level feedback before any official review. Similar to other concept

plan reviews completed recently, this is not intended to be an in depth review. The intent is to also agree on a schedule and process moving forward.

Community Development Director Gladhill reported the City hosted a broader public engagement session in 2013. The scope of that workshop was to explore strategies to improve the image of the retail node at 167th Avenue and Saint Francis Boulevard (Trunk Highway 47). At that workshop, this concept was shared by Rum River Hills. However, this workshop was never published with the development concept in mind or specific to Rum River Hills. Given that the proposal is a change to the Comprehensive Plan (extend the urban service area; increase density), Staff recommends that a public engagement session focused on the Rum River Hills proposal be advertised for January 4, 2018.

Community Development Director Gladhill explained Rum River Hills is also requesting certain financial assistance for this project. With this in mind, the project will also be reviewed by the Economic Development Authority (EDA) and City Council in advance/parallel to the Planning Commission's review of the Land Use Application.

Commission Business

Mike Allen, 16767 Iodine Street NW, explained he lived on the golf course and was one of the shareholders. He reported this concept began 10 years ago and has had some delays. He stated two years ago the concept was revisited in order to assist with revitalizing the retail node at 167th. He provided further comment on the proposed bay homes and stated these units would create a unique blend of homes on the golf course. He indicated the preliminary conversations with the City Council was that they were supportive if a trunk sewer line could be brought to the property. He stated he appreciated staff's help with their presentation of the concept plan.

Commissioner VanScoy asked if the golf course owned land proposed for expansion.

Mr. Allen stated the golf course does not currently own the land. He noted a portion of this land was owned by the City and the golf course was willing to purchase. He explained the remaining portion was private land.

Commissioner VanScoy indicated his main concern with the proposed high density development was ensuring there was a good transition between the new units and the existing development.

Commissioner Nosan stated she liked the concept and she appreciated the proposed tunnel. She believed the water in this area would serve as a natural buffer. Her only concern was with the additional traffic that would be generated in this neighborhood and how this would impact Highway 47.

Commissioner Brauer commented these additional rooftops could assist with the residential retail node. He stated he supported the proposed concept plan.

Commissioner Anderson indicated he would reserve judgement on the concept plan until he heard from the citizens in the area.

Mr. Allen reported a public comment meeting was scheduled for January 4, 2018.

Community Development Director Gladhill stated the City would learn a lot through the engineering and design period, while also hearing from the public.

Commissioner VanScoy questioned how the new development would be accessed.

Dick Toulette, 16903 Iodine Street, explained there was an existing stub road in place that would be used to access the property. He commented on the atmosphere that would be created through the renovations to the golf course and the improved access through the tunnel and trails.

Community Development Director Gladhill asked where the proposed tunnel would be located.

Mr. Toulette discussed the proposed location for the tunnel. It was noted the tunnel would be south of 167th.

Commissioner Brauer stated he liked the walkability and sense of community that would be created through the proposed development.

Community Development Director Gladhill thanked the Commission for their input and stated he looked forward to hearing from the public further on this matter on January 4th.

6.04: Approve Policy Framework for Design Standard Amendments and Clarifications for Cul-De-Sac Lots

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to gather Planning Commission feedback with respect to two (2) policy topics:

1. Minimum Lot Widths for new cul-de-sac lots in the R-1 Residential (Rural Developing) District
2. Front yard definitions and standards

Commission Business

Chairperson Bauer supported the City amending the code given the fact several variances have been approved for cul-de-sacs.

Commissioner VanScoy appreciated the fact that the City would be creating consistency regarding cul-de-sacs.

Further discussion ensued regarding proposed lot sizes and driveway widths surrounding cul-de-sacs.

Community Development Director Gladhill reported the proposed standards would be used for R-1 Rural Developing properties.

Commissioner VanScoy asked if the front yard of homes on a cul-de-sac would conform to the radius of the cul-de-sac.

Consulting Planner Maass reported this was the case.

Commissioner Nosan supported the front yard following the curve of the road.

The consensus of the Commission was for front yards along cul-de-sacs to follow the curvature of the cul-de-sac.

7. COMPREHENSIVE PLAN UPDATE ITEMS

7.01: Review Previous Public Engagement on the Comprehensive Plan Update
- **7.01.1: Review Feedback from February 27 Comprehensive Plan Update Kick Off Meeting**
- **7.01.2: Review Feedback from April 10 Comprehensive Plan Workshop (Transportation; Parks and Recreation)**
- **7.01.3: Review Feedback from June 12 Comprehensive Plan Update Public Workshop**
- **7.01.4: Review Feedback from October 26 Public Workshop**

7.02: Review Background and Graphic Data for the Comprehensive Plan Update

7.03: Review Draft Land Use Chapter of Comprehensive Plan

7.04: Review Remaining Schedule for Comprehensive Plan Update

Community Development Director Gladhill reviewed the previous public engagement activities regarding the Comprehensive Plan with the Commission. He commented on the background and graphic data for the Comprehensive Plan and reviewed the remaining approval schedule for this document. The goals for the City were reviewed along with the City's desire to better communicate with the public. The proposed land use map was reviewed in detail with the Commission. He described how the City's new website would be used to utilize the new Comprehensive Plan.

Commissioner Brauer stated he was pleased with the level of public comment the City has received to date on the Comprehensive Plan.

Chairperson Bauer questioned of the population projections were accurate.

Community Development Director Gladhill estimated the City would have around 9,400 new households in 2020. He commented further on how this would impact the population and how household size was projected to decline. He stated staff was going with an educated forecast for the population numbers but knowing family composition 20 years from now was quite difficult to predict.

Commissioner Brauer thanked staff for a job well done for the graphs and charts included in the Comprehensive Plan.

Chairperson Bauer recommended the old Diamond Sports bar be included in The COR. He believed this would be a valuable site to redevelop given its close proximity to Highway 10.

Commissioner Brauer suggested the City's commitment to high speed internet be discussed within the Comprehensive Plan and commented on the special backbone the City already had in place along the railroad.

Community Development Director Gladhill thanked the Comprehensive Plan Steering Committee for their assistance with the plan and reviewed the approval process for the coming months.

Commissioner Nosan stated she was very pleased by the turnout and feedback being received at the public forums held for the Comprehensive Plan.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:55 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **7. 5.**

Meeting Date: 01/09/2018

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Adopt Resolution #18-016 Approving Sketch Plan for Affinity at Ramsey (Project #17-142); Case of Inland Group

Purpose/Background:

The City has a purchase agreement in place to sell about four (4) acres of land adjacent to Municipal Plaza for a proposed residential apartment building (intended for 55+). The City has received an application for Sketch Plan review of a new, 173-unit apartment building at the southwest corner of Ramsey Parkway and Center Street (the "Subject Property"). The project would serve the 55+ demographic.

Notification:

No additional notification is required as a result of a sketch plan review; however Staff did notify residents within 700 feet of the Subject Property of the sketch plan review. A full public hearing will be held at the time of Preliminary Plat.

Observations/Alternatives:

The Developer is asking for confirmation/approval of the footprint of the building before proceeding with final site design. This is the normal progression of development review. The City Council does not ordinarily review projects at Sketch Plan phase; however, the Developer requested better certainty in the layout before completing next plan set requirements.

Funding Source:

All costs associated with this request are the responsibility of the Applicant.

Recommendation:

The Planning Commission will review the proposed sketch plan at its January 4th meeting. Since meeting minutes will not yet be available from that meeting, Staff will provide an update to the City Council as to the feedback provided to the Applicant by the Planning Commission.

The Developer is requesting confirmation that the City agrees to the footprint of the building before they complete additional design. The Staff Review Letter is attached for review. A marked up plan set is not attached, but is available upon request (same comments as the Staff Review Letter).

Action:

Motion to adopt Resolution #18-016 approving the footprint for Affinity at Ramsey.

Attachments

Site Location Map

Full Plan Set - Affinity at Ramsey

Staff Review Letter

Resolution #18-016

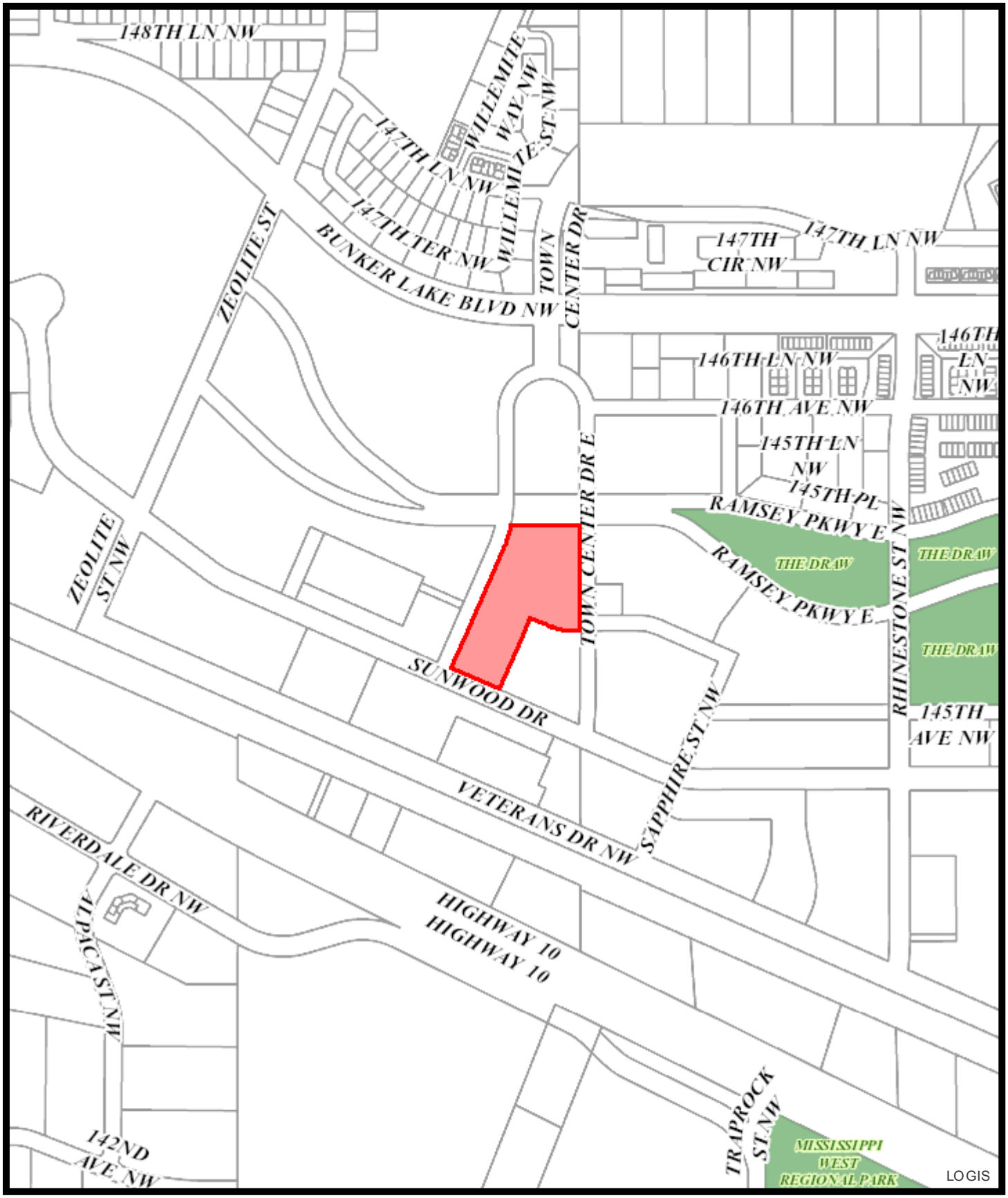
Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	01/03/2018 08:38 PM
Kurt Ulrich	Tim Gladhill	01/04/2018 11:07 AM
Tim Gladhill (Originator)	JoAnn Shaw	01/04/2018 02:42 PM
Kurt Ulrich	Kurt Ulrich	01/04/2018 04:00 PM

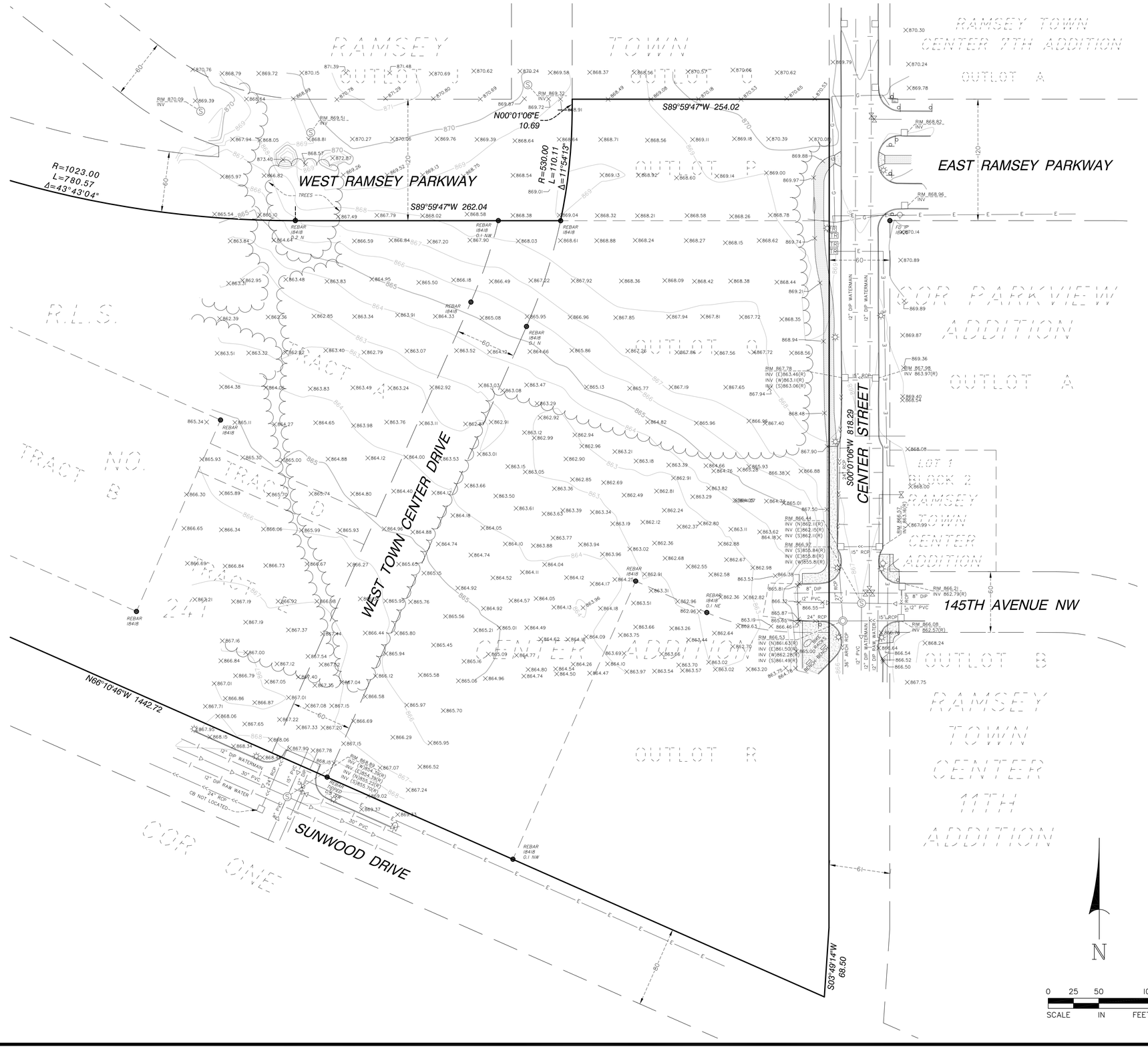
Form Started By: Tim Gladhill Started On: 01/03/2018 03:53 PM

Final Approval Date: 01/04/2018

Site Location Map



Print Date: December 14, 2017



LEGAL DESCRIPTION

Outlots P and Q, Part of Outlot R, and West Town Center Drive, RAMSEY TOWN CENTER ADDITION;

AND

Part of Tracts A, D, and E, REGISTERED LAND SURVEY NO. 241, Anoka County, Minnesota.

NOTES

1. This survey was prepared from legal descriptions supplied and our in house records and may not depict all easements, appurtenances or encumbrances affecting the property.

2. The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.

3. The basis of bearings is assumed.

4. All distances are in feet.

5. The approximate area of surveyed property is 10.3 acres.

6. Benchmark 1: MnDOT monument 0202 B located at the northeast corner of Trunk Highway 10 and County Road 56/Ramsey Boulevard, approximately 2/3 miles southeast of surveyed property, has an elevation of 865.02 feet NAVD 88.

7. Benchmark 2: Top Nut of Hydrant located at the northeast corner of Sunwood Drive and Zeolite Street NW has an elevation of 875.26 feet NAVD 88.

8. Utilities are depicted according to ASCE Quality Level C - Surveying visible above ground utility features and correlating this information with as-built records.

LEGEND

- IRON MONUMENT FOUND
- WATER VALVE
- FIBER OPTIC VAULT
- TR TRANSFORMER
- LIGHT POLE
- S SANITARY MANHOLE
- MISC. SIGN
- STREET SIGN
- STORM MANHOLE
- CATCH BASIN
- HYDRANT
- (R) PER RECORD PLAN
- 866.29 SPOT ELEVATION
- SANITARY SEWER
- G GAS
- E UNDERGROUND ELECTRIC
- I WATERMAIN
- STORM SEWER
- EDGE OF BRUSH/TREES
- CONCRETE
- BITUMINOUS TRAIL
- 867 CONTOUR

0 25 50 100
SCALE IN FEET

12/6/17 Added Utility Quality Level note and Outlot P
12/1/17 Revised East Town Center Drive to Center Street

ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

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.

DENNIS B. OLMSTEAD
Print Name

FOR REVIEW
Signature

Date License Number

AFFINITY AT RAMSEY TOWN CENTER

ADDRESS NOT ASSIGNED

RAMSEY, MINNESOTA

DRAWN BY	DPE
CHECKED BY	DBO
DATE ISSUED	10/20/17
SCALE	1"=50'
JOB NO.	170155
FIELD CREW	EL

Drawing name: X:\2017\170155\survey\alta\170155alta.dwg Dec 06, 2017 - 9:15am

PRELIMINARY PLAT OF
AFFINITY AT RAMSEY TOWN CENTER

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

KNOW ALL PERSONS BY THESE PRESENTS: That Inland Group, a Washington corporation, owner of the following described property:

Outlots P, Q, and R, RAMSEY TOWN CENTER ADDITION, Anoka County, Minnesota;

AND

Tracts A, D, and E, REGISTERED LAND SURVEY NO. 241, Anoka County, Minnesota;

AND

All that part of the right of way dedicated as West Town Center Drive on the recorded plat of RAMSEY TOWN CENTER ADDITION, Anoka County, Minnesota, which lies south of the westerly extension of the north line of Outlot Q, said plat, and which lies northerly of the northwesterly extension of the most southwesterly line of said Outlot Q, vacated per Document Number _____.

Has caused the same to be surveyed and platted as AFFINITY AT RAMSEY TOWN CENTER and does hereby dedicate to the public for public use the public ways as shown on this plat.

In witness whereof said Inland Group, a Washington corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

Signed:

By: _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20___ by _____ on behalf of the corporation.

_____

_____

Notary Public, _____ County, _____

My Commission Expires _____

I Dennis B. Olmstead 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___.

_____
Dennis B. Olmstead, Licensed Land Surveyor
Minnesota License No. 18425

STATE OF MINNESOTA

COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20___ by Dennis B. Olmstead.

_____

_____

Notary Public, _____ County, Minnesota

My Commission Expires _____

City of Ramsey, Minnesota

This plat of AFFINITY AT RAMSEY TOWN CENTER was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20___. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 days period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: _____ By: _____
Sarah Strommen, Mayor — Kurt Ulrich, City Administrator

County Surveyor

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

By: _____
Larry D. Hoium
Anoka County Surveyor

County Auditor/Treasurer

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

_____
Property Tax Administrator

By: _____, Deputy

County Recorder/Registrar of Titles
County of Anoka, State of Minnesota

I hereby certify that this plat of AFFINITY AT RAMSEY TOWN CENTER 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 in Book _____
Page _____, as Document Number _____.

_____
County Recorder/Registrar of Titles

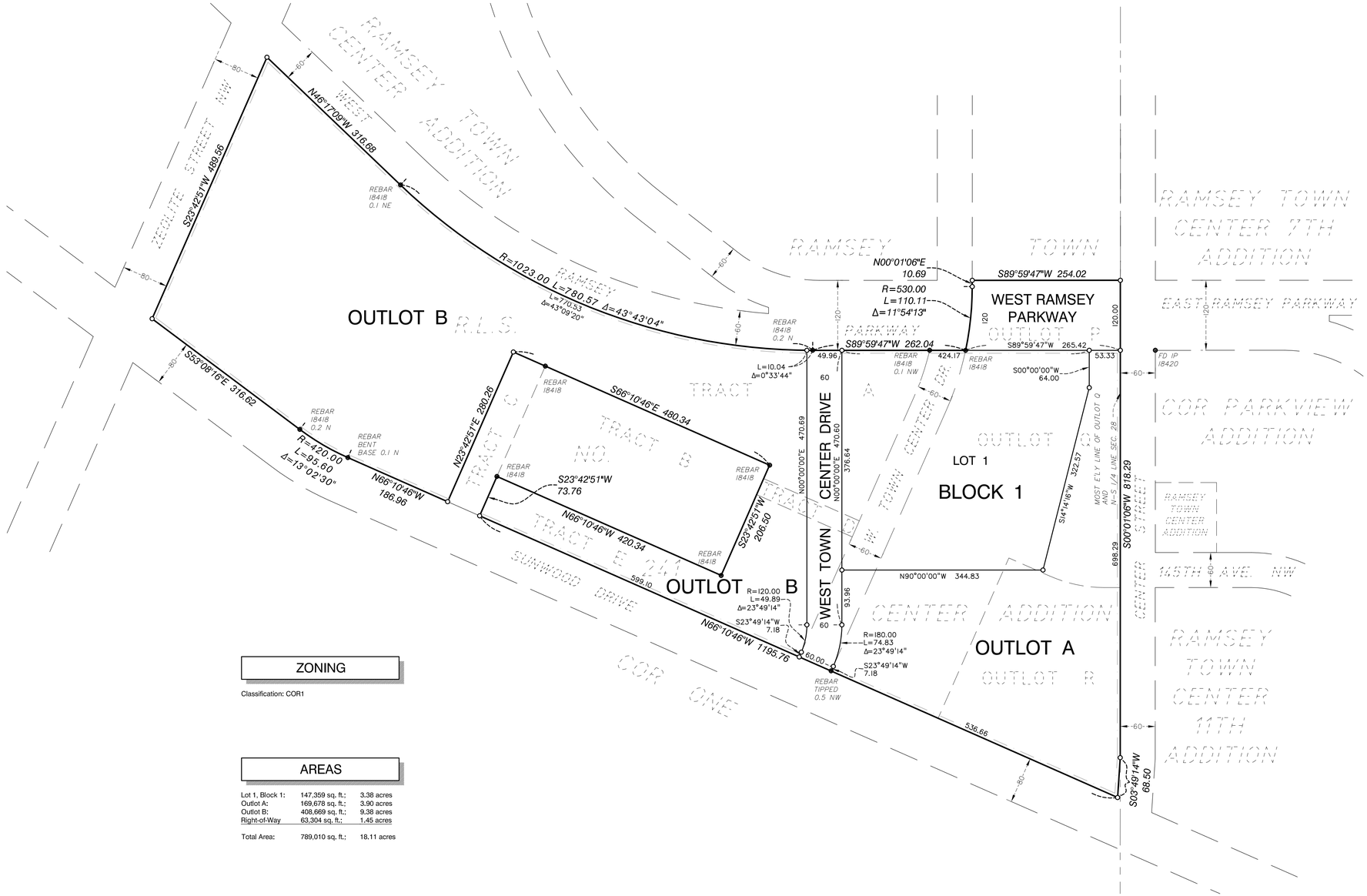
By: _____, Deputy

ALLIANT
ENGINEERING

PRELIMINARY PLAT OF

AFFINITY AT RAMSEY TOWN CENTER

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



OWNER/SUBDIVIDER

Inland Group
120 W. Cataldo Avenue, Suite 100,
Spokane, WA 99201

ENGINEER

Civil Site Group
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416

SURVEYOR

Alliant Engineering, Inc.
233 Park Avenue South, Suite 300
Minneapolis, MN 55415

ARCHITECT

Kaas Wilson Architects
1301 American Boulevard East
Bloomington, MN 55425

THE MOST EASTERLY LINE OF OUTLOT Q, RAMSEY TOWN CENTER ADDITION, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF S00°01'06"W.

- ● Denotes monument found 1/2 inch iron pipe
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 18425 unless otherwise shown
- —— —— Denotes 5 foot setback from right-of-way

ZONING

Classification: COR1

AREAS

Lot 1, Block 1:	147,359 sq. ft.;	3.38 acres
Outlot A:	169,678 sq. ft.;	3.90 acres
Outlot B:	408,669 sq. ft.;	9.38 acres
Right-of-Way	63,304 sq. ft.;	1.45 acres
Total Area:	789,010 sq. ft.;	18.11 acres

0 50 100 200
SCALE IN FEET
1 INCH = 100 FEET

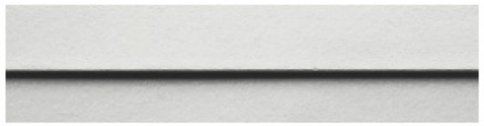
ALLIANT ENGINEERING



EVENING BLUE Main Exterior



COBBLE STONE Accent



ARCTIC WHITE Trim

CFB SIDING COLORS



BRICK



ASPHALT SHINGLES



ASHLAR PATTERN SPEC-BRIK



SOFFITS, GUTTERS
AND DOWNSPOUTS



STONE SILL





ALUMINUM BALCONIES/CANOPIES

Affinity at Ramsey

Ramsey, MN 55303



Exterior Wall Finish Schedule			
Cladding Material	Area	Percent Coverage	Description
Brick	13,029 ft²	14%	Primary
Spec-Brik	37,037 ft²	39%	Primary
CFB Lap Siding	16,304 ft²	17%	Secondary
CFB Panel Siding	27,757 ft²	29%	Secondary

Type VA Construction
Height: 4 Floors 48'-0" to midpoint of sloped roof

Total Gross Area	
Level	Area
Level 4	59,352 ft²
Level 3	59,352 ft²
Level 2	67,233 ft²
Level 1	69,482 ft²
Grand total	255,420 ft²

Parking Schedule		
Comments	Count	Type
Exterior	71	
Interior	173	
Grand total	244	

Residential Unit Mix						
HR	Comments	Count	Gross Area	Net Area	ADA Type	Mix Percentage
Unit 1-0	1 Bed 1 Bath	53	696 ft²			31%
Unit 1-1	1 Bed 1 Bath	9	709 ft²			5%
Unit 1-2	1 Bed 1 Bath	12	608 ft²			7%
1 Bed 1 Bath: 74		74				43%
Unit 2-1	1 Bed 1 Bath +Den	12	884 ft²			7%
1 Bed 1 Bath +Den: 12		12				7%
Unit 2-0	2 Bed 1.5 Bath	21	915 ft²			12%
Unit 2-2	2 Bed 1.5 Bath	5	884 ft²			3%
2 Bed 1.5 Bath: 26		26				15%
Unit 3-0	2 Bed 2 Bath	21	1,024 ft²			12%
Unit 3-1	2 Bed 2 Bath	24	1,140 ft²			14%
Unit 3-2	2 Bed 2 Bath	3	1,081 ft²			2%
Unit 3-3	2 Bed 2 Bath	2	1,137 ft²			1%
2 Bed 2 Bath: 50		50				29%
Unit 0-0	Studio	11	506 ft²			6%
Studio: 11		11				6%
Grand total: 173		173				100%

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Bloomington, MN 55425
tel: (612) 879-6000
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Civil / Landscape:
Civil Site Group
4931 W 35th St. Suite 200
St. Louis Park, MN 55416
P: 763.213.3944

Structural: BKBM
5930 Brooklyn Blvd.
Minnneapolis, MN, 55429
P: 763.843.0420

General Contractor:
Eagle Building Company
6636 Cedar Ave. S. Suite 140
Minneapolis, MN 55110
612.378.1115

Project:
Affinity at Ramsey
Ramsey, MN 55303

Owner:
Affinity at Ramsey, LLC
120 W. Cataldo Ave., Suite 100
Spokane, WA 99201

Project Number 17083

Date

NOT FOR CONSTRUCTION

Date

Rev. No. Revision

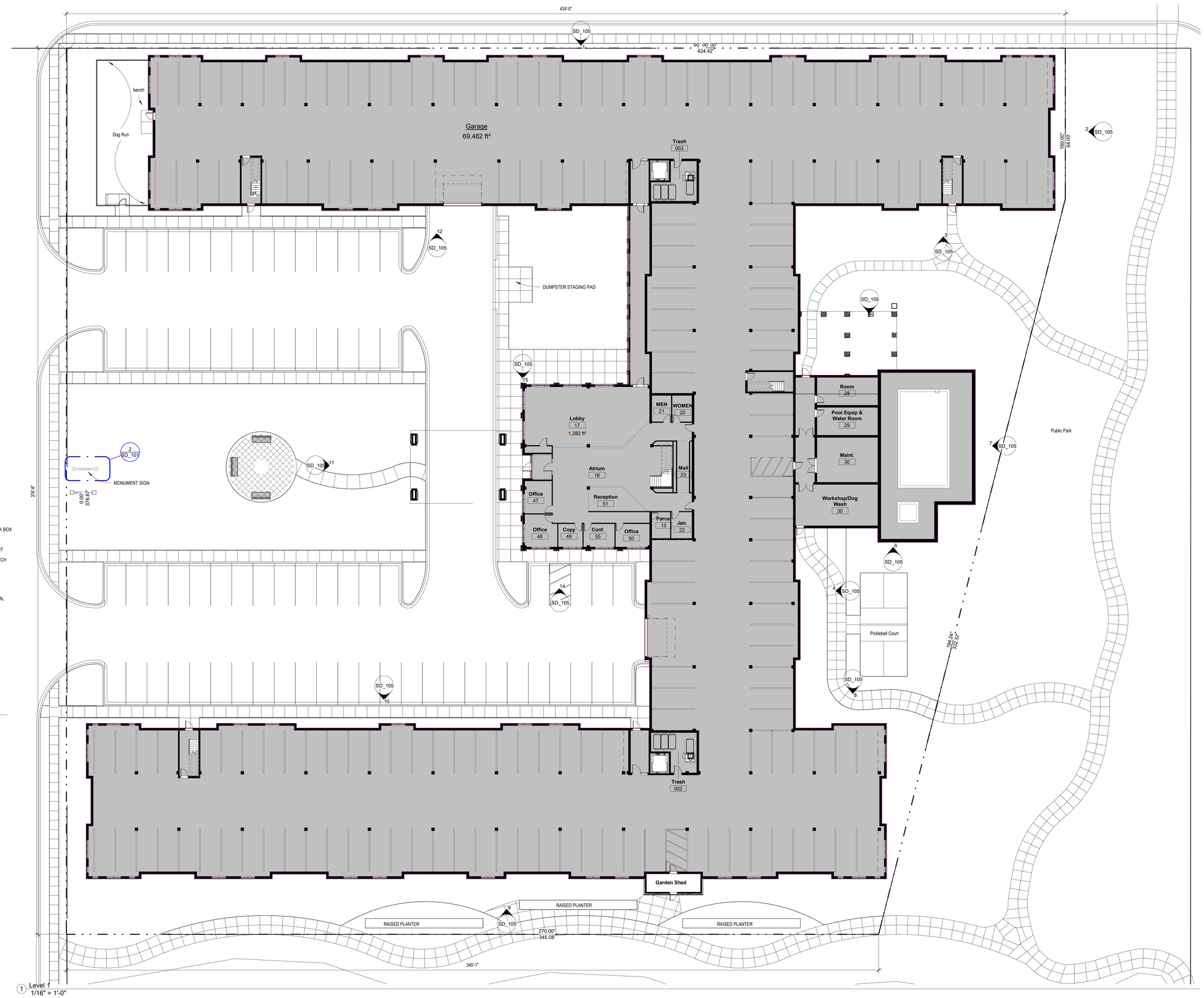
Cover Sheet

SD_100

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Copyright Kaas Wilson Architects | 12/6/2017 2:22:21 PM

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Parking Schedule		
Comments	Count	Type
Exterior	71	
Interior	173	
Grand total	244	



2 Monument Sign Copy 1
1/4" = 1'-0"

1 Level 1
1/16" = 1'-0"

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612.378.1115

Project:
Affinity at Ramsey
Ramsey, MN 55303

Owner:
Affinity at Ramsey, LLC
120 W. Cataldo Ave., Suite 100
Spokane, WA 99201

Project Number 17083

Date

NOT FOR CONSTRUCTION

Date

Revision

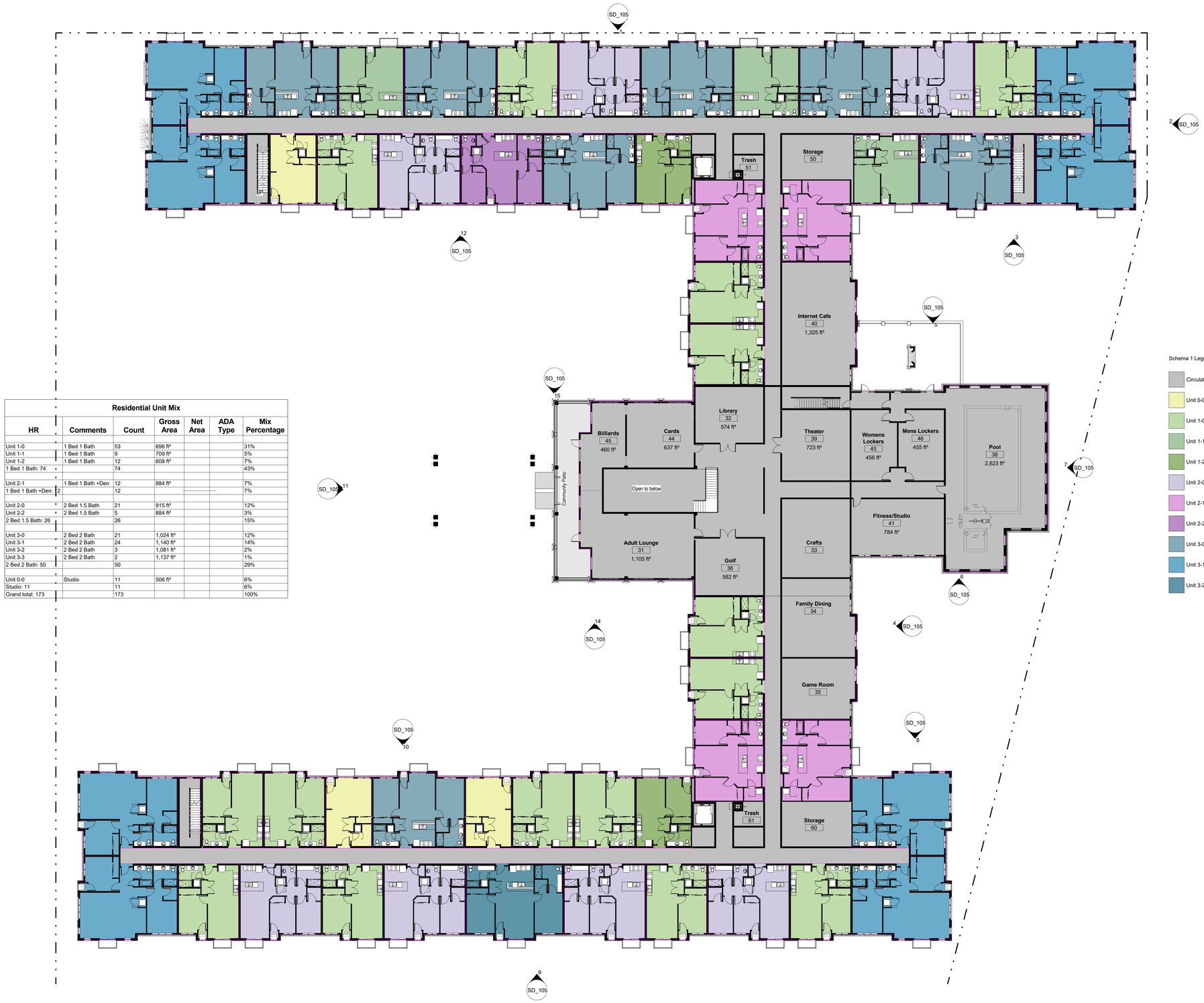
Rev. No.

Level 1 Plan

As indicated

SD_101

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Residential Unit Mix						
HR	Comments	Count	Gross Area	Net Area	ADA Type	Mix Percentage
Unit 1-0	1 Bed 1 Bath	53	696 ft²			31%
Unit 1-1	1 Bed 1 Bath	9	709 ft²			5%
Unit 1-2	1 Bed 1 Bath	12	608 ft²			7%
1 Bed 1 Bath: 74		74				43%
Unit 2-1	1 Bed 1 Bath +Den	12	884 ft²			7%
1 Bed 1 Bath +Den: 12		12				7%
Unit 2-0	2 Bed 1.5 Bath	21	915 ft²			12%
Unit 2-2	2 Bed 1.5 Bath	5	884 ft²			3%
2 Bed 1.5 Bath: 26		26				15%
Unit 3-0	2 Bed 2 Bath	21	1,024 ft²			12%
Unit 3-1	2 Bed 2 Bath	24	1,140 ft²			14%
Unit 3-2	2 Bed 2 Bath	3	1,081 ft²			2%
Unit 3-3	2 Bed 2 Bath	2	1,137 ft²			1%
2 Bed 2 Bath: 50		50				29%
Unit 0-0	Studio	11	506 ft²			6%
Studio: 11		11				6%
Grand total: 173		173				100%

Schema 1 Legend

- Circulation/Commons
- Unit 0-0
- Unit 1-0
- Unit 1-1
- Unit 1-2
- Unit 2-0
- Unit 2-1
- Unit 2-2
- Unit 3-0
- Unit 3-1
- Unit 3-2

1 Level 2
1/16" = 1'-0"

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4931 W 35th St. Suite 200
St. Louis Park, MN 55416
P: 763.213.3944

Structural: BKBM
5930 Brooklyn Blvd.
Minnneapolis, MN, 55429
P: 763.843.0420

General Contractor:
Eagle Building Company
6636 Cedar Ave. S. Suite 140
Minneapolis, MN 55110
612.378.1115

Project:
Affinity at Ramsey
Ramsey, MN 55303

Owner:
Affinity at Ramsey, LLC
120 W. Cataldo Ave., Suite 100
Spokane, WA 99201

Project Number 17083

Date

NOT FOR CONSTRUCTION

Date

Revision

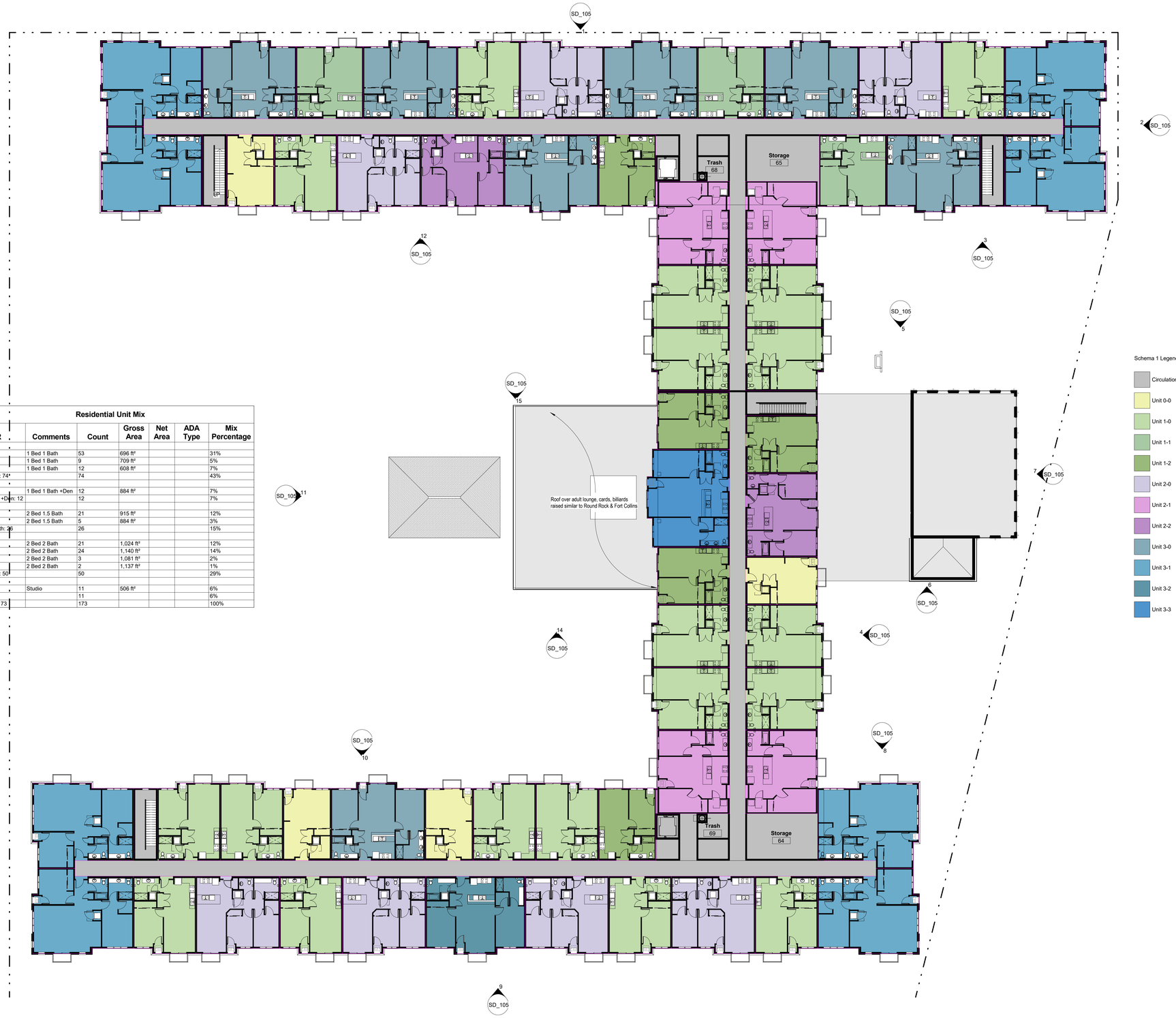
Rev. No.

Level 2 Plan

1/16" = 1'-0"

SD_102

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Residential Unit Mix						
HR	Comments	Count	Gross Area	Net Area	ADA Type	Mix Percentage
Unit 1-0	1 Bed 1 Bath	53	696 ft²			31%
Unit 1-1	1 Bed 1 Bath	9	709 ft²			5%
Unit 1-2	1 Bed 1 Bath	12	608 ft²			7%
1 Bed 1 Bath: 74		74				43%
Unit 2-1	1 Bed 1 Bath +Den	12	884 ft²			7%
1 Bed 1 Bath +Den: 12		12				7%
Unit 2-0	2 Bed 1.5 Bath	21	915 ft²			12%
Unit 2-2	2 Bed 1.5 Bath	5	884 ft²			3%
2 Bed 1.5 Bath: 26		26				15%
Unit 3-0	2 Bed 2 Bath	21	1,024 ft²			12%
Unit 3-1	2 Bed 2 Bath	24	1,140 ft²			14%
Unit 3-2	2 Bed 2 Bath	3	1,081 ft²			2%
Unit 3-3	2 Bed 2 Bath	2	1,137 ft²			1%
2 Bed 2 Bath: 50		50				29%
Unit 0-0	Studio	11	506 ft²			6%
Studio: 11		11				6%
Grand total: 173		173				100%

Schema 1 Legend

- Circulation/Commons
- Unit 0-0
- Unit 1-0
- Unit 1-1
- Unit 1-2
- Unit 2-0
- Unit 2-1
- Unit 2-2
- Unit 3-0
- Unit 3-1
- Unit 3-2
- Unit 3-3

1 Level 3
1/16" = 1'-0"

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St. Louis Park, MN 55416
P: 763.213.3944

Structural: BKBM
5930 Brooklyn Blvd.
Minnneapolis, MN, 55429
P: 763.843.0420

General Contractor:
Eagle Building Company
6636 Cedar Ave. S. Suite 140
Minneapolis, MN 55110
612.378.1115

Project:
Affinity at Ramsey
Ramsey, MN 55303

Owner:
Affinity at Ramsey, LLC
120 W. Cataldo Ave., Suite 100
Spokane, WA 99201

Project Number 17083

Date

NOT FOR CONSTRUCTION

Date

Revision

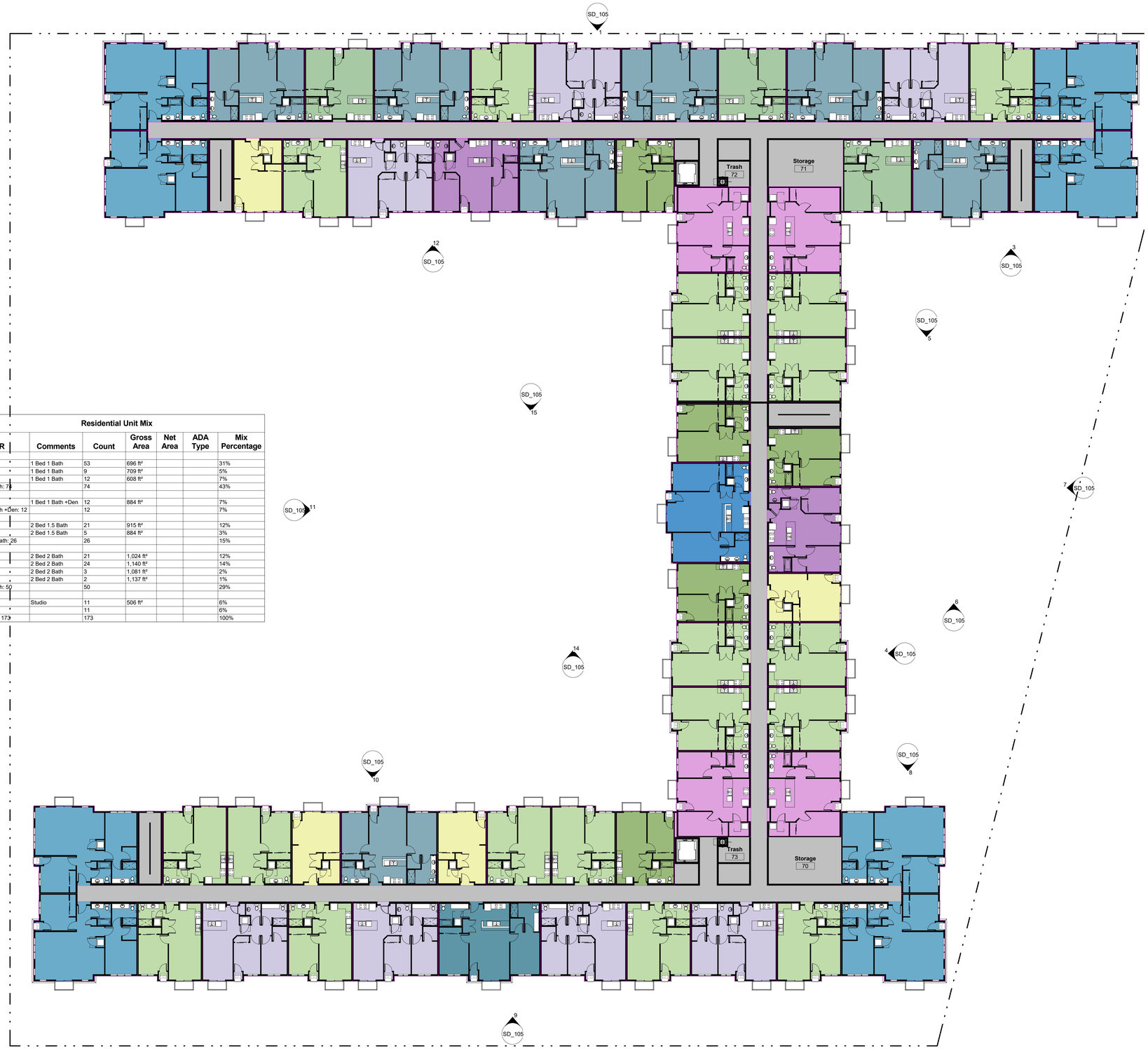
Rev. No.

Level 3 Plan

1/16" = 1'-0"

SD_103

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Residential Unit Mix

HR	Comments	Count	Gross Area	Net Area	ADA Type	Mix Percentage
Unit 1-0	1 Bed 1 Bath	53	696 ft²			31%
Unit 1-1	1 Bed 1 Bath	9	709 ft²			5%
Unit 1-2	1 Bed 1 Bath	12	608 ft²			7%
1 Bed 1 Bath: 74		74				43%
Unit 2-1	1 Bed 1 Bath +Den	12	884 ft²			7%
1 Bed 1 Bath +Den: 12		12				7%
Unit 2-0	2 Bed 1.5 Bath	21	915 ft²			12%
Unit 2-2	2 Bed 1.5 Bath	5	884 ft²			3%
2 Bed 1.5 Bath: 26		26				15%
Unit 3-0	2 Bed 2 Bath	21	1,024 ft²			12%
Unit 3-1	2 Bed 2 Bath	24	1,140 ft²			14%
Unit 3-2	2 Bed 2 Bath	3	1,081 ft²			2%
Unit 3-3	2 Bed 2 Bath	2	1,137 ft²			1%
2 Bed 2 Bath: 50		50				29%
Unit 0-0	Studio	11	506 ft²			6%
Studio: 11		11				6%
Grand total: 173		173				100%

Schema 1 Legend

- Circulation/Commons
- Unit 0-0
- Unit 1-0
- Unit 1-1
- Unit 1-2
- Unit 2-0
- Unit 2-1
- Unit 2-2
- Unit 3-0
- Unit 3-1
- Unit 3-2
- Unit 3-3

1 Level 4
1/16" = 1'-0"

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St. Louis Park, MN 55416
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Minneapolis, MN, 55429
P: 763.843.0420

General Contractor:
Eagle Building Company
6636 Cedar Ave. S. Suite 140
Minneapolis, MN 55110
612.378.1115

Project:
Affinity at Ramsey
Ramsey, MN 55303

Owner:
Affinity at Ramsey, LLC
120 W. Cataldo Ave., Suite 100
Spokane, WA 99201

Project Number 17083

Date

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Date
Revision
Rev. No.

Level 4 Plan

1/16" = 1'-0"

SD_104



1 North Elevation - 1
1/16" = 1'-0"



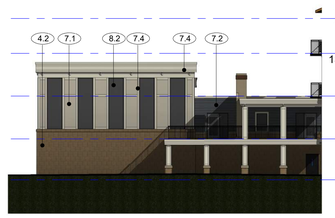
2 Typical End Elevation
1/16" = 1'-0"



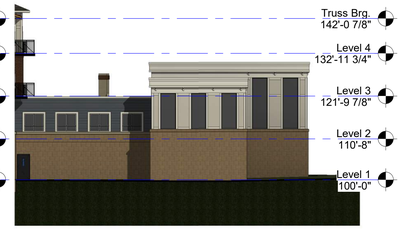
3 South Elevation - 2
1/16" = 1'-0"



4 East Elevation - 1
1/16" = 1'-0"



5 Pool - Elevation 1
1/16" = 1'-0"



6 Pool - Elevation 3
1/16" = 1'-0"



7 Pool - Elevation 2
1/16" = 1'-0"



8 North Elevation - 3
1/16" = 1'-0"



9 South Elevation - 3
1/16" = 1'-0"



10 North Elevation - 2
1/16" = 1'-0"



11 West Elevation - 1
1/16" = 1'-0"

Exterior Material Tag Key

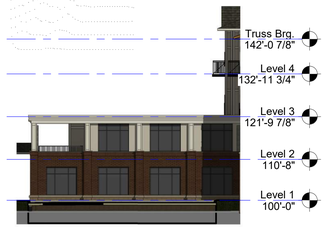
- 4.1 BRICK VENEER - TBD
- 4.2 SPEC BRICK - ASHLAR PATTERN - TBD
- 5.1 PREFINISHED ALUM BALCONY & RAIL - DARK BRONZE
- 7.1 CFB PANEL SIDING - COLOR TBD
- 7.2 CFB LAB SIDING - COLOR TBD
- 7.3 CFB SHAKE SIDING - TIMBER BARK
- 7.4 CFB TRIM - COLOR TBD
- 7.5 ASPHALT ROOF SYSTEM - TBD
- 8.1 PREFINISHED MAGIC PAK GRILL - EXTRUDED ALUMINUM - COLOR TO MATCH ADJACENT FINISH - PER SUBMITTED SAMPLES
- 8.2 VINYL WINDOWS - TBD
- 8.3 ALUMINUM STOREFRONT SYSTEM - DARK BRONZE

Exterior Wall Finish Schedule

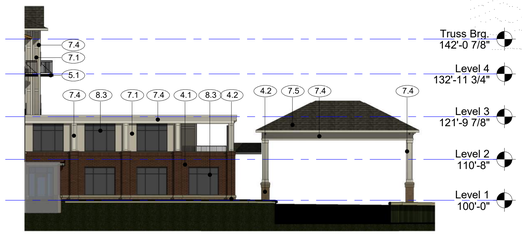
Cladding Material	Area	Percent Coverage	Description
Brick	13,029 ft²	14%	Primary
Spec-Brik	37,037 ft²	39%	Primary
CFB Lap Siding	16,304 ft²	17%	Secondary
CFB Panel Siding	27,757 ft²	29%	Secondary



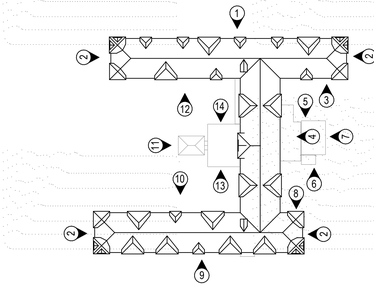
12 South Elevation - 1
1/16" = 1'-0"



14 Front Entry - South Elevation
1/16" = 1'-0"



15 Front Entry - North Elevation
1/16" = 1'-0"



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General Contractor:
Eagle Building Company
6636 Cedar Ave. S. Suite 140
Minneapolis, MN 55110
612.378.1115

Project: Affinity at Ramsey
Ramsey, MN 55303

Owner: Affinity at Ramsey, LLC
120 W. Cataldo Ave., Suite 100
Spokane, WA 99201

Project Number 17083

Date

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

Exterior Elevations

As indicated

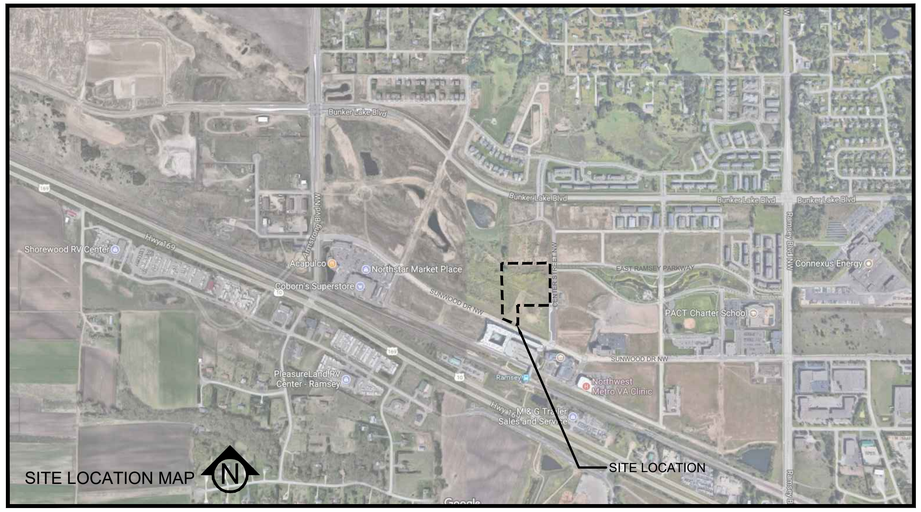
SD_105

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12/6/2017 2:27:17 PM
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AFFINITY AT RAMSEY

RAMSEY, MINNESOTA

ISSUED FOR: SITE PLAN SUBMITTAL



ARCHITECT:

KAAS WILSON ARCHITECTS
1301 AMERICAN BLVD E
BLOOMINGTON, MN 55425
(612)-879-6000

DEVELOPER / PROPERTY OWNER:

AFFINITY AT RAMSEY, LLC
120 W CATALDO AVE, SUITE 100
SPOKANE, WA 99201
(509)-891-5162

ENGINEER / LANDSCAPE ARCHITECT:

ALLIANT ENGINEERING
233 PARK AVE
MINNEAPOLIS, MN 55415
(612)-758-3080

SURVEYOR:

CIVIL SITE GROUP
4931 W 35TH STREET
SUITE 200
ST LOUIS PARK, MN 55416
612-615-0060

GEOTECHNICAL ENGINEER:

CHOSEN VALLEY TESTING INC.
1410 7TH ST NW
ROCHESTER, MN 55901
(507)-281-0968

MASTER LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
×1137.12	EXISTING SPOT GRADE ELEVATION
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION TOP OF CURB (GUTTER TOP)
891.00 TC	SPOT GRADE ELEVATION TOP OF WALL
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF WALL
	DRAINAGE ARROW
EOF=1135.52	EMERGENCY OVERFLOW
	SILT FENCE / BIOROLL - GRADING LIMIT
	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
SB-1	SOIL BORING LOCATION
10	CURB AND GUTTER (T.O = TIP OUT)

	PROPOSED MANHOLE STORM
	PROPOSED CATCH BASIN OR CATCH BASIN MANHOLE STORM
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED MANHOLE SANITARY
	PROPOSED SIGN
	PROPOSED LIGHT
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER MAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING GAS MAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND CABLE

EXISTING MANHOLE	EXISTING STOPBOX	EXISTING LIGHT
EXISTING CATCH BASIN	EXISTING GATE VALVE	EXISTING GAS METER
EXISTING HYDRANT	EXISTING ELECTRIC BOX	EXISTING GAS VALVE

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C0.1	SITE SURVEY
C0.2	PRELIMINARY PLAT
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	DETAILS
C5.1	DETAILS
C5.2	DETAILS
C5.3	DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
LT1.0	LIGHTING PLAN
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS
SW1.5	SWPPP - ATTACHMENTS

CivilSite GROUP
Civil Engineering · Surveying · Landscape Architecture
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

kaas wilson architects

Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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

Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

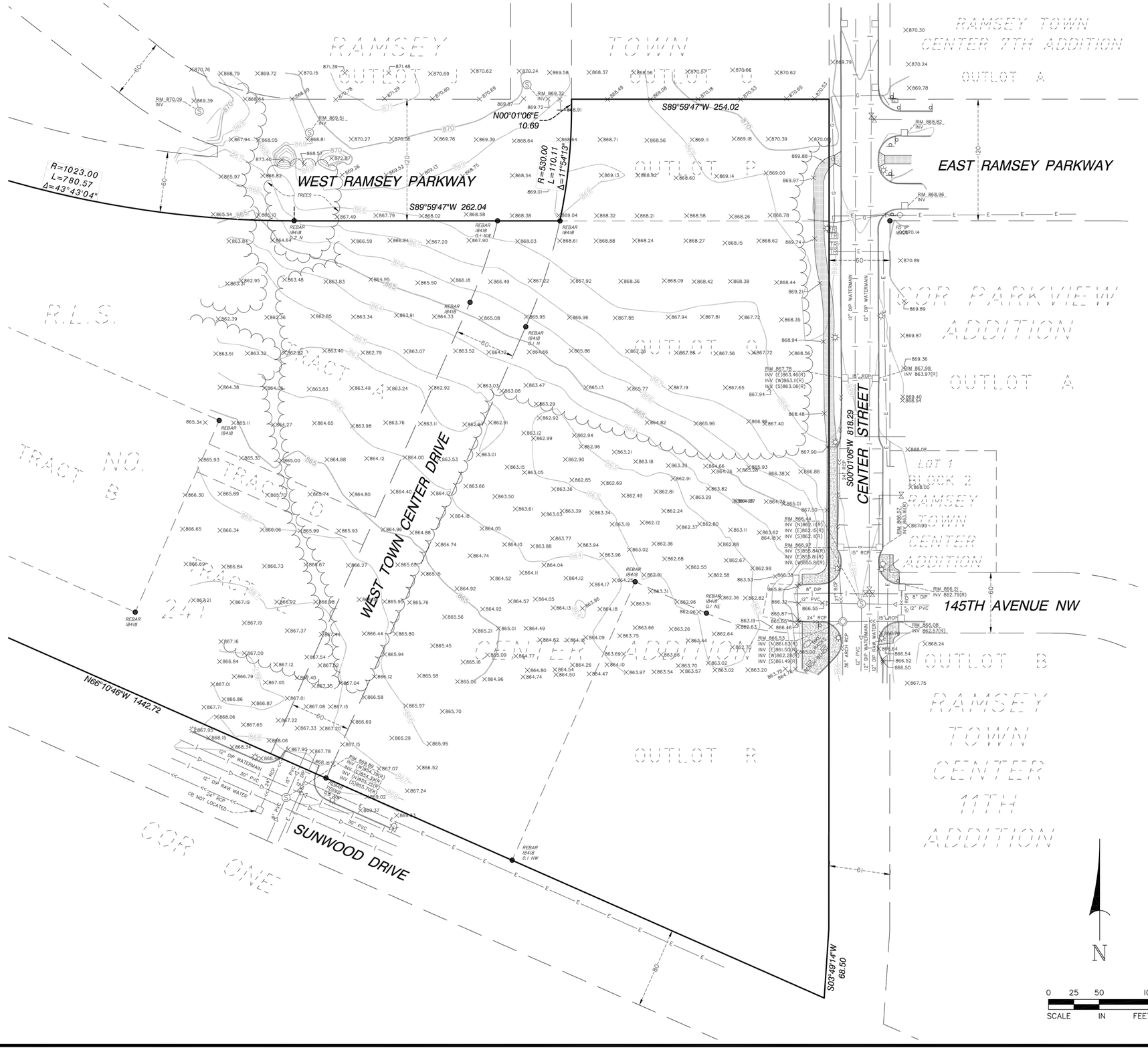
DATE	DESCRIPTION

PROJECT NO.: 17226

TITLE SHEET

C0.0

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LEGAL DESCRIPTION

Outlots P and Q, Part of Outlot R, and West Town Center Drive, RAMSEY TOWN CENTER ADDITION;

AND

Part of Tracts A, D, and E, REGISTERED LAND SURVEY NO. 241, Anoka County, Minnesota.

NOTES

1. This survey was prepared from legal descriptions supplied and our in house records and may not depict all easements, appurtenances or encumbrances affecting the property.

2. The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.

3. The basis of bearings is assumed.

4. All distances are in feet.

5. The approximate area of surveyed property is 10.3 acres.

6. Benchmark 1: MnDOT monument 0202 B located at the northeast corner of Trunk Highway 10 and County Road 56/Ramsey Boulevard, approximately 2/3 miles southeast of surveyed property, has an elevation of 865.02 feet NAVD 88.

7. Benchmark 2: Top Nut of Hydrant located at the northeast corner of Sunwood Drive and Zeolite Street NW has an elevation of 875.26 feet NAVD 88.

8. Utilities are depicted according to ASCE Quality Level C - Surveying visible above ground utility features and correlating this information with as-built records.

LEGEND

- IRON MONUMENT FOUND
- WATER VALVE
- FIBER OPTIC VAULT
- TR TRANSFORMER
- LIGHT POLE
- SANITARY MANHOLE
- MISC. SIGN
- STREET SIGN
- STORM MANHOLE
- CATCH BASIN
- HYDRANT
- (R) PER RECORD PLAN
- 866.29 SPOT ELEVATION
- SANITARY SEWER
- G GAS
- E UNDERGROUND ELECTRIC
- I WATERMAIN
- STORM SEWER
- EDGE OF BRUSH/TREES
- CONCRETE
- BITUMINOUS TRAIL
- 867 CONTOUR

REVISION SUMMARY

DATE	DESCRIPTION

SITE SURVEY

C0.1

12/6/17 Added Utility Quality Level note and Outlot P
12/1/17 Revised East Town Center Drive to Center Street

ALLIANT ENGINEERING

233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

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.

DENNIS B. OLMSTEAD
Print Name

FOR REVIEW
Signature

Date License Number

AFFINITY AT RAMSEY TOWN CENTER

ADDRESS NOT ASSIGNED

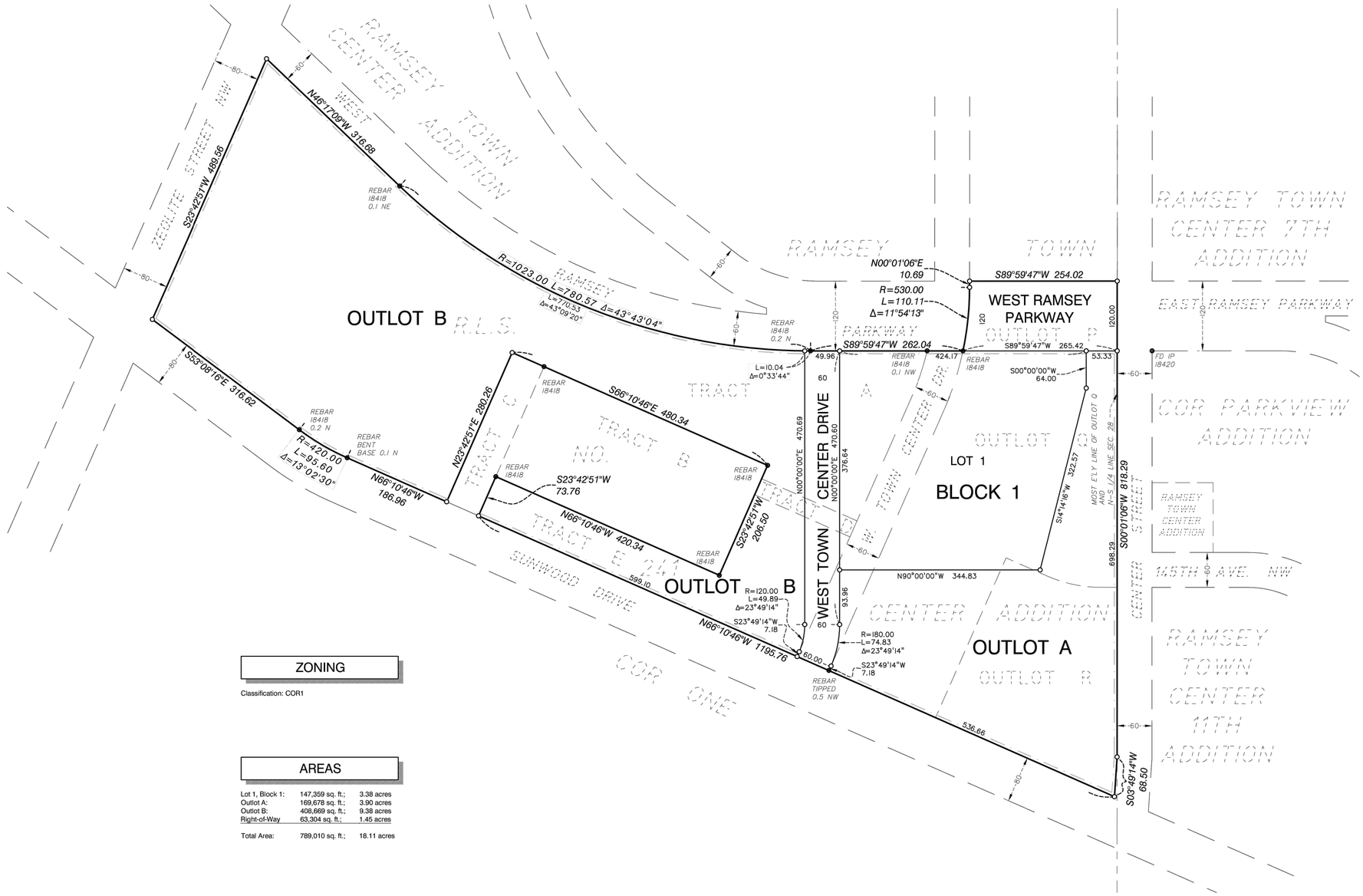
RAMSEY, MINNESOTA

DRAWN BY	DPE
CHECKED BY	DBO
DATE ISSUED	10/20/17
SCALE	1"=50'
JOB NO.	170155
FIELD CREW	EL

Drawing name: X:\2017\170155\survey\alta\170155alta.dwg Dec 06, 2017 - 9:15am

PRELIMINARY PLAT OF
AFFINITY AT RAMSEY TOWN CENTER

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



OWNER/SUBDIVIDER

Inland Group
120 W. Cataldo Avenue, Suite 100,
Spokane, WA 99201

ENGINEER

Civil Site Group
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416

SURVEYOR

Alliant Engineering, Inc.
233 Park Avenue South, Suite 300
Minneapolis, MN 55415

ARCHITECT

Kaas Wilson Architects
1301 American Boulevard East
Bloomington, MN 55425

THE MOST EASTERLY LINE OF OUTLOT Q, RAMSEY TOWN CENTER ADDITION, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF S00°01'06"W.

- ● Denotes monument found 1/2 inch iron pipe
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 18425 unless otherwise shown
- —— —— Denotes 5 foot setback from right-of-way

ZONING

Classification: COR1

AREAS

Lot 1, Block 1:	147,359 sq. ft.;	3.38 acres
Outlot A:	169,678 sq. ft.;	3.90 acres
Outlot B:	408,669 sq. ft.;	9.38 acres
Right-of-Way	63,304 sq. ft.;	1.45 acres
Total Area:	789,010 sq. ft.;	18.11 acres

REVISION SUMMARY

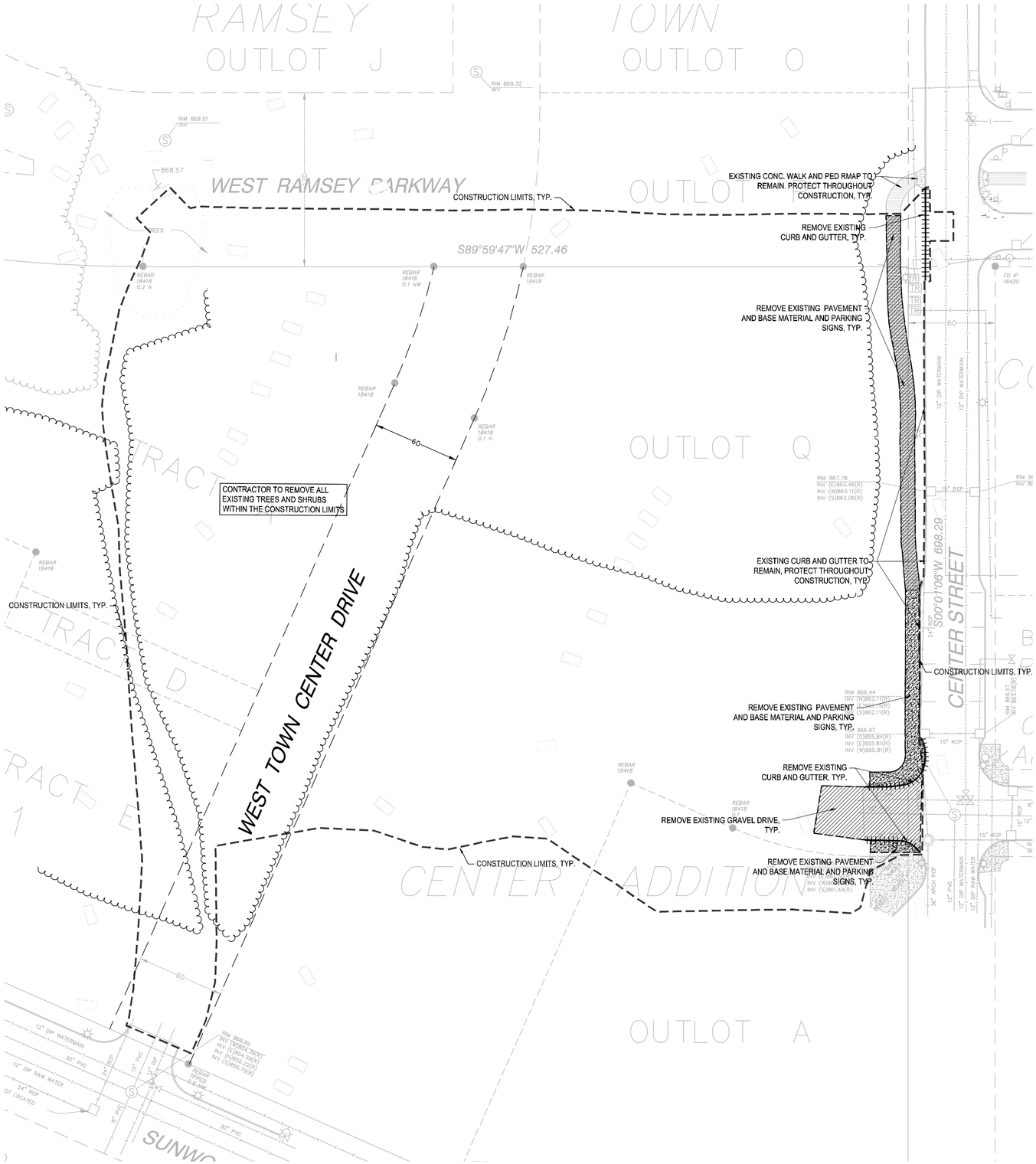
DATE	DESCRIPTION

0 50 100 200
SCALE IN FEET
1 INCH = 100 FEET

PRELIMINARY PLAT

C0.2

ALLIANT ENGINEERING



REMOVAL NOTES:

1. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
2. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
3. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
4. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
5. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
6. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
7. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
8. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
9. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
10. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
11. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
12. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
13. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
14. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
15. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
16. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.

CITY OF RAMSEY REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5

REMOVALS LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

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kaas wilson architects

Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

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DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

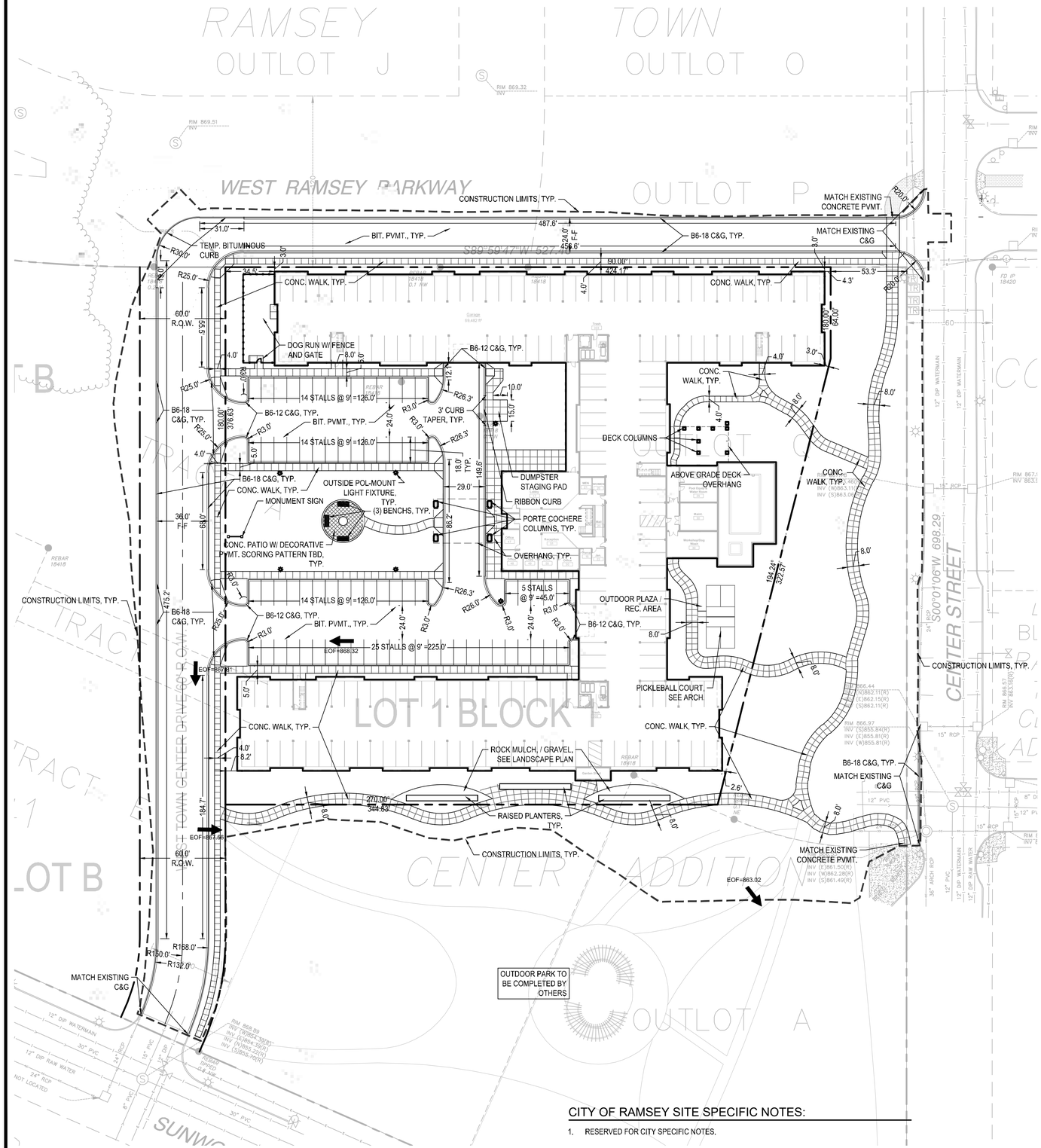
DATE	DESCRIPTION

PROJECT NO.: 17226

REMOVALS PLAN

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SITE LAYOUT NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
3. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
4. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
5. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
6. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
8. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
9. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
10. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
11. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
13. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
14. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
15. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
16. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
17. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE AREA TABLE:

	EXISTING		PROPOSED LOT	
BUILDING COVERAGE	0 SF	0.0%	69,482 SF	47.2%
ALL PAVEMENTS	0 SF	0.0%	37,412 SF	25.4%
ALL NON-PAVEMENTS	147,359 SF	100.0%	40,465 SF	27.5%
TOTAL SITE AREA	147,359 SF	100.0%	147,359 SF	100.0%
	3.38 AC		3.38 AC	
IMPERVIOUS SURFACE				
EXISTING CONDITION	0 SF	0.0%		
PROPOSED CONDITION LOT	106,894 SF	72.5%	106,894 SF	72.5%
DIFFERENCE (EX. VS PROP.)	106,894 SF	72.5%		
IMPERVIOUS TOTAL	106,894 SF	72.5%		

PARKING TABLE:

PARKING SCHEDULE

COMMENTS	COUNT	TYPE
Exterior	72	
Interior	173	
Total	244	

COR 1 ZONING TABLE:

COR1 Development Standards

	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Minimum lot depth	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Allowable residential density in dwelling units per acre[1]	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.75	.75	.75	.75	.75	.75
Build to Line						
Front yard[4]	30 feet as measured from building front to right-of-way[2][3] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.
Planter Style	N/A	Planter Bed	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	10 feet	6 feet	10 feet	10 feet	10 feet

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATIL.
- HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY

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1" = 40'-0"
20'-0" 0 40'-0"

CITY OF RAMSEY SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

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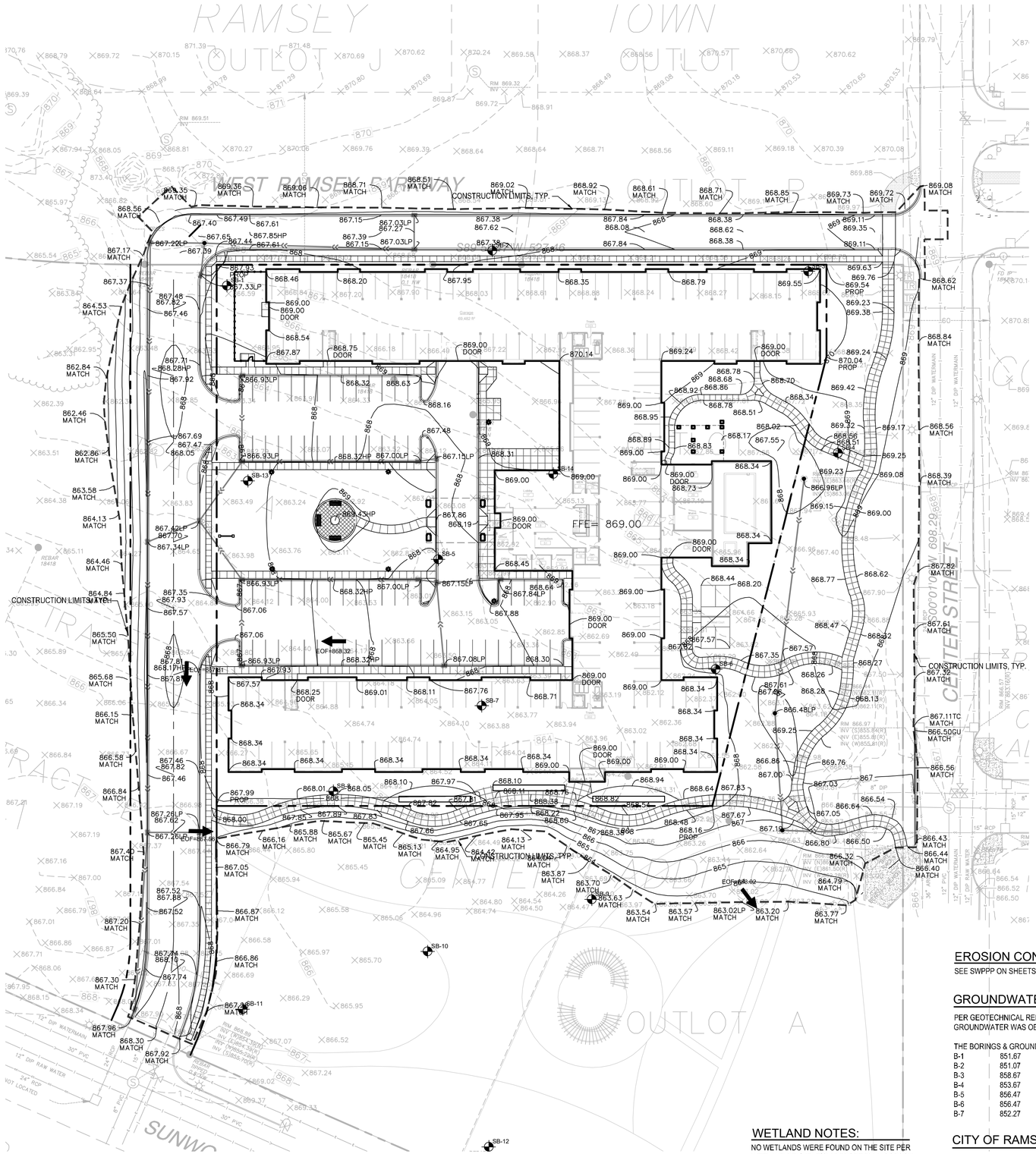
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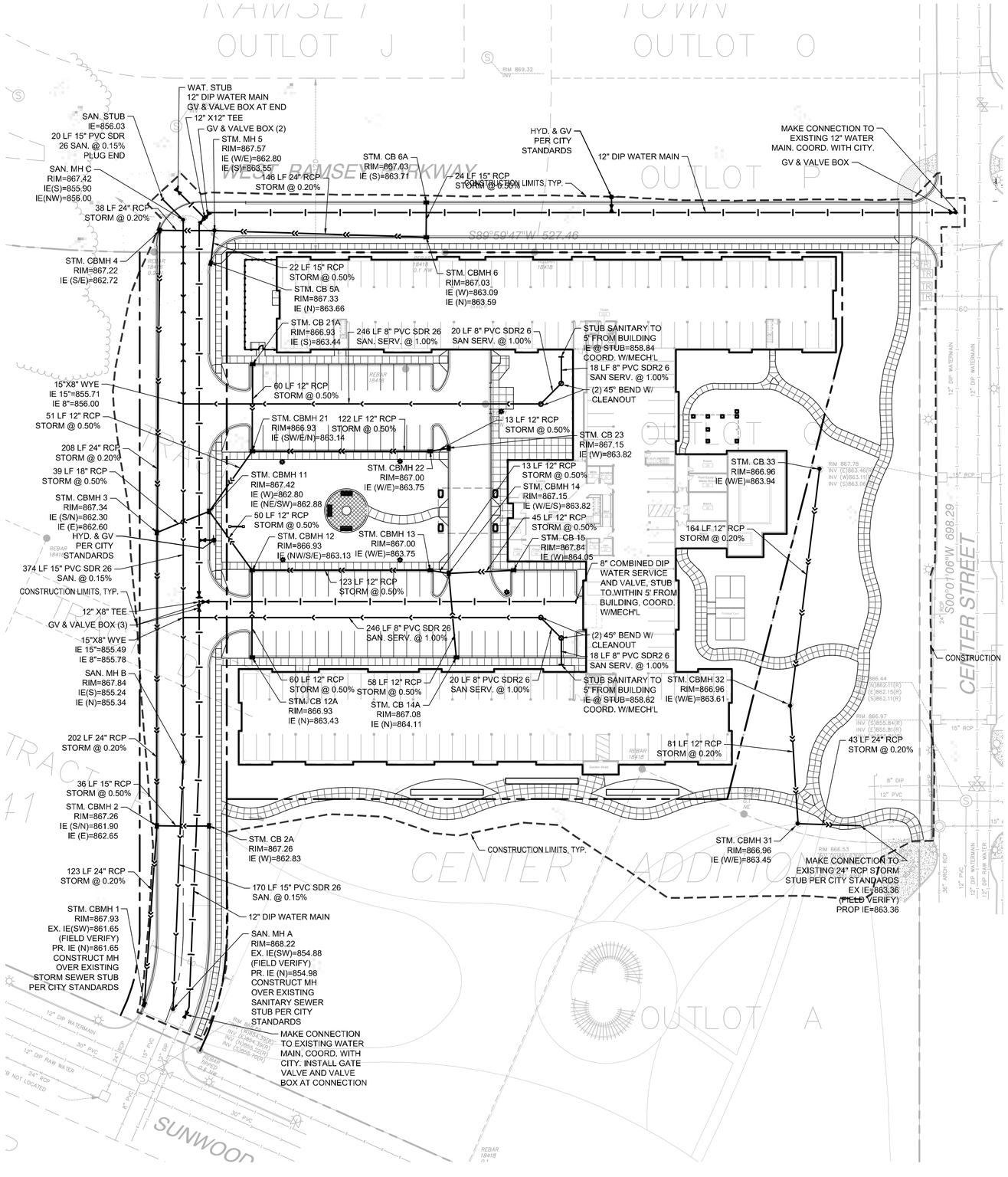
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SITE PLAN

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RAMSEY TOWN
OUTLOT J
OUTLOT O
WEST RAMSEY FAIRWAY
CONSTRUCTION LIMITS, TYP.
FFE= 869.00
OUTLOT B
OUTLOT A
CONSTRUCTION LIMITS, TYP.
CONSTRUCTION LIMITS, TYP.
CONSTRUCTION LIMITS, TYP.
CENTER STREET
SUNWOOD
SB-1
SB-2
SB-3
SB-4
SB-5
SB-6
SB-7
SB-8
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SB-12
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** DOWNSPOUTS AND GUTTERS TO BE ADDED IN FINAL CONSTRUCTION PLANS **

GENERAL UTILITY NOTES:

1. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED.
8. ALL STORM SEWER PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED.
9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
10. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
11. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
17. CONNECTIONS TO EXISTING STRUCUTRES SHALL BE CORE-DRILLED.
18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
20. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
21. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
22. CONTRACTOR SHALL CORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
25. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
26. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.

CITY OF RAMSEY UTILITY NOTES:

1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP

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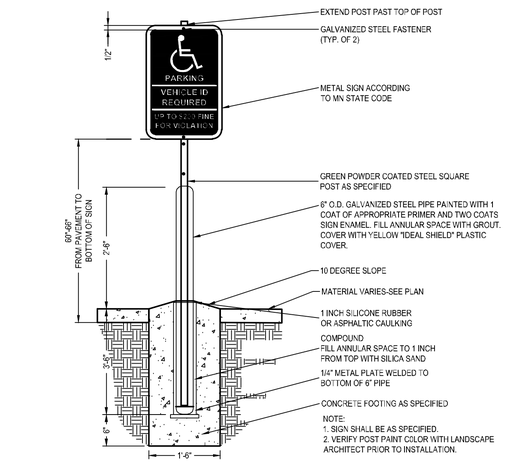
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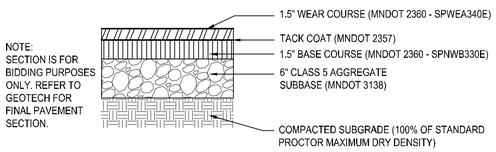
UTILITY PLAN

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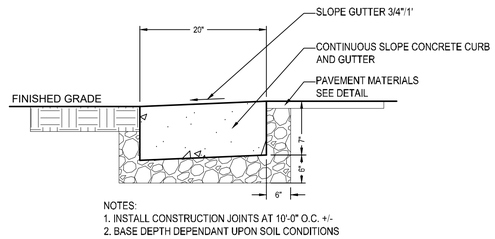
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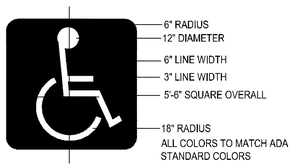
1 ACCESSIBLE SIGN AND POST
NTS



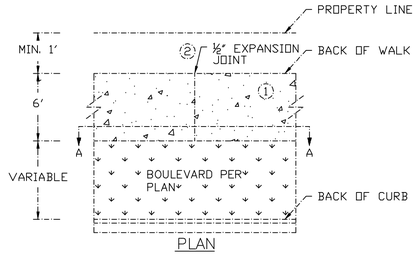
2 LIGHT DUTY BITUMINOUS PAVEMENT
NTS



3 RIBBON CURB
NTS



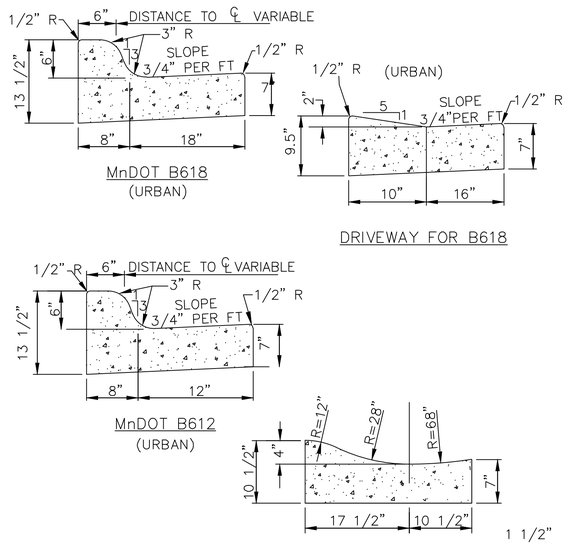
4 ACCESSIBLE PARKING PAVEMENT MARKING
NTS



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

NOT TO SCALE

5 CONCRETE WALK
NTS

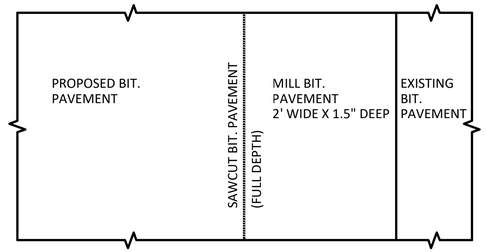


NOTES:
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

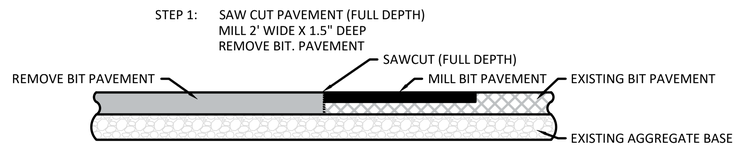
6 NTS

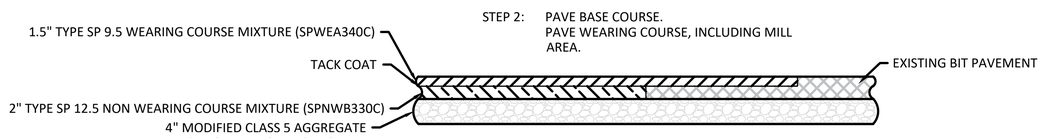
NOTES:

1. **BITUMINOUS SHALL BE SAWCUT AND REMOVED**
2. **CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.**
3. **SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.**



PLAN VIEW

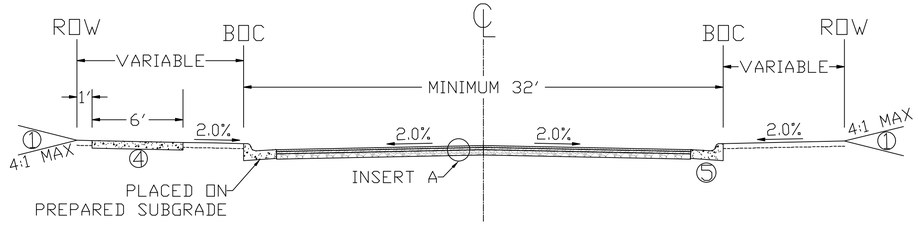




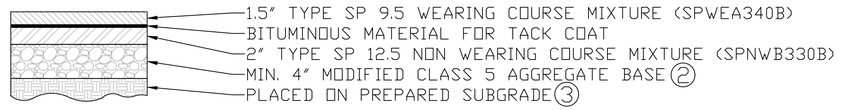
SECTION VIEW

NOTE: NOT TO SCALE.

7 STREET TIE-IN
NTS



INSERT A:



REFERENCE NOTES:

① GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERD-6

② CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26

③ CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.

④ ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.

⑤ CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

NOTE: NOT TO SCALE

8 NTS

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Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

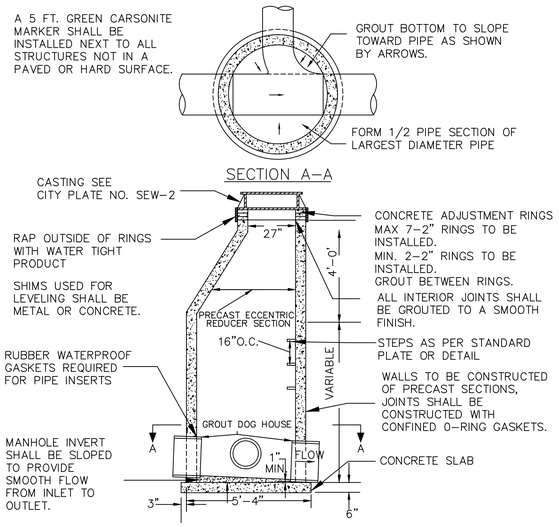
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PROJECT NO.: 17226

CIVIL DETAILS

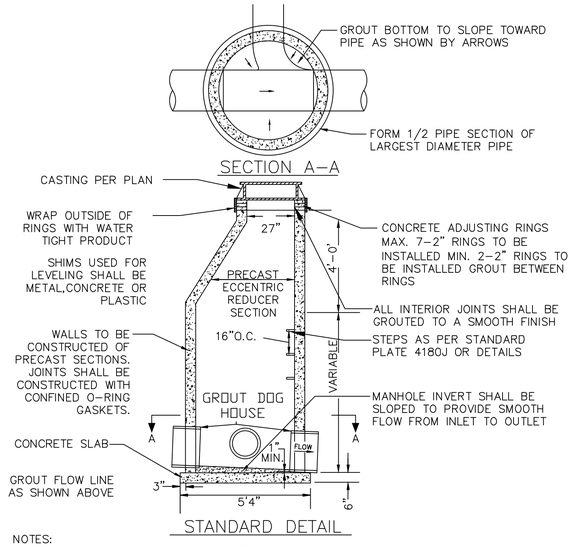
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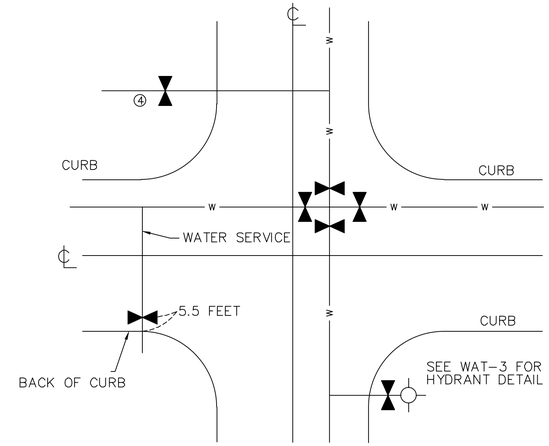
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6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

1 SANITARY SEWER MANHOLE
NTS



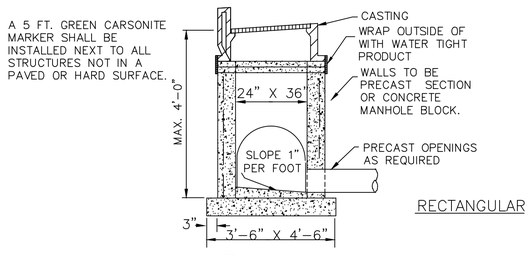
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY 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

2 STORM SEWER MANHOLE
NTS



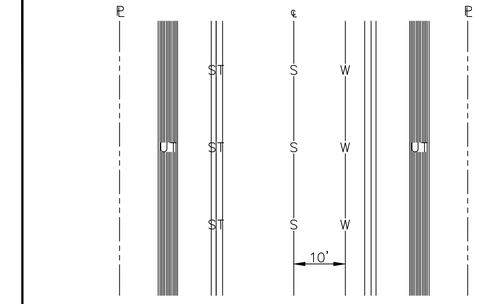
NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER.

3 WATERMAIN VALVE CONNECTION
NTS



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

4 CATCH BASIN
NTS

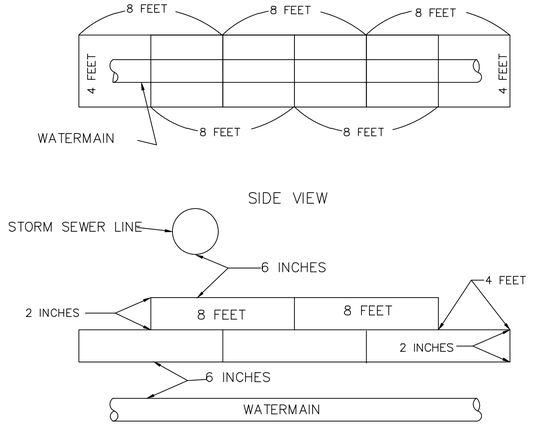


LEGEND
- S — SANITARY SEWER
- ST — STORM SEWER
- W — WATERMAIN
- UT — UTILITY TRENCH
- ℄ — PROPERTY LINE
- ℄ — CENTERLINE OF STREET

NOTES:
1. WATERMAIN SHALL BE LOCATED NORTH & EAST OF CENTERLINE
2. UTILITY TRENCH SHALL BE A COMMON BURY FOR ELECTRIC, GAS, COMMUNICATIONS & CABLE TV.
3. THE COMMON BURY TRENCH SHALL BE LOCATED IN THE CENTER OF THE BOULEVARD BETWEEN BACK OF CURB & PROPERTY LINE.
4. STORM SEWER SHALL BE LOCATED BENEATH THE CURB ON THE STREET SIDE OPPOSITE TO THE WATERMAIN.
5. SEE DETAILS FOR MINUMUM DEPTH LOCATIONS.

UTILITY LOCATIONS
N.T.S.

5 STORM SEWER MANHOLE
NTS



NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL

6 UTILITY INSULATION
NTS

APPROVED		STANDARD DETAILS UTILITY LOCATIONS
DATE 7–96		CITY PLATE No. UTL–1

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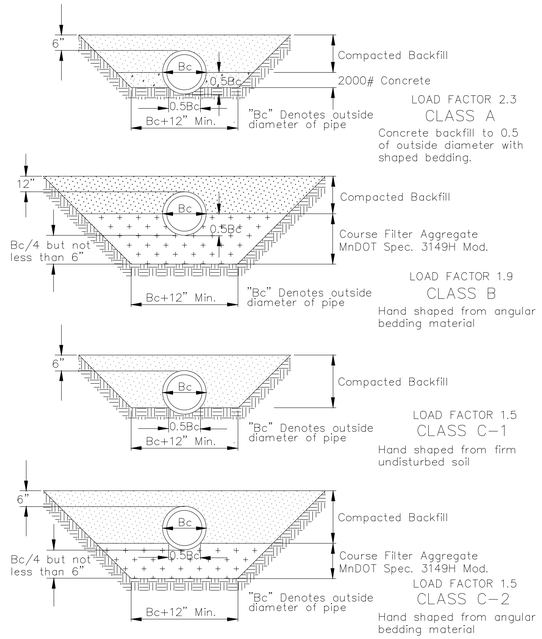
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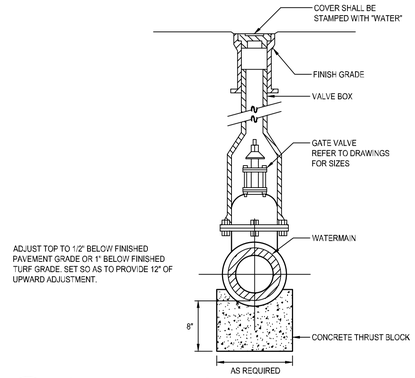
CIVIL DETAILS

C5.1

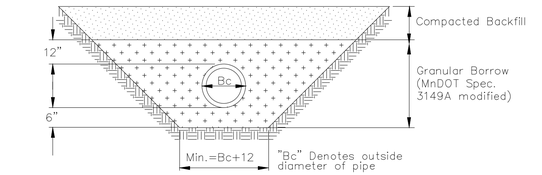
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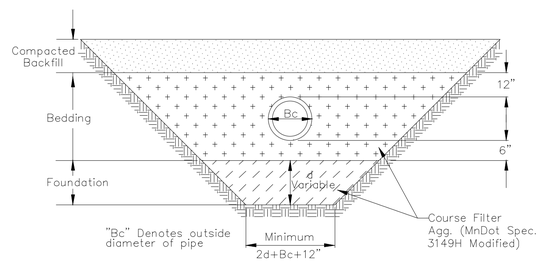
1 PIPE BEDDING - RCP & DIP
NTS



2 GATE VALVE BOX
NTS

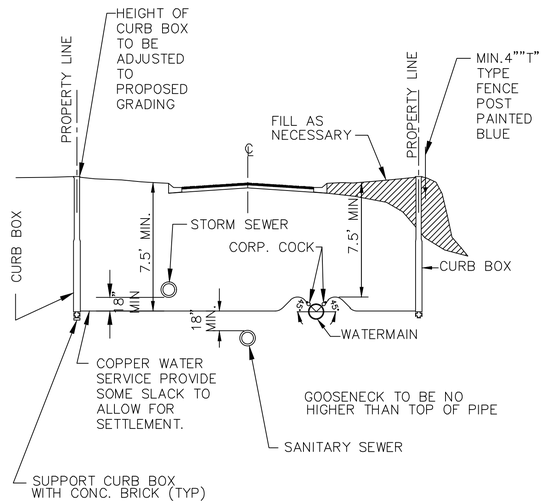


PIPE FOUNDATION & BEDDING IN GOOD SOILS



PIPE FOUNDATION & BEDDING IN POOR SOILS

3 PIPE BEDDING - PVC
NTS



WATER SERVICE
NTS

4 WATERMAIN VALVE CONNECTION
NTS

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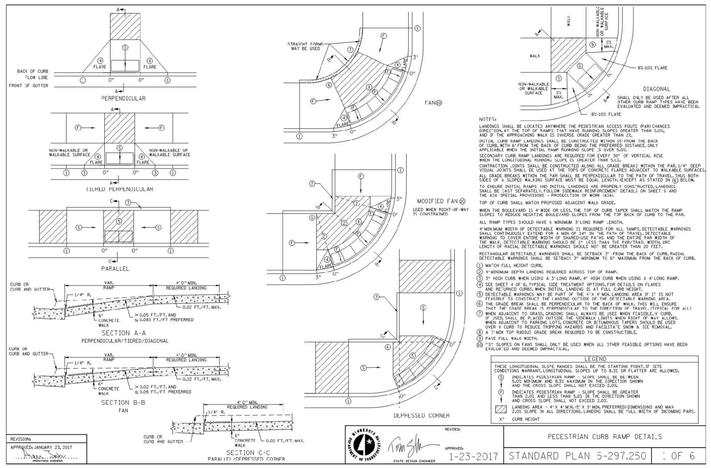
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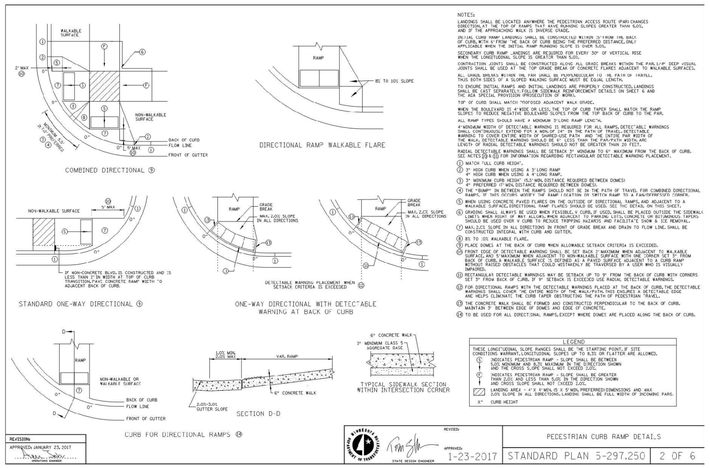
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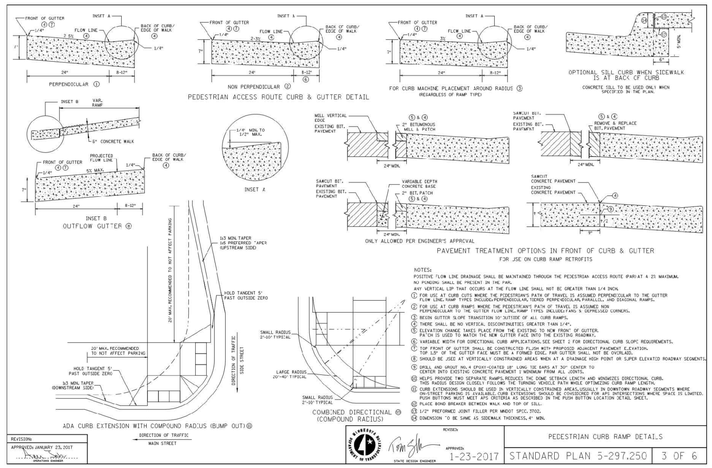
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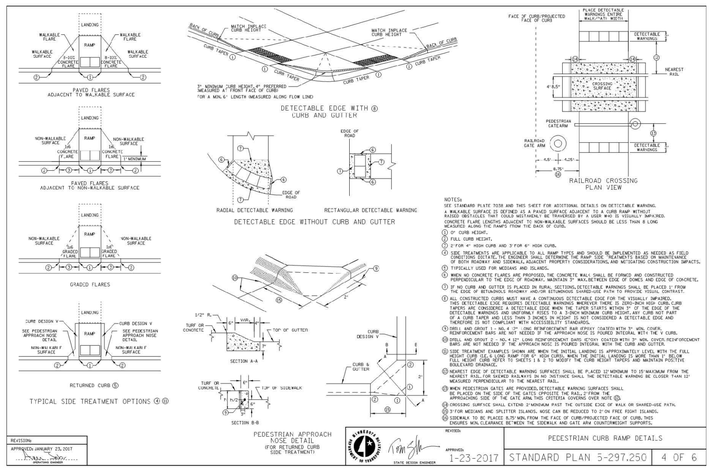
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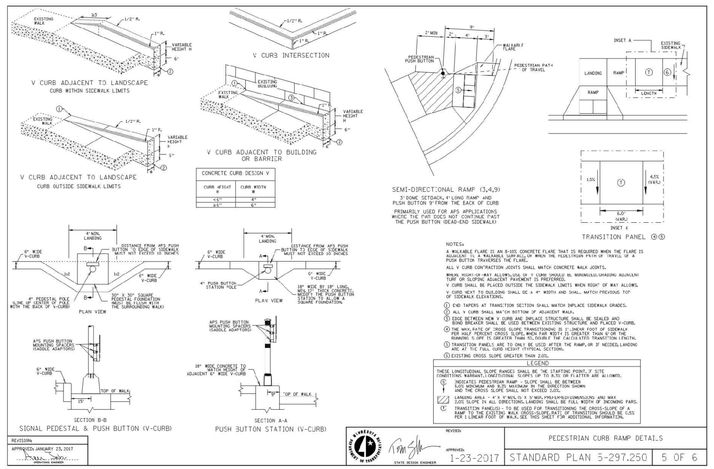
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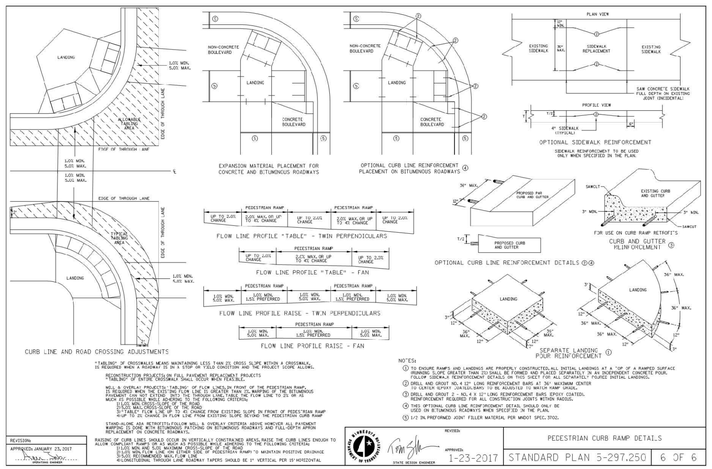












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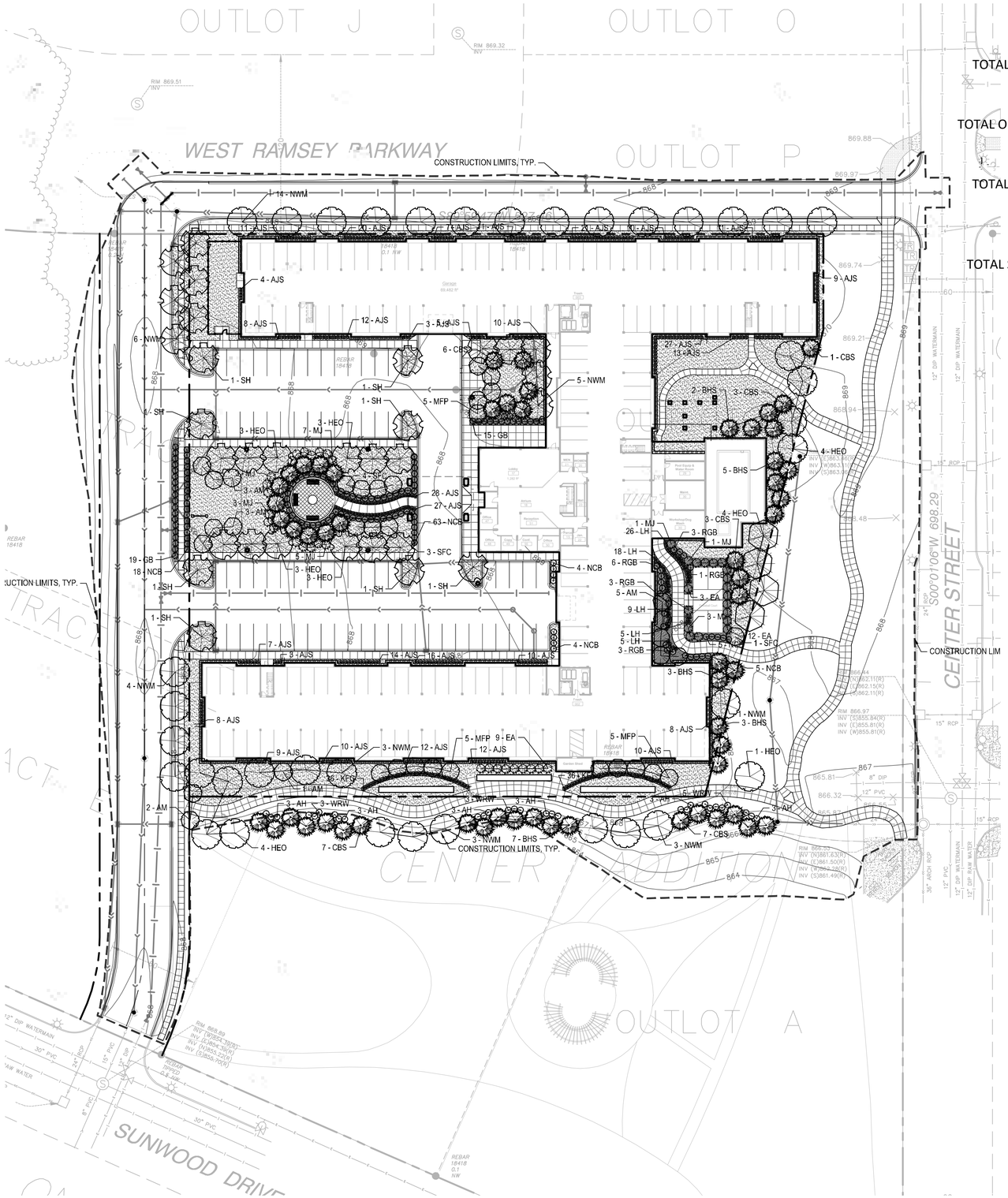
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CIVIL DETAILS

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PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
		DECIDUOUS TREES				
NWM	39	NEW WORLD RED MAPLE	Acer rubrum 'Northwood'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
SH	8	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skycole'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
HEO	25	HERITAGE ENGLISH OAK	Quercus 'Heritage'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
		ORNAMENTAL TREES				
MFP	15	MOUNTAIN FROST PEAR	Pyrus ussuriensis 'Mountain Frost'	2" CAL.	B&B	STRAIGHT LEADER. FULL FORM
SFC	8	STARLITE FLOWERING CRAB	Malus 'Jetfire'	2" CAL.	B&B	STRAIGHT LEADER. FULL FORM
AM	14	AMUR MAPLE	Acer ginnala	2" CAL.	B&B	STRAIGHT LEADER. FULL FORM
		EVERGREEN TREES				
BHS	31	BLACK HILLS SPRUCE	Picea glauca 'Densata'	6' HT.	B&B	STRAIGHT LEADER. FULL FORM
CBS	27	COLORADO SPRUCE	Picea pungens	6' HT.	B&B	STRAIGHT LEADER. FULL FORM
		SHRUBS - CONIFEROUS & EVERGREEN				
EA	24	EMERALD ARBORVITAE	Thuja occidentalis 'Smaragd'	24" HT.	CONT.	
MJ	23	MEDORA JUNIPER	Juniperus scopulorum	24" HT.	CONT.	
		SHRUBS - DECIDUOUS				
NCB	99	NORTHERN CHARM BOXWOOD	Buxus 'Wilson'	24" HT.	CONT.	
AH	18	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Anabelle'	24" HT.	CONT.	
WRW	11	WINE AND ROSES WEIGELA	Weigela florida 'Wine and Roses'	24" HT.	CONT.	
GB	34	GOLDEN BARBERRY	Berberis thunbergii 'Aurea'	24" HT.	CONT.	
RGB	16	ROSE GLOW BARBERRY	Berberis thunbergii 'Rose Glow'	24" HT.	CONT.	
		PERENNIALS & GRASSES				
AJS	356	AUTUMN JOY SEDUM	Calamagrostis x acutiflora "Karl Foerster"	#1	CONT.	
LH	63	LOYALIST HOSTA	Hosta 'Loyalist'	#1	CONT.	
KFG	72	KARL FOERSTER FEATHER REED GRASS	Calmagrostis x acutiflora 'Karl Foester'	#1	CONT.	

TOTAL DECIDUOUS TREES: 72

TOTAL ORNAMENTAL TREES: 37

TOTAL EVERGREEN TREES: 58

TOTAL SHRUBS: 225

LANDSCAPE NOTES:

1. WHERE SHOWN, SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
2. ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
3. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
4. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
6. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
10. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
11. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

LANDSCAPE CALCULATIONS

PROPOSED LANDSCAPE:

1 TREE/ 1,000 SF OF "BUILDING FOOTPRINT"
64,432.0 SF / 1000 = 65 DECIDIOUS/EVERGREEN TREES REQUIRED
SEE PLANT SCHEDULE

1 TREE/ 35' OF PUBLIC ROAD FRONTAGE
832 SF / 35 = 24 TREES REQUIRED
SEE PLANT SCHEDULE

1 SHRUB/1000 SF OF "BUILDING FOOTPRINT"
64,432.0 SF / 300 = 215 SHRUBS REQUIRED
SEE PLANT SCHEDULE

LEGEND

- SEED TYPE 1 - MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- SEED TYPE 2 - MNDOT 35-221 DRY PRAIRIE GENERAL, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- 1" DIA. DECORATIVE ROCK MAINTENANCE STRIP OVER FILTER FABRIC, SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN
- 1" DIA. DECORATIVE ROCK MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- SHREDDED CYPRESS MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- SOD

PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

DECORATIVE BOULDERS, 18"-30" DIA.

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(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

N

1" = 20'-0"
10'-0" 0 20'-0"

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12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

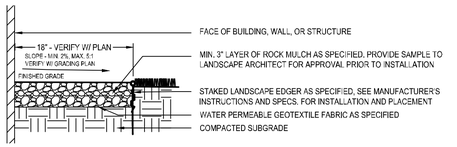
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PROJECT NO.: 17226

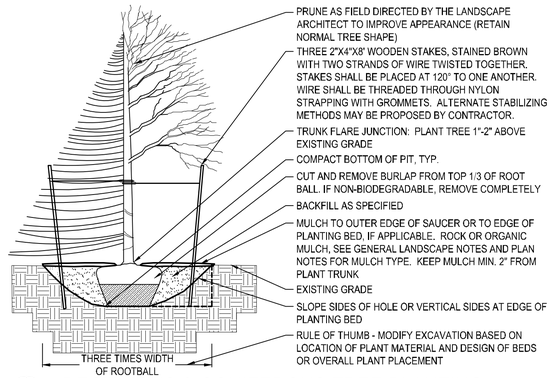
LANDSCAPE PLAN

L1.0

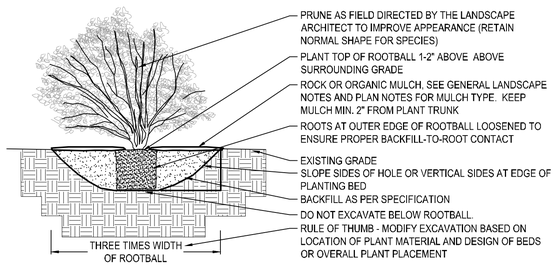
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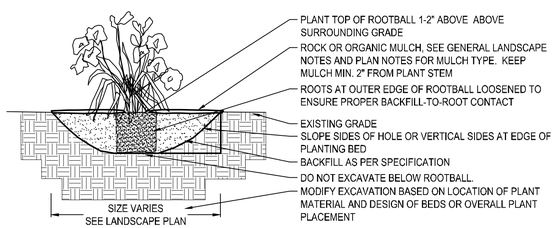
1 AGGREGATE MAINTANENCE STRIP
NTS



2 DECIDUOUS & CONIFEROUS TREE PLANTING
NTS



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
NTS

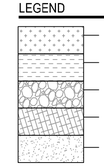


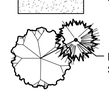
4 PERENNIAL BED PLANTING
NTS

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

LEGEND







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(651) 454-0002 LOCAL

N

1" = 20'-0"
10'-0" 0 20'-0"

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PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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

Patrick J. Sarver
DATE 12/06/17 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17226

LANDSCAPE PLAN NOTES & DETAILS

L1.1

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SITE NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEM.
2. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, UTILITY REQUIREMENTS, LAWS AND ORDINANCES OF FEDERAL, STATE, OSHA AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL COMPLY WITH ALL CODES AND STANDARDS APPLICABLE TO THIS PROJECT THAT ARE LISTED BUT NOT LIMITED TO: NEC, NFPA, NEMA, ANSI, IES, IEEE, NFPA LIFE SAFETY 101, ASHRAE 90.1, IECC ENERGY CODE AND IBC BUILDING CODE.
4. PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.
5. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.
6. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC SHALL BE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING TO BE REUSED.
7. ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
8. COORDINATE THE UTILITY COMPANY SERVICE FEEDS AND INSTALLATION.
9. ALL POLE FIXTURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB.
10. ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND. USE #8, TYPE THWN.
11. ALL CIRCUIT TO BE PLACED IN 1" CONDUITS UNLESS OTHERWISE NOTED. CIRCUIT TO USE COPPER WIRE, TYPE THWN.
12. THE CONTROLLING LIGHTING CONTACTORS SHALL BE MOUNTED INSIDE THE BUILDING WITH TIME-CLOCK CONTROL & REMOTE PHOTOCELLS LOCATED ON THE EXTERIOR SIDE OF THE BUILDING WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER OBSTRUCTIONS WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL CONTRACTORS.
13. MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24". A SLIGHT DECREASE IN DEPTH IS ALLOWED WITHIN 10' OF THE POLES.
14. VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

ELECTRIC GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
2. ENERGY CODE WILL BE IN ACCORDANCE WITH ASHRAE 90.1 2010.
3. COORDINATE WORK WITH ALL OTHER TRADES.
4. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. ALL WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS.
6. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
7. ALL MEASUREMENTS TO TOP OF BOX. RECEPTACLES SHALL BE 20" A.F.F. SWITCHES SHALL BE 48" A.F.F.
8. GFI PROTECT ALL RECEPTACLES WITHIN 6' OF EVERY SINK.

LIGHTING FIXTURE SCHEDULE

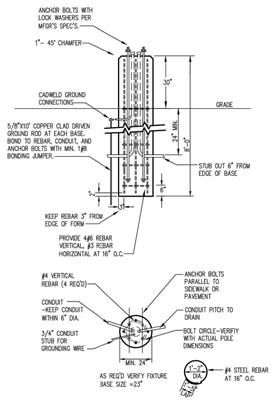
TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	18	SMALL WALL PACK	–
BB	LED	26	MEDIUM WALL PACK	–
CC	LED	18	EXTERIOR RECESSED DOWNLIGHT	–
DD	LED	78	POLE MOUNT FIXTURE, TYPE III OPTICS	–
EE	LED	78	POLE MOUNT FIXTURE, TYPE IV OPTICS	–
FF	LED	70	DECORATIVE POST MOUNT FIXTURE, TYPE V OPTICS	–

NOTES:

LIGHTING LEGEND

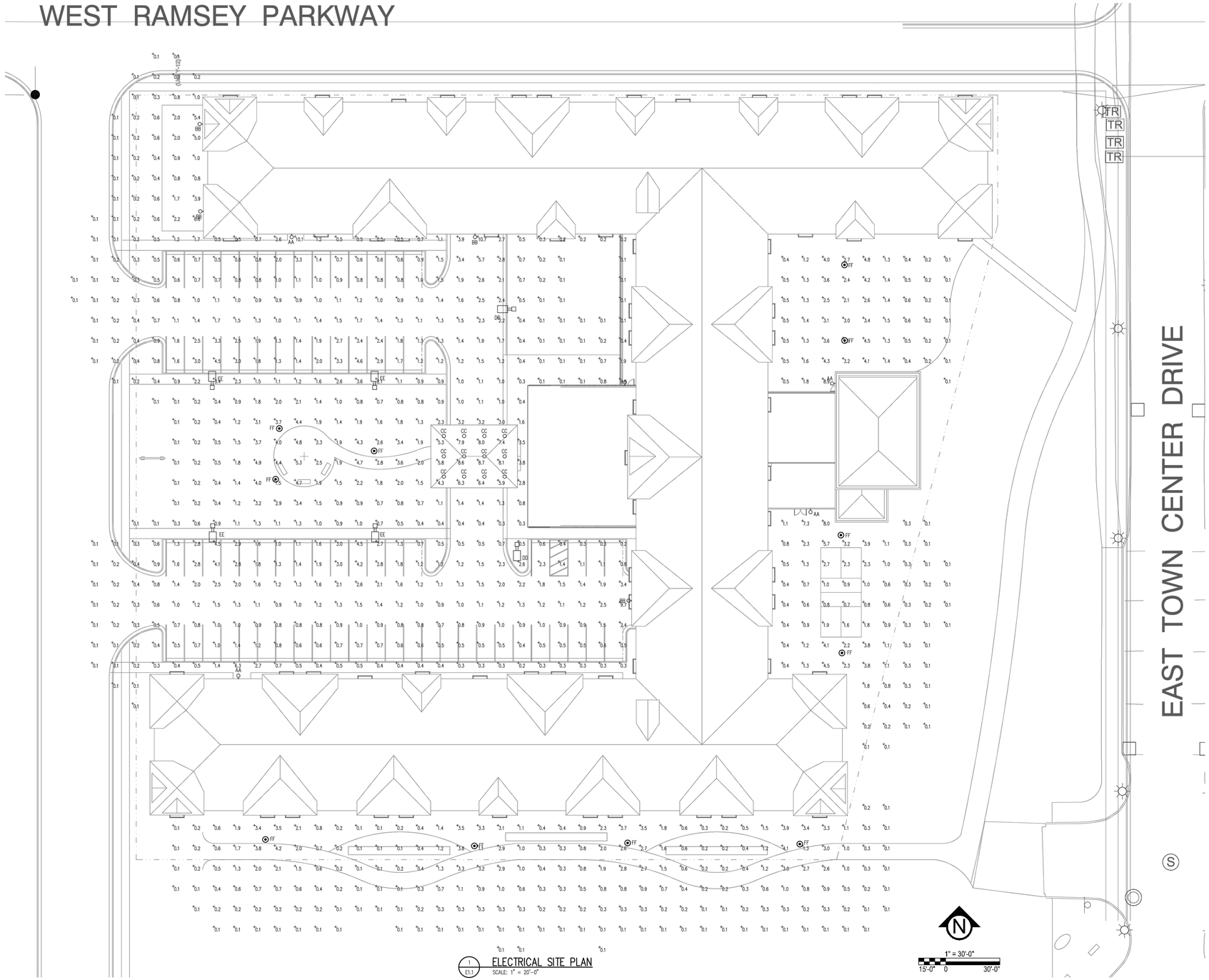
- RECESSED 2x4 FLUORESCENT FIXTURE
- RECESSED 2x2 FLUORESCENT FIXTURE
- INDICATES NIGHTLIGHT FIXTURE
- INDICATES EMERGENCY FIXTURE
- INDICATES EMERGENCY/NIGHTLIGHT FIXTURE
- SURFACE MOUNT 1x4 FLUORESCENT FIXTURE
- HIGH BAY 2x4 FLUORESCENT FIXTURE
- SURFACE WALL MOUNTED FLUORESCENT FIXTURE
- SURFACE CEILING MOUNT FLUORESCENT FIXTURE
- RECESSED DOWNLIGHT
- SURFACE WALL MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED PENDANT FIXTURE
- OUTSIDE POLE-MOUNT LIGHT FIXTURE
- EXTERIOR GROUND MOUNTED LIGHT FIXTURE
- EMERGENCY LIGHTING FIXTURE
- LED EXIT SIGN-SHADED AREA INDICATES ILLUMINATED FACE
- LED EXIT/EMERGENCY SIGN-SHADED AREA INDICATES ILLUMINATED FACE
- EXTERIOR EMERGENCY EGRESS LIGHT

- $ SINGLE POLE SWITCH
- $2 2-POLE SWITCH
- $3 3-WAY SWITCH
- $4 4-WAY SWITCH
- $P PILOT LIGHT
- OCS1 WALL MOUNTED SINGLE LEVEL OCCUPANCY SENSOR
- OCS2 WALL MOUNTED DUAL LEVEL OCCUPANCY SENSOR
- OCS CEILING MOUNTED OCCUPANCY SENSOR
- NL INDICATES FIXTURE TO REMAIN ON FOR SECURITY PURPOSES
- A,B INDICATES LIGHT FIXTURE SWITCH-LEGS
- P-X INDICATES PANEL AND CIRCUIT NUMBER
- (1) INDICATES LIGHT FIXTURE TYPE
- EX INDICATES EXISTING FIXTURE
- RL INDICATES RELOCATED FIXTURE
- TC INDICATES FIXTURE CONTROLLED BY TIMECLOCK
- EM INDICATES EMERGENCY FIXTURE



NOTE:
1.) USE MFGR'S DIMENSIONS FOR EXACT ANCHOR BOLT AND COVER PLACEMENT.
2.) INSTALL INLINE FUSES IN EACH UNGROUNDED CONDUCTOR WITHIN POLE BASE HAND HOLE.
3.) TROWEL FINISH EXPOSED PORTION OF BASE TO REMOVE/COVER FORM MARKS.

2 / E1.1 POLE BASE DETAIL
NOT TO SCALE



1 / E1.1 ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"

DRAWN BY: DJK
CHECKED BY: TJA
DATE: 11/30/17
DWG FILE:
REF FILE:
JOB NUMBER:

REVISION DESCRIPTION: | NAME: | DATE:

BERDI ELECTRIC LLC
3308 Southway Drive • St. Cloud, MN 56301
Phone: 320-656-0847
FAX: 320-656-0312

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Tel 715-235-9490
Fax 715-235-9492

BRANCH OFFICE
3820 Blaine Street
Suite 1
Hudson, WI 54016
Tel 715-381-2277

A·C/a
Auth Consulting/associates

PROJECT:
PROPOSED PROJECT FOR:
AFFINITY
RAMSEY, MN

ELECTRICAL SITE PLAN

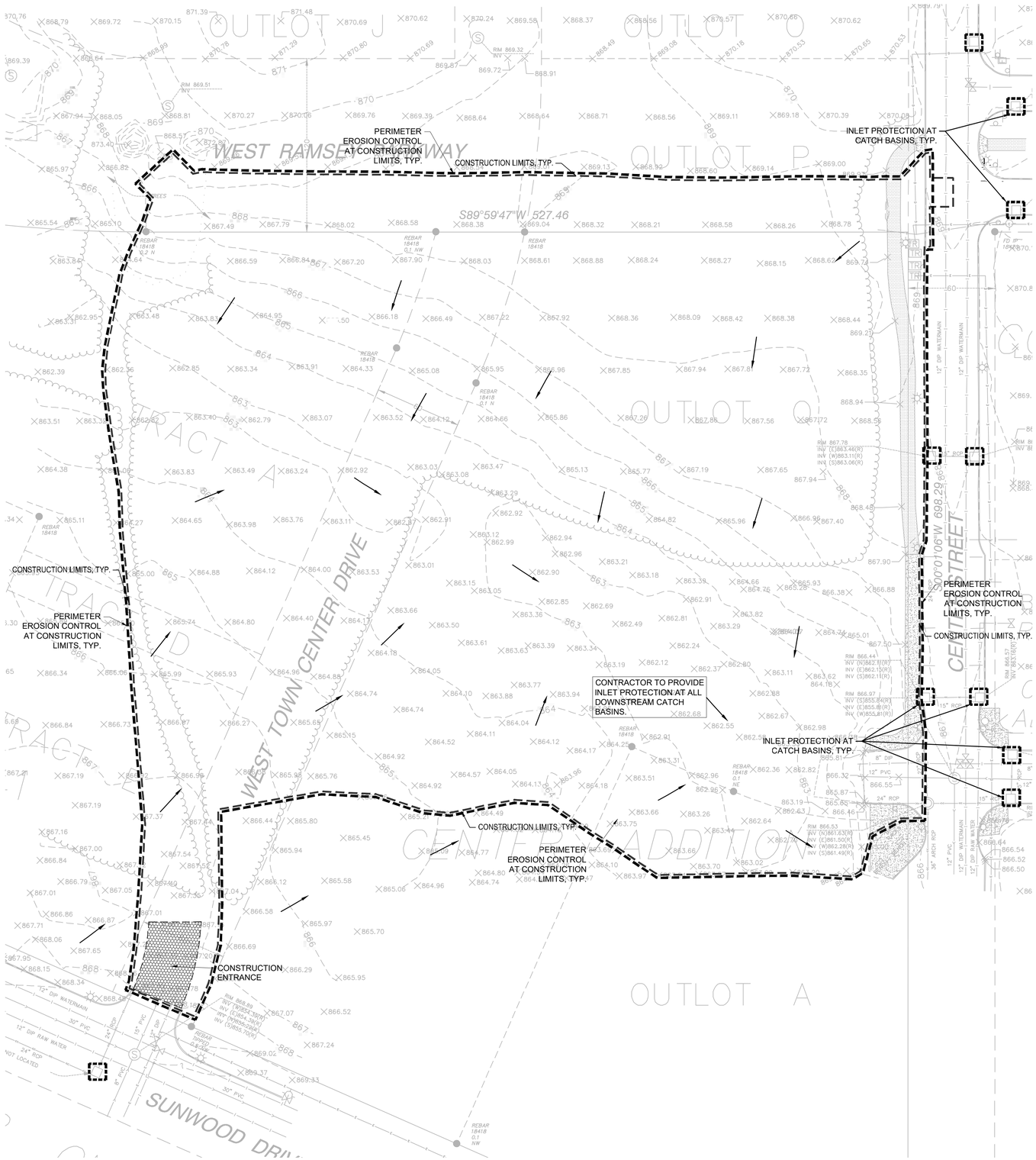
SHEET NO.
E1.1

REVISION SUMMARY

DATE	DESCRIPTION

LIGHTING PLAN

LT1.0



SWPPP NOTES:

1. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.

2. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.

3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.

4. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF RAMSEY EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

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(651) 454-0002 LOCAL

1" = 40'-0"
20'-0" 0 40'-0"

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AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

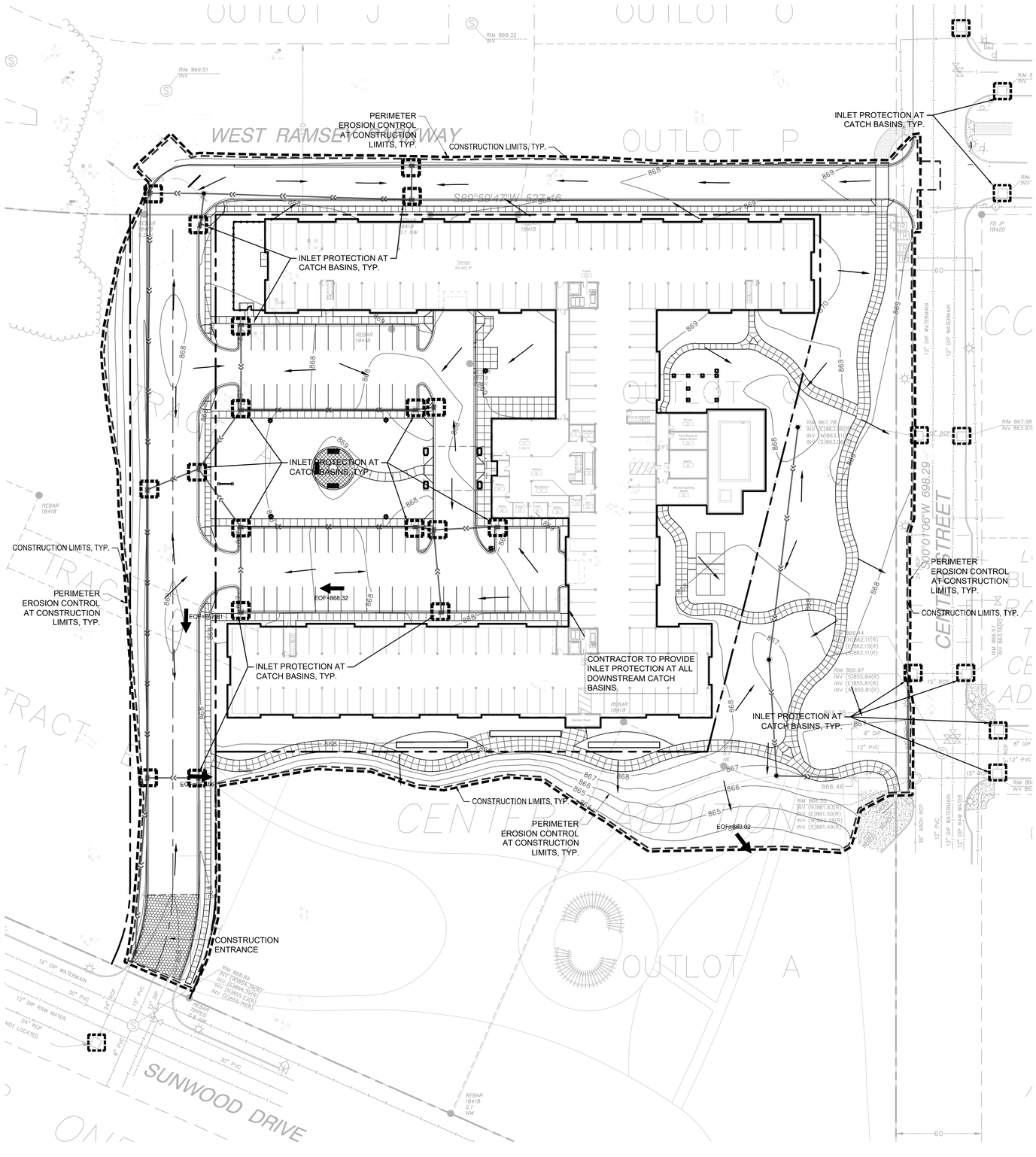
DATE	DESCRIPTION

PROJECT NO.: 17226

SWPPP - EXISTING CONDITIONS

SW1.0

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LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 — 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

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1" = 20'-0"
10'-0" 0 20'-0"

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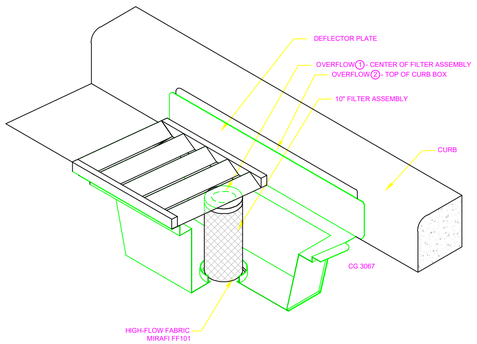
DATE	DESCRIPTION

PROJECT NO.: 17226

SWPPP - PROPOSED CONDITIONS

SW1.1

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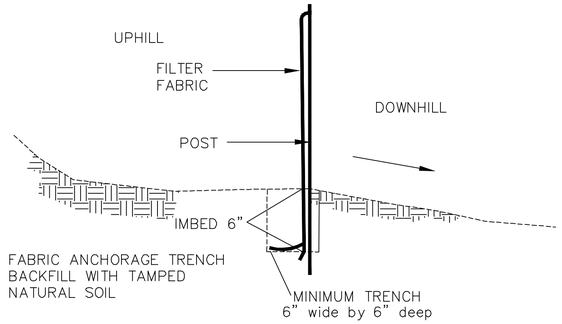


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

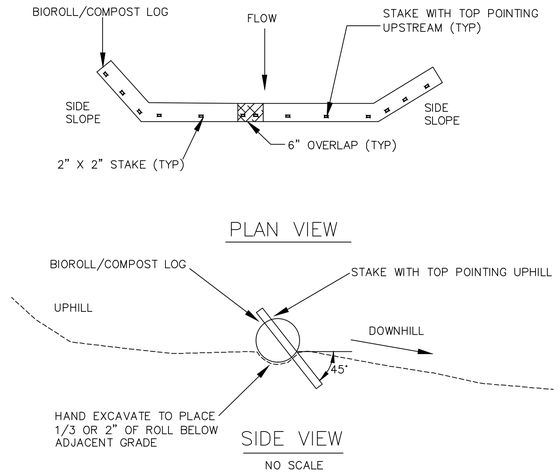
1 CURB INLET PROTECTION
NTS



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

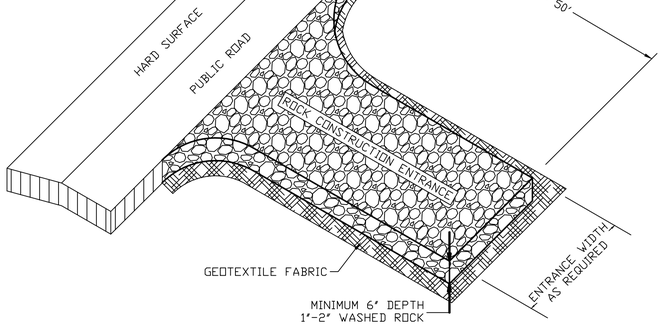
SILT FENCE DETAIL
NO SCALE

2 SILT FENCE
NTS



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

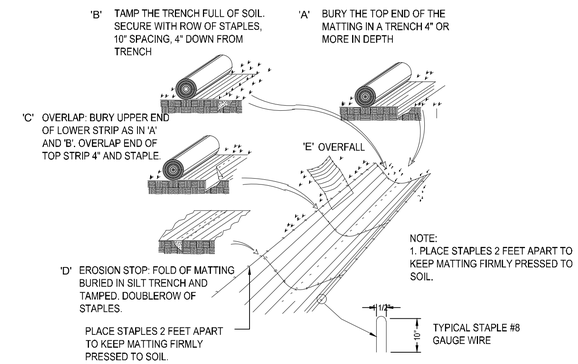
3 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
NTS



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

4 STABILIZED CONSTRUCTION ACCESS
NTS



5 EROSION BLANKET
NTS

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Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

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12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17226

SWPPP - DETAILS

SW1.2

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GENERAL SWPPP REQUIREMENTS AND NOTES:

THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2013 # MNR100001 PAGES 1-35) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

PART III STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP (PART III.A)

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS.
4. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
5. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (PART III.B)
6. CLEAR AND GRUB REMAINDER OF SITE
7. STRIP AND STOCKPILE TOPSOIL
8. ROUGH GRADING OF SITE
9. STABILIZE DENUDED AREAS AND STOCKPILES
10. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
11. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S
12. INSTALL STREET SECTION
13. INSTALL CURB AND GUTTER
14. BITUMINOUS ON STREETS
15. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
16. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
17. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.) (PART III.C)
18. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION (PART III.E):

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE 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.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN PART II.C. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE PART IV.E. INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
   - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER PART III.F.1 OF THE PERMIT.
   - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
   - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS

CONSTRUCTION ACTIVITY FIELD REQUIREMENTS:

1. ALL FIELD REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NPDES PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
2. THE CONTRACTOR MUST IMPLEMENT THE SWPPP AND PROVIDE BMPS IDENTIFIED IN THE SWPPP IN AN APPROPRIATE AND FUNCTION MANNER.
3. THE CONTRACTOR SHALL RESPOND TO CHANGING SITE CONDITIONS AND IMPLEMENTS/SUPPLEMENT EROSION PREVENTION AND SEDIMENT CONTROL MEASURES UTILIZED TO PROVIDE ADEQUATE PROTECTION OF DISTURBED SOILS AND ADEQUATE PREVENTION OF SEDIMENT TRANSPORT OFF-SITE. AT A MINIMUM, THE FOLLOWING STORMWATER POLLUTION PREVENTION CONSTRUCTION ACTIVITY FIELD REQUIREMENTS SHALL BE FURNISHED BY THE CONTRACTOR.

EROSION PREVENTION (PART IV.B):

THE CONTRACTOR IS RESPONSIBLE FOR PLANING FOR AND IMPLEMENTING APPROPRIATE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION. SO THAT THE INSPECTION AND MAINTENANCE REQUIREMENTS OF PART IV.E. ARE COMPLIED WITH. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS.

ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT NO LATER THAN THE END OF THE NEXT WORK DAY WHEN EARTH-DISTURBING ACTIVITIES WILL CEASE FOR AT LEAST 14 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 BUT MUST COMPLY WITH PART IV.C.5.

SOILS WITHIN 200 FEET OF A PUBLIC WATER (AS DESIGNATED BY THE MINNESOTA DNR) MUST BE STABILIZED WITHIN 24 HOURS DURING FISH SPAWNING TIMES.

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, MUST 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 MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.

STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST 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 MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

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

SEED NOTES (PART III.A.4.A):

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:
IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED
- TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH
- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

SLOPES
- 3:1 (HORIZ/VERT.) OR FLATTER MUCH SHALL BE COVERED WITH MULCH
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

SEDIMENT CONTROL (PART IV.C):

SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
- a. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS THAT ARE DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
- b. IF THE DOWN GRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN PART III.A.4, A. THROUGH C.
- c. IN ORDER TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER.

SEDIMENT CONTROL PRACTICES MUST 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 PART IV.G.

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 MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED AND THE PERMITTEE(S) HAVE RECEIVED WRITTEN CORRESPONDENCE FROM THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT ENGINEER) VERIFYING THE NEED FOR REMOVAL. THE WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THE SWPPP OR AVAILABLE WITHIN 72 HOURS UPON REQUEST. WHEN WRITTEN CORRESPONDENCE CAN NOT BE OBTAINED IN A TIMELY MANNER, THE SPECIFIC INLET PROTECTION CAN BE REMOVED TO ALLEVIATE THE IMMEDIATE SAFETY CONCERN. HOWEVER, EFFORTS TO OBTAIN WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THE SWPPP AND AVAILABLE WITHIN 72 HOURS UPON REQUEST. PERMISSION TO REMOVE INLET PROTECTION BASED ON A SPECIFIC SAFETY CONCERN MUST STILL BE OBTAINED FROM THE JURISDICTIONAL AUTHORITY WITHIN 30 DAYS OF REMOVAL.

TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.

VEHICLE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) MUST BE MINIMIZED BY BMPS SUCH AS STONE PADS, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED IF SUCH BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET (SEE PART IV.E.4.D.).

THE PERMITEE MUST MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL. MINIMIZING SOIL COMPACTION IS NOT REQUIRED WHERE THE FUNCTION OF THE SPECIFIC AREA OF THE SITE DICTATES THAT IT BE COMPACTED. METHODS FOR MINIMIZING COMPACTION INCLUDE THE USE OF TRACKED EQUIPMENT, AND STAYING OFF OF AREAS TO BE LEFT UN-COMPACTED. METHODS TO PRESERVE TOPSOIL INCLUDE STRIPPING AND STOCKPILING TOPSOIL PRIOR TO GRADING OR EXCAVATION OPERATIONS.

THE PERMITTEE MUST INSTALL TEMPORARY SEDIMENTATION BASINS AS REQUIRED IN PART III.B. OF THIS PERMIT.

DEWATERING AND BASIN DRAINING (PART IV.D):

DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) RELATED TO THE CONSTRUCTION ACTIVITY THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO A TEVPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER, DOWNSTREAM LANDOWNERS OR WETLANDS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEATHING OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS.

FILTER BACKWASH WATERS MUST BE HAULED AWAY FOR DISPOSAL, RETURNED TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. DISCHARGE OF THE BACKWASH WATER TO SANITARY SEWER IS ALLOWED WITH PERMISSION OF THE SANITARY SEWER AUTHORITY.

INSPECTIONS AND MAINTENANCE (PART IV.E):

THE CONTRACTOR IS RESPONSIBLE AT ALL TIMES FOR THE MAINTENANCE AND PROPER OPERATION OF EROSION AND SEDIMENT CONTROL FACILITIES. THE CONTRACTOR SHALL AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER AND WITHIN 7 DAYS AFTER THAT. CONTINUE INSPECTION ACTIVITIES UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER THE CONTRACTOR SHALL PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED. INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS.

BASED ON INSPECTION RESULTS THE CONTRACTOR MAY MODIFY THE SWPPP IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE VIA STORM WATER RUNOFF. THIS MODIFICATION MUST BE MADE WITHIN 7 CALENDAR DAYS OF THE INSPECTION UNLESS OTHERWISE REQUIRED BY THE TERMS OF THE PERMIT, LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS.

INSPECTION REPORTS MUST BE RECORDED WITHIN 24 HOURS IN WRITING AND KEPT ON FILE BY THE CONTRACTOR AS AN INTEGRAL PART OF THE SWPPP ON SITE AND THEN FOR AT LEAST 3 YEARS FROM THE DATE OF COMPLETION OF THIS PROJECT.

ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED TOPSOIL. THIS REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN 7 DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS.

SEE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR SITE SPECIFIC INSPECTIONS AND MAINTENANCE REQUIREMENTS.

POLLUTION PREVENTION MANAGEMENT (PART IV.F):

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE;

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 MINNESOTA POLLUTION CONTROL AGENCY (MPCA) DISPOSAL REQUIREMENTS.

HAZARDOUS MATERIALS: 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 MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTEWATER PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

CONCRETE WASHOUT: 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 WASHOUT LIQUIDS TO ENTER THE GROUND 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. CONCRETE WASHOUT MAY ALSO OCCUR OFF SITE ACCORDING TO THE APPROPRIATE REGULATIONS.

FUELING OPERATION PLAN: ALL FUELING SHALL TAKE PLACE AT THE DESIGNATED FUELING LOCATION AND ACCORDING TO BEST PRACTICES FOR SITE FUELING OPERATIONS AS TO MINIMIZE THE POTENTIAL FOR SPILLS.

SPILL PREVENTION PLAN: ALL SPILLS SHALL BE IMMEDIATELY CLEANED UP AFTER DISCOVERY. THE SITE SUPERINTENDENT, WHO IS RESPONSIBLE FOR DAY-TO-DAY ONSITE CONSTRUCTION OPERATIONS WILL BE THE SPILL PREVENTION COORDINATOR AND WILL BE RESPONSIBLE FOR IMPLEMENTING CLEAN UP PROCEDURES, POSTING CLEAN UP RECOMMENDATIONS, AND ENSURING PROPER CLEAN UP TRAINING OF APPROPRIATE PERSONNEL.

SANITARY AND SEPTIC WASTE: SANITARY/SEPTIC FACILITIES SHALL BE PROVIDED AND MAINTAINED IN A NEAT AND SANITARY CONDITION, FOR THE USE OF THE CONTRACTOR'S EMPLOYEES. A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATIONS WILL COLLECT SANITARY WASTE FROM PORTABLE UNITS.

FINAL STABILIZATION (PART IV.G):

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE ACCORDING THE DEFINITIONS IN THE NPDES GENERAL PERMIT PART IV SECTION G. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (N.O.T.) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE OR WITHIN 7 DAYS AFTER SELLING THE SITE OR PORTION OF THE SITE (THAT HAS NOT UNDERGONE FINAL STABILIZATION) TO ANOTHER PARTY. A COPY OF THIS NOTICE OF TERMINATION / PERMIT MODIFICATION FORM MUST GO TO THE NEW OWNER. THE ORIGINAL CURRENT OWNER MUST PROVIDE A SWPPP TO THE NEW OWNER THAT SPECIFICALLY ADDRESSES THE REMAINING CONSTRUCTION ACTIVITY. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) AND SWPPP PLAN SHEETS FOR FINAL STABILIZATION MEASURES

TRAINING (PART III.A.2)

DESIGN ENGINEER: MATTHEW R. PAVEK P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 5/15/2011 - 5/16/2011
TOTAL TRAINING HOURS: 12
RE-CERTIFICATION: 3/16/2017 (8 HOURS), EXP. 5/31/2020

OWNER INFORMATION

OWNER:
INLAND GROUP
120 W CATALDO AVE, SUITE 100
SPOKANE, WA 99201
(509)-891-5162

CONTACT:

AREAS AND QUANTITIES (PART III.A.4.B&C):

	EXISTING		PROPOSED LOT	
BUILDING COVERAGE	0 SF	0.0%	69,482 SF	47.2%
ALL PAVEMENTS	0 SF	0.0%	37,412 SF	25.4%
ALL NON-PAVEMENTS	147,359 SF	100.0%	40,465 SF	27.5%
TOTAL SITE AREA	147,359 SF	100.0%	147,359 SF	100.0%
	3.38 AC		3.38 AC	
IMPERVIOUS SURFACE				
EXISTING CONDITION	0 SF	0.0%		
PROPOSED CONDITION LOT	106,894 SF	72.5%	106,894 SF	72.5%
DIFFERENCE (EX. VS PROP.)	106,894 SF	72.5%		
IMPERVIOUS TOTAL	106,894 SF	72.5%		
EROSION CONTROL QUANTITIES				
DISTURBED AREA	256,272 SF			
SILT FENCE/BIO-ROLL	2,400 LF			
EROSION CONTROL BLANKET	0 SF			
INLET PROTECTION DEVICES	32 EA			

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR:

TBD

SWPPP INSPECTOR TRAINING:
ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT.
TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS.
XXXXXXXXXXXXXXXXX

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:
ATTACHMENT A. CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT
ATTACHMENT B. CONSTRUCTION STORMWATER INSPECTION CHECKLIST
ATTACHMENT C. MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS
ATTACHMENT D: STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.
ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS GREATER THAN 1.0 ACRES SO AN NPDES PERMIT IS REQUIRED AND NEEDS TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

PROJECT NARRATIVE:

PROJECT IS THE DEVELOPMENT OF A VACANT PARCEL TO A MULTIFAMILY RESIDENTIAL DEVELOPMENT WITH ASSOCIATED DRIVES AND PARKING AREAS. SITE, GRADING, UTILITY, AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

N/A

1. DURING CONSTRUCTION:
   - A. STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETED LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
   - B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN PART III.C. MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

2. POST CONSTRUCTION:THE WATER QUALITY VOLUME THAT MUST BE RETAINED ON SITE BY THE PROJECT'S PERMANENT STORMWATER MANAGEMENT SYSTEM DESCRIBED IN PART III.D. SHALL BE ONE (1) INCH OF RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT. SEE PART III.D.1. FOR MORE INFORMATION ON INFILTRATION DESIGN, PROHIBITIONS AND APPROPRIATE SITE CONDITIONS.

PERMANENT STABILIZATION NOTES SITE SPECIFIC:

PERMANENT SEED MIX
- FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SODDED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
  - •• AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 33-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
  - •• DRY AREAS MNDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.
- MAINTENANCE SHALL BE IN ACCORDANCE TO THE MNDOT SEEDING MANUAL.

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Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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

Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

RE

Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

Attachment A: SWPPP Site Specific Document

Stormwater Pollution Prevention Plan (SWPPP)
To comply with the General Stormwater Permit for Construction Activity

Doc Type: Stormwater Pollution Prevention Plan

Construction Activity Information

Project name: Affinity Ramsey

Project location (Briefly describe where construction activity occurs. Include address if available.)

Address or describe area: N.W. Corner of Center Street NW and Sunwaood Drive NW

City or Township: Ramsey State: MN Zip code: 55303

Latitude/longitude of approximate centroid of project: 45.234512, -93.461098

Method of collection of latitude/longitude:

☐ GPS ☒ Online tool ☐USGS Topographic map

All cities where construction will occur: Ramsey

All counties where construction will occur: Anoka

All townships where construction will occur: -

Project size (number of acres to be disturbed): 5.8

Project type:

☒ Residential ☐ Commercial/Industrial ☐ Road construction

☐ Residential and road construction ☐ Other (describe):

Cumulative impervious surface:

Existing area of impervious surface: 0.0 (to the nearest tenth acre)

Post construction area of impervious surface: 2.5 (to the nearest tenth acre)

Total new area of impervious surface: 2.5 (to the nearest tenth acre)

Receiving waters

Water body ID*	Name of water body	Type (ditch, pond, wetland, lake, stream, river)	Special water? (See Stormwater Permit Appendix A)	Impaired Water?** (See Stormwater Permit Appendix A)
-	-	-	☐ Yes ☐ No	☐ Yes ☐ No
			☐ Yes ☐ No	☐ Yes ☐ No
			☐ Yes ☐ No	☐ Yes ☐ No
			☐ Yes ☐ No	☐ Yes ☐ No

** Water Body identification (ID) might not be available for all water bodies. Use the Special and Impaired Waters Search Tool at: www.pca.state.mn.us/water/stormwater/stormwater-c.html.*

*** Impaired water for the following pollutant(s) or stressor(s): phosphorus, turbidity, dissolved oxygen, or biotic impairment.*

Dates of construction (Briefly describe where construction activity occurs. Include address if available.)

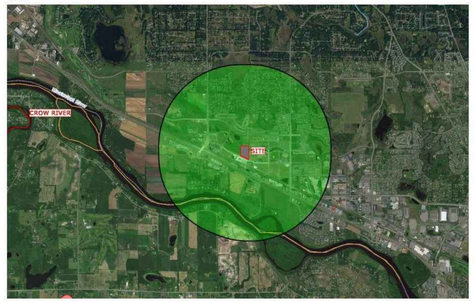
Construction start date: 03/2018 Estimated completion date: 03/2019

General Construction Project Information

Describe the construction activity (what will be built, general timeline, etc): THE PROJECT WILL BE THE RENOVATION OF A VACANT PARCEL TO A MULTIFAMILY APARTMENT BUILDING.

Describe soil types found at the project: THE EXISTING SOILS AT THE SITE ARE PRIMARILY SANDS

Site Location map - Attach maps (U.S. Geologic Survey 7.5 minute quadrangle, National Wetland Inventory maps or equivalent) showing the location and type of all receiving waters, including wetlands, drainage ditches, stormwater ponds or basins, etc. that will receive runoff from the project. Use arrows showing the direction of flow and distance to the water body



General Site Information (III.A)

1. Describe the location and type of all temporary and permanent erosion prevention and sediment control Best Management Practices (BMPs). Include the timing for installation and procedures used to establish additional temporary BMPs as necessary. (III.A.4.a)

   THE PROJECT WILL BE PROTECTED BY TWO (2) MAIN BMP'S, SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVICES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE. AS THE PROJECT PROGRESSES ADDITIONAL BMP'S SUCH AS EROSION CONTROL BLANKET MAY BE UTILIZED.

2. Attach to this SWPPP a table with the anticipated quantities for the life of the project for all erosion prevention and sediment control BMPs (III. A. 4.b)

   SEE PAGE SW1.3

3. Attach to this SWPPP a site map that includes the following features (III.A.3.b – f):
   - Existing and final grades, including dividing lines and direction of flow for all pre and post-construction stormwater runoff drainage areas located within the project limits.
   - Locations of impervious surfaces and soil types.
   - Locations of areas not to be disturbed.
   - Location of areas of phased construction
   - All surface waters and existing wetlands within one mile from the project boundaries that will receive stormwater runoff from the site (identifiable on maps such as USGS 7.5 minute quadrangle maps or equivalent). Where surface waters receiving runoff associated with construction activity will not fit on the plan sheet, they must be identified with an arrow, indicating both direction and distance to the surface water.

   Methods to be used for final stabilization of all exposed soil areas.

4. Were stormwater mitigation measures required as the result of an environmental, archaeological, or other required local, state, or federal review of the project? ☐ Yes ☒ No

   If yes, describe how these measures were addressed in the SWPPP. (III.A.6.)

   N/A

5. Is the project located in a karst area such that additional measures would be necessary to protect drinking water supply management areas as described in Minn. R. chapters 7050 and 7060? ☐ Yes ☒ No

   If yes, describe the additional measures to be used. (III.A.7.)

   N/A

6. Does the site discharge to a calcareous fen listed in Minn. R. 7050.0180, subp. 6.b.? ☐ Yes ☒ No

   If yes, a letter of approval from the Minnesota Department of Natural Resources must be obtained prior to application for this permit. (Part I B.6 and Part III.A.8)

7. Does the site discharge to a water that is listed as impaired for the following pollutant(s) or stressor(s): phosphorus, turbidity, dissolved oxygen or biotic impairment? Use the Special and Impaired Waters Search Tool at: www.pca.state.mn.us/water/stormwater/stormwater-c.html. ☐ Yes ☒ No

   If no, skip to Training.

   Does the impaired water have an approved Total Maximum Daily Loads (TMDL) with an Approved Waste Load Allocation for construction activity? ☐ Yes ☒ No

   If yes:

   a. List the receiving water, the areas of the site discharging to it, and the pollutant(s) identified in the TMDL.

   b. List the BMPs and any other specific construction stormwater related implementation activities identified in the TMDL.

   If the site has a discharge point within one mile of the impaired water and the water flows to the impaired water but no specific BMPs for construction are identified in the TMDL, the additional BMPs in Appendix A (C.1, C.2, C.3 & (C.4-trout stream)) must be added to the SWPPP and implemented. (III.A.7). The additional BMPs only apply to those portions of the project that drain to one of the identified discharge points.

N/A

9. Identify adjacent public waters where the Minnesota Department of Natural Resources (DNR) has declared "work in water restrictions" during fish spawning timeframes

   N/A

Selection of a Permanent Stormwater Management System (III.D.)

1. Will the project create a new cumulative impervious surface greater than or equal to one acre? ☒ Yes ☐ No

   If yes, a water quality volume of one inch of runoff from the cumulative new impervious surfaces must be retained on site (see Part III.D of the permit) through infiltration unless prohibited due to one of the reasons in Part III.D.1.j. If infiltration is prohibited identify other method of other volume reduction (e.g., filtration system, wet sedimentation basin, regional ponding or equivalent method

2. Describe which method will be used to treat runoff from the new impervious surfaces created by the project (III.D):
   - Wet sedimentation basin
   - Infiltration/Filtration
   - Regional ponds
   - Combination of practices

   Include all calculations and design information for the method selected. See Part III.D of the permit for specific requirements associated with each method.

   REGIONAL PONDS

   Calculations are within the Site Storm Water management Report and part of this SWPPP as Attachment D.

3. If it is not feasible to meet the treatment requirement for the water quality volume, describe why. This can include proximity to bedrock or road projects where the lack of right of way precludes the installation of any permanent stormwater management practices. Describe what other treatment, such as grasses swales, smaller ponds, or grit chambers, will be implemented to treat runoff prior to discharge to surface waters. (III.C)

   IT IS FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME.

4. For projects that discharge to trout streams, including tributaries to trout streams, identify method of incorporating temperature controls into the permanent stormwater management system.

   N/A

Erosion Prevention Practices (IV.B)

Describe the types of temporary erosion prevention BMPs expected to be implemented on this site during construction:

1. Describe construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices to minimize erosion. Delineate areas not to be disturbed (e.g., with flags, stakes, signs, silt fence, etc.) before work begins.

   SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE.

2. Describe Methods of temporarily stabilizing soils and soil stockpiles (e.g., mulches, hydraulic tackifiers, erosion blankets, etc.):

   TEMPORARY EROSION PROTECTION WILL BE SEED AND MULCH AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOD OR LANDSCAPE FEATURES.

3. Describe Methods of dissipating velocity along stormwater conveyance channels and at channel outlets (e.g., check dams, sediment traps, rip rap, etc.):

   SOD WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL OUTLETS.

4. Describe Methods to be used for stabilization of ditch and swale wetted perimeters (Note that mulch, hydraulic soil tackifiers, hydromulches, etc. are not acceptable soil stabilization methods for any part of a drainage ditch or swale)

   FINAL STABILIZATION OF SWALES WILL BE SOD.

5. Describe Methods to be used for energy dissipation at pipe outlets (e.g., rip rap, splash pads, gabions, etc.

RIP RAP WILL BE UTILIZED AT PIPE OUTLETS.

6. Describe Methods to be used to promote infiltration and sediment removal on the site prior to offsite discharge, unless infeasible (e.g., direct stormwater flow to vegetated areas):

   DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED.

7. For drainage or diversion ditches, describe practices to stabilize the normal wetted perimeter within 200 lineal feet of the property edge or point of discharge to surface water. The last 200 linear feet must be stabilized within **24 hours** after connecting to surface waters and construction in that portion of the ditch has temporarily or permanently ceased for all discharges to Special, Impaired or "work in water restrictions". All other remaining portions of the temporary or permanent ditches or swales within 14 calendar days after connecting to a surface water, property edge and construction in that area has temporarily or permanently ceased.

   N/A – NO DITCHES ON SITE

8. Describe additional erosion prevention measures that will be implemented at the site during construction (e.g., construction phasing, minimizing soil disturbance, vegetative buffers, horizontal slope grading, slope draining/terracing, etc.):

   OTHER EROSION CONTROL PRACTICES INCLUDE BUT NOT LIMITED TO; MINIMIZE SITE EXPOSURE WHEN POSSIBLE.

9. If applicable, include additional requirements in Appendix A Part C.3 regarding maintaining a 100-foot buffer zone or installing redundant BMPs for portions of the site that drain to special waters).

   N/A

10. If applicable, describe additional erosion prevention BMPs to be implemented at the site to protect planned infiltration areas

    MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO INFILTRATION AREA.

Sediment Control Practices (IV.C)

Describe the methods of sediment control BMPs to be implemented at this site during construction to minimize sediment impacts to surface waters, including curb and gutter systems

1. Describe Methods to be used for down gradient perimeter control:

   SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE.

2. Describe Methods to be used to contain soil stockpiles:

   SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY.

3. Describe Methods to be used for storm drain inlet protection:

   SEE INLET PROTECTION DETAILS.

4. Describe Methods to minimize vehicle tracking at construction exits and street sweeping activities:

   THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE.

5. Describe Methods, If applicable, additional sediment controls (e.g., diversion berms) to be installed to keep runoff away from planned infiltration areas when excavated prior to final stabilization of the contributing drainage area:

   SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT INFILTRATION AREAS.

6. Describe methods to be used to minimize soil compaction and preserve top soil (unless infeasible) at this site:

   LIGHT TRACKED EQUIPMENT WILL BE USED, TOPSOIL WILL BE STRIPPED AND STOCKPILED.

7. Describe plans to preserve a 50-foot natural buffer between the project's soil disturbance and a surface water or plans for redundant sediment controls if a buffer is infeasible:

   DOUBLE ROW OF SILT FENCE WILL BE INSTALLED ALONG WETLAND. PROJECT WILL NOT DISTURB WITHIN 200 FEET OF WETLAND.

8. Describe plans for use of sedimentation treatment chemicals (e.g., polymers, flocculants, etc.) see Part IV.C.10 of the permit:

   N/A

9. Is the project required to install a temporary sediment basin due to 10 or more acres draining to a common location or 5 acres or more if the site is within 1 mile of a special or impaired water? ☐ Yes ☒ No

   If yes, describe (or attach plans) showing how the basin will be designed and constructed in accordance with Part III.C of the permit.

   N/A

Dewatering and Basin Draining (IV.D)

1. Will the project include dewatering or basin draining? ☐ Yes ☒ No

   If yes, describe measures to be used to treat/dispose of turbid or sediment-laden water and method to prevent erosion or scour of discharge points (see Part IV. D of the permit):

2. Will the project include use of filters for backwash water? ☐ Yes ☒ No

   If yes, describe how filter backwash water will be managed on the site or properly disposed (see Part III.D.3. of the permit):

Additional BMPs for Special Waters and Discharges to Wetlands (Appendix A, Parts C and D)

1. **Special Waters.** Does your project discharge to special waters? ☐ Yes ☒ No
2. If proximity to bedrock or road projects where the lack of right of way precludes the installation of any of the permanent stormwater management practices, then other treatment such as grassed swales, smaller ponds, or grit chambers is required prior to discharge to surface waters. Describe what other treatment will be provided.

   N/A

3. Describe erosion and sediment controls for exposed soil areas with a continuous positive slope to a special waters, and temporary sediment basins for areas that drain five or more acres disturbed at one time.

   N/A

4. Describe the undisturbed buffer zone to be used (not less than 100 linear feet from the special water).

   N/A

5. Describe how the permanent stormwater management system will ensure that the pre and post project runoff rate and volume from the 1, and 2-year 24-hour precipitation events remains the same.

   N/A

6. Describe how the permanent stormwater management system will minimize any increase in the temperature of trout stream receiving waters resulting in the 1, and 2-year 24-hour precipitation events.

   N/A

7. **Wetlands.** Does your project discharge stormwater with the potential for significant adverse impacts to a wetland (e.g., conversion of a natural wetland to a stormwater pond)? ☐ Yes ☒ No

   If Yes, describe the wetland mitigation sequence that will be followed in accordance with Part D of Appendix A.

   N/A

Inspections and Maintenance (IV.E)

Describe procedures to routinely inspect the construction site:

- 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.

Inspections must include stabilized areas, erosion prevention and sediment control BMPs, and infiltration areas.

INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT "ATTACHMENT B – CONSTRUCTION

STORMWATER INSPECTION CHECKLIST."

Pollution Prevention Management Measures (IV.F)

1. Describe practices for storage of building products with a potential to leach pollutants to minimize exposure to stormwater:

   ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE.

2. Describe practices for storage of pesticides, herbicides, insecticides, fertilizers, treatment chemical, and landscape materials:

   ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE.

3. Describe practices for storage and disposal of hazardous materials or toxic waste (e.g., oil, fuel, hydraulic fluids, paint solvents, petroleum-based products, wood preservative, additives, curing compounds, and acids) according to Minn. R. ch. 7045, including restricted access and secondary containment:

   ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.

4. Describe collection, storage and disposal of solid waste in compliance with Minn. R. ch. 7035:

   ALL CONSTRUCTION DEBRIS AND SOLID WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.

5. Describe management of portable toilets to prevent tipping and disposal of sanitary wastes in accordance with Minn. R. ch. 7040:

   SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.

6. Describe spill prevention and response for fueling and equipment or vehicle maintenance:

   EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.

7. Describe containment and disposal of vehicle and equipment wash water and prohibiting engine degreasing on the site:

   ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE.

8. Describe storage and disposal of concrete and other washout wastes so that wastes do not contact the ground:

   ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

Final Stabilization (IV.G)

1. **Describe method of final stabilization (permanent cover) of all disturbed areas:**

   FINAL STABILIZATION WILL BE ACOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.

2. **Describe procedures for completing final stabilization and terminating permit coverage (see Part IV.G.1-5):**

   UPON FINAL STABILIZATION DESCRIBED ABOVE, THE CONTRACTOR AND OWNER SHALL MUTUALLY TRANSFER THE NPDES PERMIT TO THE NEXT OWNER WITH DOCUMENTS DESCRIBING THE NATURE OF TERMINATION PROCEDURE.

Documentation of infeasibility: (If Applicable)

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Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17226

SWPPP
- ATTACHMENTS

SW1.4

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Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

ATTACHMENT B: Construction Stormwater Inspection Checklist

Construction Stormwater Program

Doc Type: Permitting Checklist

Note: This inspection report does not address all aspects of the National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) Construction Stormwater permit (Permit) issued on August 1, 2013. The completion of this checklist does not guarantee that all permit requirements are in compliance; it is the responsibility of the Permittee(s) to read and understand the permit requirements.

Facility Information

Site name: _____

Facility address: _____ Permit number: _____

City: _____ State: _____ Zip code: _____

Inspection Information

Inspector name: _____ Phone number: _____

Date (mm/dd/yyyy): _____ Time: _____ ☐ am ☐ pm

Is the inspector certified in sediment and erosion control and it is documented in the Stormwater Pollution Prevention Plan (SWPPP)? ☐ Yes ☐ No

Is this inspection routine or in response to a storm event: _____

Rainfall amount (if applicable): _____

Is site within one aerial mile of special or impaired water? ☐ Yes ☐ No

If yes, follow Appendix A and other applicable permit requirements.

Note: If NA is selected at any time, specify **why** in the comment area for that section.

Erosion Control Requirement (Part IV.B)

	Yes	No	NA
1. Soil stabilization where no construction activity for 14 days? (7 days were applicable)	☐	☐	☐
2. Has the need to disturb steep slopes been minimized?	☐	☐	☐
3. All ditches stabilized 200' back from point of discharge within 24 hours? (Not mulch)	☐	☐	☐
4. Are there erosion BMP's for onsite stockpiles?	☐	☐	☐
5. Are appropriate BMP's installed protecting inlets/outlets?	☐	☐	☐

	Yes	No	NA
6. Do pipe outlets have energy dissipation?	☐	☐	☐

Comments:

Sediment Control Requirement (Part IV.C.)

	Yes	No	NA
1. Perimeter control installed on all down gradient perimeters?	☐	☐	☐
2. Perimeter control trenched in where appropriate?	☐	☐	☐
3. 50 Foot-natural buffer maintained around all surface waters?	☐	☐	☐
If No, have redundant sediment controls been installed?	☐	☐	☐
4. Inlet protection on all catch basins and culvert inlets?	☐	☐	☐
5. Vehicle tracking Best Management Practices (BMPs) at all site exits?	☐	☐	☐
6. All tracked sediment removed within 24 hours?	☐	☐	☐
7. Are all infiltration systems staked and marked to avoid compaction?	☐	☐	☐
8. Are all infiltration areas protected with a pretreatment device?	☐	☐	☐
9. Do all stockpiles have perimeter control?	☐	☐	☐

Comments:

Maintenance-Erosion and Sediment Control BMPs (Part IV.E.)

	Yes	No	NA
1. Are all previously stabilized areas maintaining 80% ground cover?	☐	☐	☐
2. Any ditch erosion observed?	☐	☐	☐
3. Perimeter Control – Has sediment reached one half the height of the device?	☐	☐	☐
4. Are inlet protection devices maintained and functioning properly?	☐	☐	☐

Comments:

Other

	Yes	No	NA
1. Are all materials that can leach pollutants under cover?	☐	☐	☐

	Yes	No	NA
2. Has access been restricted to onsite hazardous materials?	☐	☐	☐
3. Does on-site fueling only occur in a contained area?	☐	☐	☐
4. Are all solid wastes being properly disposed of?	☐	☐	☐
5. Is the concrete washout area completely contained?	☐	☐	☐
6. Is the concrete washout area marked with a sign?	☐	☐	☐

Comments:

7. Were any discharges seen during this inspection, sediment, water, or otherwise? ☐ Yes ☐ No

   If yes, state the exact location of all points of discharge. Photograph the discharge and describe the discharge (color, odor, foam, oil sheen, etc). How will it be removed? How did the discharge happen? How much was discharged? How will it be stopped, and how long will it take to stop? Is the discharge going into an adjacent site? Was the discharge a sediment delta? If yes, will the delta be recovered within 7 days?

8. Will a permanent stormwater management system be utilized in this project as required and in accordance with Part III.D of the permit? Describe:

9. Is any dewatering occurring on site? ☐ Yes ☐ No

   If yes, where? What BMP is being used? How much water is being dewatered? Is the water clear? Where is the water being discharged to?

10. Is a copy of the SWPPP located on the construction site? ☐ Yes ☐ No
11. Has the SWPPP been followed and implemented on site? ☐ Yes ☐ No
12. Is a sedimentation basin required for this project as specified in the permit? ☐ Yes ☐ No

    If yes, are they maintained as specified in the permit? ☐ Yes ☐ No
13. Is the topsoil on this project being preserved? ☐ Yes ☐ No

    If yes, explain how the topsoil is being preserved. If not, explain why it was infeasible.

14. Are all infiltration systems marked to avoid compaction? ☐ Yes ☐ No

    Do all infiltration areas have pretreatment devices? ☐ Yes ☐ No

15. Description of areas of non-compliance noted during the inspection, required corrective actions, and recommended date of completion of corrective actions:

16. Proposed amendments to the SWPPP:

17. Potential areas of future concern:

18. Additional comments:

Disclosures:

- After discovery, the permit requires many of the deficiencies that may be found in this checklist be corrected within a specified period of time. See permit for more details.
- This inspection checklist is an option for small construction sites. Large construction sites and linear projects require more extensive/more location specific inspection requirements.
- The Permittee(s) is/are responsible for the inspection and maintenance of temporary and permanent water quality management BMPs as well as erosion prevention and sediment control BMPs until another Permittee has obtained coverage under this Permit according to Part II.B.5., or the project has undergone Final Stabilization and a Notice of Termination has been submitted to the MPCA.

ATTACHMENT C

STORMWATER MANAGEMENT FACILITY
MAINTENANCE SCHEDULE

1. All stormwater retention, detention and treatment basins must be inspected at least once a year to determine that basin retention and treatment characteristics are adequate. A storage treatment basin will be considered inadequate if sediment has decreased the wet storage volume by 50 percent or dry storage volume by 25 percent of its original design volume. Based on this inspection, if a stormwater basin requires sediment cleanout, the basin will be restored to its original design contours and vegetated state within one year of the inspection date.

2. All outlet structures, culverts, outfall structures and other stormwater facilities for which maintenance requirements are not otherwise specified herein must be inspected in the spring, summer and fall of each year. Within 30 days of the inspection date, all accumulated sediment and debris must be removed such that each stormwater facility operates as designed and permitted. Contributing drainage areas must be kept clear of litter and vegetative debris, inflow pipes and overflow spillways kept clear, inlet areas kept clean, and undesirable vegetation removed. Erosion impairing the function or integrity of the facilities, if any, will be corrected, and any structural damage impairing or threatening to impair the function of the facilities must be repaired.

3. Volume control facilities and contributing drainage areas must be inspected every three months during the operational period (between spring snowmelt and first substantial snowfall) and monitored after rainfall events of 1 inch or more to ensure that the contributing drainage area is clear of litter and debris, inflow pipes and overflow spillways are clear, inlet areas are clean, undesirable vegetation is removed and there is no erosion impairing or threatening to impair the function of a facility. If sediment has accumulated in a infiltration feature, within 30 days of inspection deposited sediments must be removed, the infiltration capacity of the underlying soils must be restored, and any surface disturbance must be stabilized. Inspection must ensure that sediment traps and forebays are trapping sediment and that more than 50 percent of the storage volume remains, the contributing drainage area is stable

(i.e., no erosion is observed), and inlets and outlet/overflow spillways are in good conditions with no erosion. Maintenance techniques used must protect the infiltration capacity of the practice by limiting soil compaction to the greatest extent possible (e.g., by using low-impact earth-moving equipment).

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PROJECT
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RAMSEY, MN 55303

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120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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

Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17226

SWPPP - ATTACHMENTS

SW1.5

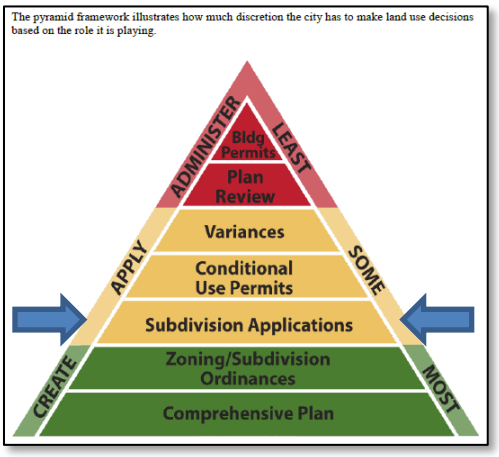
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CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	DECEMBER 21, 2017	**PROJECT ADDRESS**	WEST OF CENTER STREET AND NORTH OF SUNWOOD DRIVE
PROJECT. TITLE	SKETCH PLAN & SKETCH 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		

Sketch Plan Review

General. The purpose of this file is to review the official Sketch Plan applications made by Inland Group for their proposed project, Affinity at Ramsey. The associated plans were prepared by Alliant Engineering, Kaas Wilson Architects, Civil Site Group, and BKBM and are dated December 6, 2017.



This case is being reviewed per City Code Section 117-118 entitled The COR, and Chapter 117, Article III entitled Subdivisions.

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. Architecture to be '4-sided' at all locations visible to public areas. Emphasis will be on great design along public street frontage.

The proposed use is consistent with this land use guidance. The project is located within the COR 1 Downtown Subdistrict. This subdistrict is intended to provide opportunities for high density residential, commercial, retail, and institutional uses. This district requires a minimum density of 15 units per acre. As proposed, the lot would be 3.38 acres and the density achieved would be 51.2 units per acre.

Lot Dimensions. There is no minimum lot size in The COR 1 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 3.38 acres in size and the proposed outlots are 3.9 and 9.38 acres in size.

Setbacks and Dimensional Standards.

The COR4Subdistrict	
Required	Proposed
Minimum Lot Width: 20 feet	527 feet

Minimum Lot Depth: 80 feet	**376 feet**
Build to Line: 20 feet	**19 feet 10 inches**
Building Height: 1-4 stories	**4 stories**

Streets and Access. West Town Center Drive and at least a portion of West Ramsey Park will need to be constructed as a result of this project. A cost share of those improvements may 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.

Sketch Site Plan Review

General. The purpose of this portion of the review is to assess the submitted site plan application for Affinity at Ramsey. The associated plans were prepared by Alliant Engineering, Kaas Wilson Architects, Civil Site Group, and BKBM and are dated December 6, 2017.

Surfacing: The Applicant is proposing a completely bituminous parking lot which is an acceptable material within The COR. The current 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 West Ramsey Parkway and West Town Center Drive.

Building Architecture: The proposed structure is four (4) stories in height and shows a mixture of proposed façade materials. Those materials include brick, stone, fiber cement siding, and asphalt shingles. The Design Framework also describes the aesthetic qualities and design character of a preferred "urban form" for the Mixed Use Core. Overall building design is an important consideration, but emphasis on first floor façade treatments is essential to encourage street-level activity and enhance the pedestrian experience. The Design Framework requires that residential uses in the COR 1 sub-district comply with the following:

1. At least sixty (60) percent of street frontage of any lot shall be occupied by building facades meeting the built-to-line. On lots with more than one (1) street frontage, the build to line shall apply on each side fronting a street. An exposed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the sixty (60%) percent street frontage requirement.
2. Screening of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet (4 ½') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

The Applicant will want to consider and review the architecture of the proposed first floor (street level) as it relates to the pedestrian experience.

Waste Storage: The architectural site plan indicates that the proposed trash enclosure would be interior of the property in the first floor parking area.

Fencing: The Applicant is proposing a fence and gate along an interior dog run area adjacent to the proposed building on the northwest corner. It appears based on rendered elevations that the fencing will be metal fencing. However the fencing material is not specifically identified on the plan set.

The Applicant will need to provide the proposed material for staff to review for conformance to the design standards of The COR.

Lighting: The photometric lighting plan produced by Berd Electric LLC shows twenty five (25) 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 West Town Center Drive, the City park to the east and the property to the south. 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. All shown drive aisles appear to adhere to the requirements. 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 Apartment complex is shown to contain 173 units which would mean that the Code would allow for up to 346 parking units. The applicant is proposing a total of 71 exterior parking stalls and 173 interior parking stalls for a grand total of 244 parking units.

The Applicant is showing a series of pedestrian paths connecting to the adjacent public park. The actual location of those pedestrian paths on the public park still need to be determined. The Applicant will need to remove the paths shown on the public park. The intent is that paths constructed within the park and within the private development will be cohesive.

Signage: The plan set shows a monument sign adjacent to the access off of West Town Center Drive which will require a separate review and sign permit. The sign would be approximately 28 square feet in size and be supported with an arching beam that is held up by two columns that are shown to be covered in stone veneer to match the building façade.

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 December 13, 2017.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	DECEMBER 13, 2017	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	AFFINITY AT RAMSEY		
ESCROW #			
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 3 of the Sub-District Framework – COR1 Mixed Use Core 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 Civil Site Group and dated June 1, 2017, and the Civil Plans, prepared by BKBM and also dated December 6, 2017, as it relates to The COR Design Framework:

Sheet C2.0:

- Boulevard width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Sidewalk width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Sidewalk width along the north/south street must be adjusted to ten (10) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.

Sheet L1.0:

- Boulevard width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Sidewalk width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Sidewalk width along the north/south street must be adjusted to ten (10) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Heritage Oak is only hardy to zone 5. Replace with a more location appropriate species. If oak is desired, Bicolor Oak would be recommended.
- Amur Maple is a prohibited species and must be replaced. Please refer to the Ramsey Tree Book for potential alternative species.

- Mountain Frost Pear is an uncommon species and may prove challenging to obtain. An alternative species should be contemplated.
- Japanese Barberry is a prohibited shrub species and both proposed varieties must be replaced with an alternative species.
- Four (4) inches of topsoil meeting the City's specification shall be applied to all disturbed areas, **including boulevards**, not otherwise improved with impervious surfaces (building, parking lot, walkways, etc.).
- Irrigation system must be equipped with both a rain sensor and at least one water efficient technology such as soil moister sensor(s), smart controller, ET sensor, etc.
- Scale appears to be 1" = 40' but is labeled as 1" = 20', please correct.
- There are a number of instances where text is not legible, please adjust to ensure that text is not overlapped with other text or lines.
- The City requires a two (2) year warranty period from the date that the City accepts the plantings as installed per the approved landscaping plan.
- A 'Pre-Planting' meeting with City Staff shall occur onsite, prior to any installation of boulevard trees. Contractor shall contact the City at least forty-eight (48) hours in advance to schedule this meeting.
- Sidewalks shall have alternating brush strokes per panel (see City specification).
- Once the Landscape Plan is approved by the City, there shall be no modifications to the Plant Schedule without first obtaining approval of the City.

Sheet L1.1:

- Only prune out dead/broken/misshapen branches.
- Boulevard trees shall not have branching beginning at a height less than six (6) feet from grade.
- Boulevard areas shall be irrigated as well.
- Irrigation system must be equipped with both a rain sensor and at least one water efficient technology such as soil moister sensor(s), smart controller, ET sensor, etc.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE (REVISED JUNE 1, 2016)

DATE	DECEMBER 21, 2017	**PROJECT ADDRESS**	WEST OF CENTER STREET AND NORTH OF SUNWOOD DRIVE
PROJECT. TITLE	SKETCH PLAN AND SITE PLAN REVIEW		
ESCROW #			
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

The City is in receipt of a Sketch Plan application made by the Inland Group for their proposed project, Affinity at Ramsey. The associated plans were prepared by Alliant Engineering, Kaas Wilson Architects, Civil Site Group and BKBM and are dated December 6, 2017. We offer the following comments:

General comments

Notes must only appear on one (1) sheet.
Text must not appear over other text or symbols.
Break lines under text.
Add notes to the plan set:
Hours of construction are 7:00 am to 10:00 pm. No equipment may be started before 7:00 am. Site work on Saturday requires 72 hour advance notice for approval. Sunday work requires City Council approval. Meetings are the 2nd and 4th Tuesdays. Requests must be submitted one week before for inclusion on the agenda.
These notes are summaries of the comments added to each page in ProjecDox.

C0.0

All sheets require a sheet specific legend with all linetypes and symbols used on that sheet.
Adjust title blocks to provide 4" x 4" space along the right edge for City stamps.

C0.1

The topographic survey must extend 100 feet beyond the property boundary per City Code. The proposed property line must also be shown.
Label the western most waterline in Center Street as RAW WATER.

C1.0

All sheets require a sheet specific legend with all linetypes and symbols used on that sheet.
Sawcut bituminous pavement full depth prior to removal. Barriers must be installed to prevent drivers from driving off the sawcut edge.
Curb must be sawcut fill depth prior to removal.
Sunwood Drive has concrete pavement and integral curb. Pavement and curb shall not be disturbed when working in this area.
A Temporary Pedestrian Access Route is required for Center Street. The plan must be approved by the City prior to construction.

C2.0

All sheets require a sheet specific legend with all linetypes and symbols used on that sheet.
The MNDOT 6 sheet set of details for pedestrian ramps must be part of the set and used for ramps in the Right of Way. An individual custom pedestrian ramp detail is required for each ramp in the ROW.
Pedestrian ramps are required at the parking area entrances unless the sidewalk is kept level at the property line.
Provide a bituminous connection between the end of the sidewalk and Sunwood Drive.
Provide markers to delineate public/ private spaces.
Realign the sidewalk along the east edge of the property to maximize opportunities for the City to use the public space for community gatherings.
Realign the sidewalk along the south edge of the property to maximize opportunities for the City to use the public space for community gatherings.
Truncated domes shall be radial and placed in the traffic direction of West Ramsey Parkway, not directing traffic to the center of the intersection as currently shown.

C3.0

All sheets require a sheet specific legend with all linetypes and symbols used on that sheet.
An agreement with the City is required to grade beyond the limits of the property. The agreement must be inplace prior to any work on the site. The document reference must be included in the City Notes on this page.
Remove the extra line in the southeast corner of the site.
Water for dust control is available at the City fill station located at 141st and Jaspar St. Water for dust control or construction uses may not be taken from hydrants.

C4.0

Verify hydrant spacing along east side of building with Fire Department.

All valves become the property of the City after connection to the City system. Contractors are not authorized to operate valves and hydrants after they are connected to the City system
All watermain 8" and larger shall be Class 52, all watermain 6" and smaller shall be Class 53.
A drainage and utility easement is required over all waterlines leading to hydrants.

C5.0

Use City details for all work in Right of Way. Details are available on the City Website..

C5.1

Use City details for all work in Right of Way. Details are available on the City Website..

C5.2

Use City details for all work in Right of Way. Details are available on the City Website..

C5.3

A custom detail is required for each pedestrian ramp in the right of way.

Prelim Plat 2 of 2

Topographic data must be shown to 100 feet beyond the plat boundaries per City Code.

SW1.0

This project will require a grading permit from the Lower Rum River Watershed Management Organization.
Furnish a copy of the NPDES permit to the City.
Silt Fence must be inspected and approved prior to any work on site. Add a table listing the proposed erosion control BMPs and estimated quantities to the plan set.

SW1.2

Sediment Bio Rolls must be installed as noted on the detail. The City will order replacement with silt fence if the installation is not per the detail, i.e., subgrade not scooped out, inadequate stake spacing or movement by construction equipment.

SW1.3

Email a copy of the inspection report to the City after every weekly or post rainfall inspection.

Submit a full set of inspection reports prior to receiving the Certificate of Occupancy.
Change 14 to 7 in all locations. This site is within 1 mile of the Mississippi River which requires stabilization within 7 days.
The contractor shall have a pickup type sweeper on site or available within 3 hours after notification from the City that sweeping is required.
The City must approve the Notice of Termination (NOT) prior to submittal to the MPCA.
The Training information for the SWPPP designer is shown on the plans. Contractor information must be provided at the pre-construction meeting.
External Washing of trucks and construction vehicles will not be permitted on site. The site is in the Drinking Water Protection Area for the Municipal Water Supply.
Vehicle fueling shall take place inside an impermeable containment area.
This site is in the Drinking Water Source Management Area and infiltration is not permitted. The City is developing an infiltration mitigation area and the developer will make a financial contribution to the Infiltration mitigation fund.

SW1.4

Runoff from this site flows to the Mississippi River.
Fill in the appropriate information from the MPCA documents.
Change box to yes. Dewatering will be required for installation of utilities.
The Mississippi River is a special water. Change this box to yes.
The site is served by a regional stormwater treatment system. A regional infiltration system will be in place when construction is finished. Revise this section. Revise the appropriate information on SW1.5 also regarding permanent stormwater facilities.

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-016

RESOLUTION APPROVING SKETCH PLAN FOR AFFINITY AT RAMSEY AND DIRECTING DEVELOPER TO PROCEED WITH PRELIMINARY PLAT

WHEREAS, the Inland Group ("Developer") properly applied for Sketch Plan Review on December 4, 2017; and

WHEREAS, the Developer requests confirmation that the general site layout is appropriate for final design.

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 Sketch Plan for Affinity at Ramsey and directs the Developer to proceed with final design, contingent upon the following:

    a. The Preliminary Plat must be designed according to City Code requirements for Preliminary Plat design per City Code Chapter 117 Article II.

    b. The Preliminary Plat must be consistent with the public infrastructure plans prepared by Bolton and Menk on behalf of the City.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of January, 2018.

_____

Mayor

ATTEST:

_____

City Clerk

CC Regular Session **8. 1.**

Meeting Date: 01/09/2018

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Youth First: Proposed Basketball Court on City Owned Land

Purpose/Background:

A portion of the City owned property located at 6701 Highway 10 is currently being lease by Youth First Community of Promise (see attached lease agreement). Youth First also uses a portion of green-field city owned property located directly SE, and adjacent to, 6701 Highway 10. Youth First uses the green-field area for various outdoor youth activities (activities ancillary to their primary use at 6701).

Youth First has recently approached staff about constructing a small basketball court on the green-field site (see attached request).

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Staff believes the proposed use is generally consistent with the existing use of the green-field area, and is comfortable supporting the request with the following in mind:

- The existing lease should be formally amended to include this proposed new use.
- Youth First should know this basketball court, and other uses of the green-field area, could conflict with future Highway 10 improvements, and may result in the loss of Youth First investment.
- If the basketball court is proposed closer to Highway 10, compared to the existing soccer field, staff will strongly recommend the requirement of a safety fence.

Staff would make the following general notes:

- The proposed use doesn't appear to trigger the need for a formal site plan review, plat, or LRRWMO permit.
- Youth First is seeking high-level comfort from the City to pursue this project at this time (not formal or detailed).
- The next step for Youth First is to complete fundraising for this project (better planning docs and construction costs).
- Once Youth First completes their formal planning process and fundraising, they will bring back a case for formal Council consideration (assumed May/ June). That would include a formal lease amendment.
- This case was originally intended for the Council Workession on 01/09 or 01/23. However, both meeting agendas were filled up. And, staff is attempting to reply to Youth First within a reasonable timeframe.

Action:

See staff recommendation section and attached powerpoint.

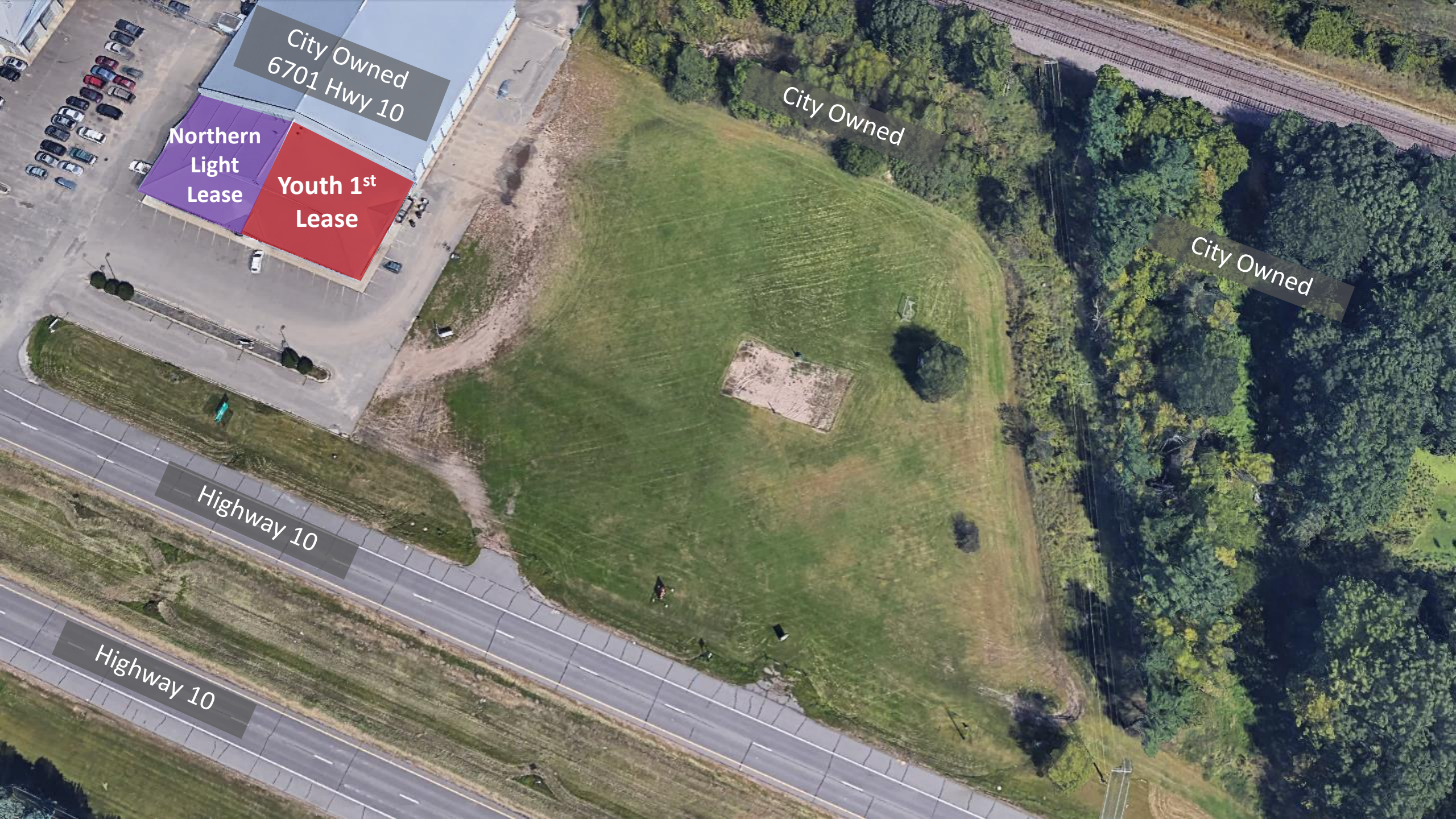
Attachments

Basketball Court Request

Current Lease

Form Review

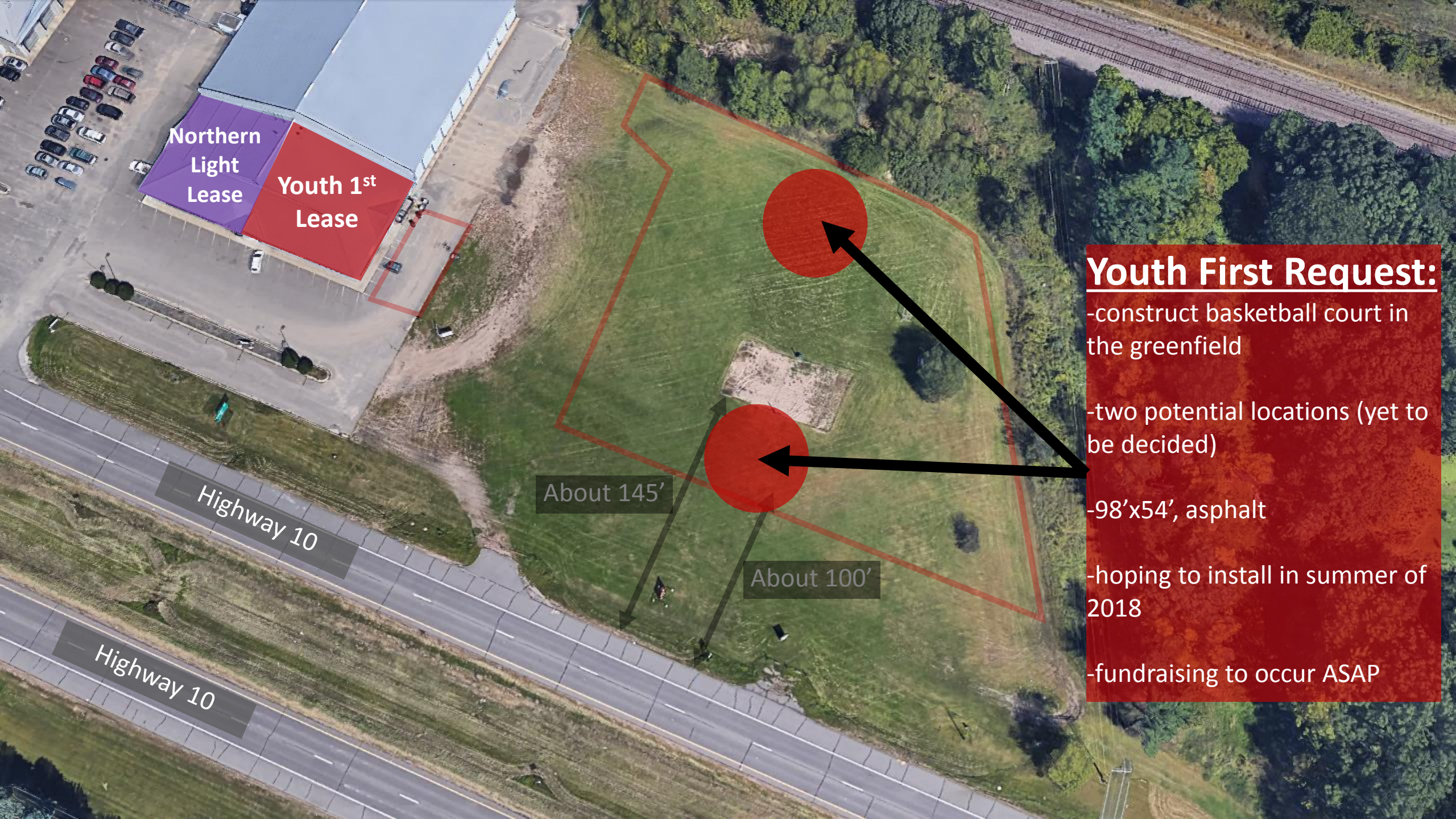
Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	01/03/2018 08:41 PM
Kurt Ulrich	Kurt Ulrich	01/04/2018 03:51 PM
Form Started By: Patrick Brama		Started On: 01/02/2018 02:26 PM
Final Approval Date: 01/04/2018		


City Owned
6701 Hwy 10
Northern Light Lease
Youth 1st Lease
City Owned
City Owned
Highway 10
Highway 10


City Owned
6701 Hwy 10
Northern Light Lease
Youth 1st Lease
City Owned
City Owned
Highway 10
Highway 10
Youth First Ancillary Uses:
-soccer field
-volleyball court
-open space
-garden


City Owned
6701 Hwy 10
Northern Light Lease
Youth 1st Lease
City Owned
City Owned
Youth First Ancillary Uses:
-basketball
Highway 10
Highway 10


City Owned
6701 Hwy 10
Northern Light Lease
Youth 1st Lease
City Owned
City Owned
About 145’
About 100’
Highway 10
Highway 10


Northern Light Lease
Youth 1st Lease
About 145’
About 100’
Highway 10
Highway 10
Youth First Request:
-construct basketball court in the greenfield
-two potential locations (yet to be decided)
-98’x54’, asphalt
-hoping to install in summer of 2018
-fundraising to occur ASAP



Staff Notes:

-this use will require a formal lease amendment

-staff cannot process a lease amendment until we have a more detailed scope of the project (exactly where and exactly what)

-youth first needs to fundraise for this project (to pay for better planning and construction).

-in order for Youth First to kick off their fundraising and planning process, they wanted to check in with the city first—to make sure the idea is reasonable from a high level.



Staff Notes:

-staff completed an internal review of the proposed use. Staff has the following recommendations.

-if location B is the desired location, staff will strongly recommend safety be addressed, due to proximity to Highway 10 (i.e. a fence be required).

-the current lease with Youth First doesn't cover all of the ancillary uses, staff will want the existing lease to include all ancillary uses.

-with the above in mind, staff is generally comfortable with the proposed use—as it's consistent with past practice. This project doesn't trigger the need for site plan review or a LRRWMO permit.



Staff Notes:

-unless council has major high-level concerns, staff plans to let Youth First know they can begin their planning and fundraising process.

-if the Council does want to take a step back, and have a discussion RE this project (i.e. there are major concerns), staff would welcome that direction now.

-if not, this case will likely come back to the Council in May/ June for a formal approval of a lease amendment.

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter "Lease") made as of this 26th day of October, 2016, is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation, 7550 Sunwood Drive, Ramsey, Minnesota 55303 ("Landlord") and the **Youth First Community of Promise**, a Minnesota non-profit corporation, 6701 Highway 10 N.W., Ramsey, Minnesota 55303 ("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 for youth programs. 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 southerly 4,820 square feet of 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 use those parking areas that 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 five years, commencing on January1, 2017, (the "Commencement Date") and ending at midnight on December 31, 2021, 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. 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 educational and outreach programs as directed by Youth First Community of Promise. 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 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 annual rent of one dollar.

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, Trash Removal, and Snow Removal.** The cost of City services, natural gas, and electricity shall be shared such that Tenant pays 30%. Tenant is solely responsible for paying for all other utilities servicing the Premises, including telecommunications. 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 any services beyond the reasonable control of Landlord.

Landlord is responsible for snow removal from the parking lot and drive lanes. Tenant is responsible for snow and ice removal from sidewalks, walkways, and any other pedestrian walkways on the Premises.

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 free of ice and snow. Tenant shall pay all costs and expenses necessary to maintain the plumbing, heating, air conditioning, lighting (interior and exterior) 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 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.

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. **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.

12. **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. .

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

14. **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.

15. **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.

16. **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.

17. **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.

18. **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 per occurrence 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.

19. **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.

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

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

22. **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. 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.

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

24. **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.

25. **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.

26. **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.

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

28. **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.

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

30. **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 Lease in the foregoing manner.

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

Tenant: Executive Director
Youth First Community of Promise
6701 Highway 10 N.W.
Ramsey, MN 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.

31. **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.

32. **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.

33. **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.

34. **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.

35. **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.

36. **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.

37. **Political Signage.** Tenant may not display or locate political signage or messages on the premises, parking areas, or anywhere else on city-owned property.

[Remainder of page left blank intentionally.]

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

ATTEST:

By: _____
Its: City Administrator

Approved as to Form:

_____
Joseph J. Langel, City Attorney

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by Sarah Strommen, the Mayor, and Kurtis G. 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.

_____
Notary Public

Tenant's Address:

Executive Director
Youth First Community of Promise
6701 Highway 10 N.W.
Ramsey, MN 55303

By: Michelle Anderson
Its: Board Chair

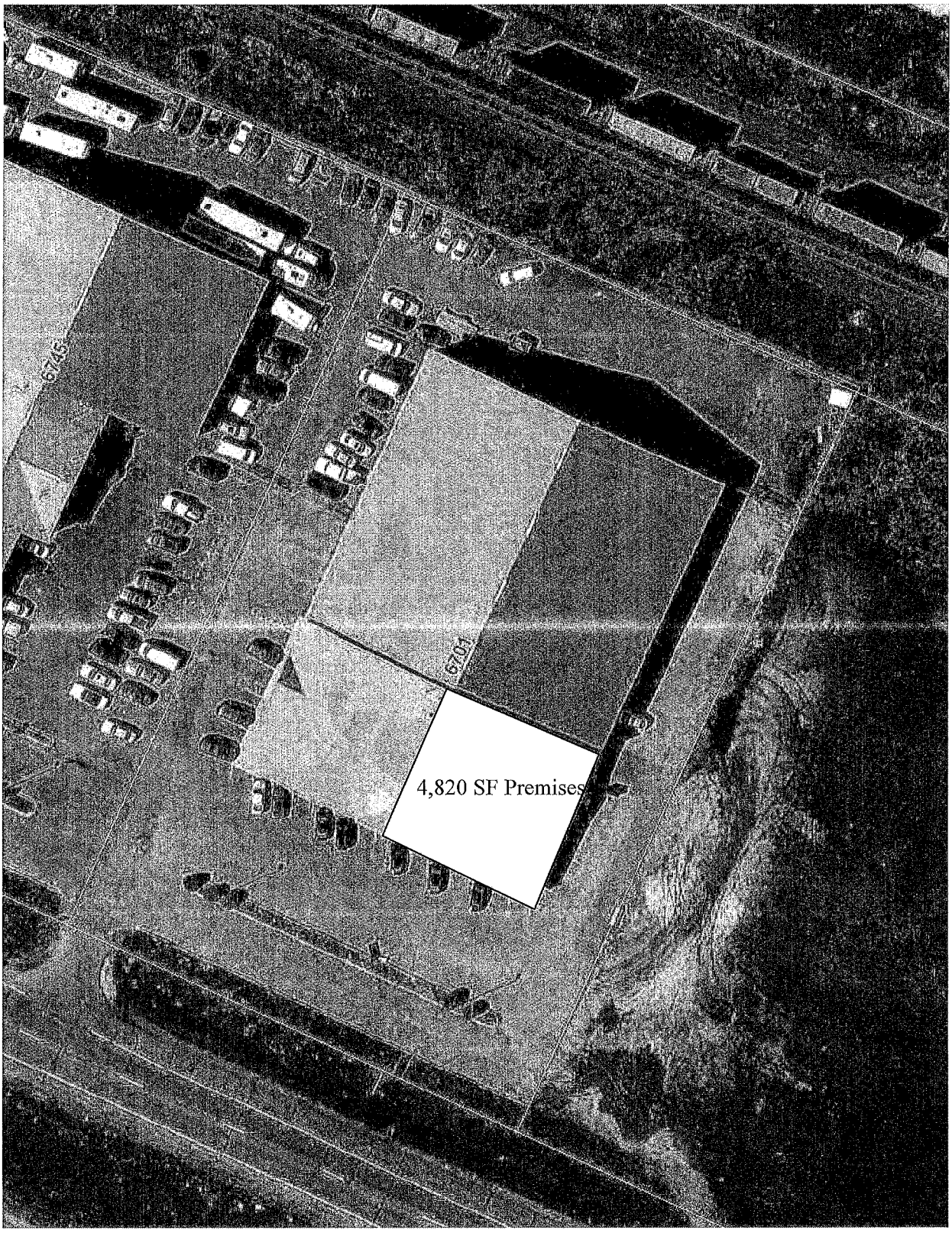
STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by _____, the _____ of Youth First Community of Promise, a Minnesota non-profit corporation, under the laws of the State of Minnesota, on behalf of the Corporation.

_____
Notary Public

232076

Exhibit A
Premises



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

CC Regular Session **7. 4.**

Meeting Date: 05/08/2018

By: Katie Schmidt, Administrative Services

Information

Title:

Introduce Ordinance #18-02 Authorizing the City of Ramsey to Sell Five (5) Parcels of Real Property

Purpose/Background:

As required by the City Charter, the city must pass an ordinance to declare and sell surplus city-owned land no longer needed for current or future city functions. The purpose of this case is to introduce such an ordinance. The total number of parcels identified within this ordinance is five (5). See attached map. This case will be brought back to the City Council on May 22 for final adoption.

Three (3) parcels were identified as surplus city owned land through the future Public Works Campus Space Needs Analysis conducted in 2016. In other words, the city owns more land today than what is needed in the future, for a new public works campus. The extra/ remnant city owned land is included in this ordinance. The land still needed for the future Public Works Campus is remaining under city control. Please see attached study, Option A, Page 41 for details.

The other two (2) parcels are located in the center of The COR, and are directly related to the Inland/ Affinity senior apartment complex.

This case is considered administrative. Staff would like pass this ordinance now, to avoid delaying a project/ process in the future, when an actual deal comes to the city. This is an effort to be as "shovel-ready" as reasonably possible. As some Council members may recall, the City did a similar exercise in 2015, at which time roughly 20 city owned parcels were identified surplus city-owned land via Ordinance #15-05.

This ordinance does not approve the sale, or require the sale, of city-owned land. This ordinance simply allows the city to sell city-owned land. Individual land transactions will be reviewed and approved on a case-by-case basis, in the future, depending on the merits of individual proposals

Notification:

After adoption, a notification of this ordinance will be posted in the Union Herald.

Funding Source:

NA

Recommendation:

Staff recommends that City Council adopt Ordinance #18-02.

Action:

Motion to:
Introduce Ordinance #18-02, Authorizing the City of Ramsey to Sell Five (5) Parcels of Real Property no longer needed for current or future City functions.

Attachments

Map
Ordinance #18-02
Public Works Study

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	04/29/2018 12:28 PM
Kurt Ulrich	Kurt Ulrich	05/03/2018 02:57 PM
Form Started By: Katie Schmidt		Started On: 03/23/2018 08:26 AM
Final Approval Date: 05/03/2018		


Sunwood Dr
143rd Ave
Limonite St
COTTONWOOD PARK
THE DRAW
146TH AVE NW
145TH LN NW
145TH PL
146TH XING
EAST RAMSEY PKWY
RAMSEY PKWY
CENTER DR
EAST TOWN CENTER DR
RHINESTONE ST NW
QUARTZ WAY
PERIDOT ST NW
OLIVINE ST
OLIVINE WAY
OLIVINE TER
RAMSEY BLVD NW
SUNWOOD DR
SUNWOOD DR NW
YOLITE ST NW
VETERANS DR NW
HIGHWAY 10
169
56
143RD AVE NW
142ND AVE NW
JASPAR ST NW
LIMONITE ST NW
EBONY ST NW
MCKINLEY ST
HIGHWAY 10
WEST TOWN
RAMSEY CITY HALL
RAMSEY LICENSE CENTER
RAMSEY ON THE GO LIBRARY
NORTHSTAR RAMSEY STATION
RAMSEY POLICE STATION
MIDWEST MEDICAL EXAMINERS OFFICE
PACT CHARTER SCHOOL
RAMSEY PUBLIC WORKS

ORDINANCE #18-02

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AUTHORIZING THE CITY OF RAMSEY TO SELL/CONVEY FIVE (5) PARCELS OF REAL PROPERTY.

The City of Ramsey Ordains:

SECTION 1. PURPOSE

It is the purpose of this Ordinance to authorize the City of Ramsey to convey certain real property which the City Council has determined is no longer necessary for the City's purposes. This Ordinance is adopted pursuant to and under the authority of Section 12.5 of the City Charter.

SECTION 2. SALE/CONVEYANCE AUTHORIZATION

The City Council hereby declares the following described real property owned by the City, as surplus City owned land, no longer needed for current or future City functions, and authorizes said property to be marketed for sale and conveyed/sold:

Property ID	**Address or Nearby Roadway**	**General Description**
27-32-25-33-0009	7060 142ND Avenue NW	E-2: Employment District
27-32-25-33-0017	Limonite Street/ 142ND Avenue NW	E-2: Employment District
27-32-25-34-0009	Jaspar Street NW/ 143rd Avenue NW	E-2: Employment District
28-32-25-31-0009	Sunwood Dr./ East Town Center Dr.	COR: The COR-1
TBA	See description below and **Exhibit A**	COR: The COR-1

That part of West Town Center Drive, as dedicated and delineated on RAMSEY TOWN CENTER ADDITION, according to the recorded plat thereof, Anoka County, Minnesota lying south of the westerly extension of the southerly right of way of West Ramsey Parkway as dedicated and delineated on said plat of RAMSEY TOWN CENTER ADDITION, and lying northeasterly of the northwesterly extension of the northeasterly right of way of Sunwood Drive as dedicated and delineated on said plat of RAMSEY TOWN CENTER ADDITION.

SECTION 3. TERMS OF SALE/CONVEYANCE

The City Council shall establish sale/conveyance terms and conditions in the future, at the time of purchase agreement negotiation, for each individual parcel identified in Section 2 of this Ordinance.

SECTION 4. EFFECTIVE DATE

This Ordinance becomes effective upon its passage and thirty (30) days after its publication according to law, subject to City Charter Provision, Section 5.7.

PASSED by the City Council of the City of Ramsey, Minnesota, the 8th day of May, 2018

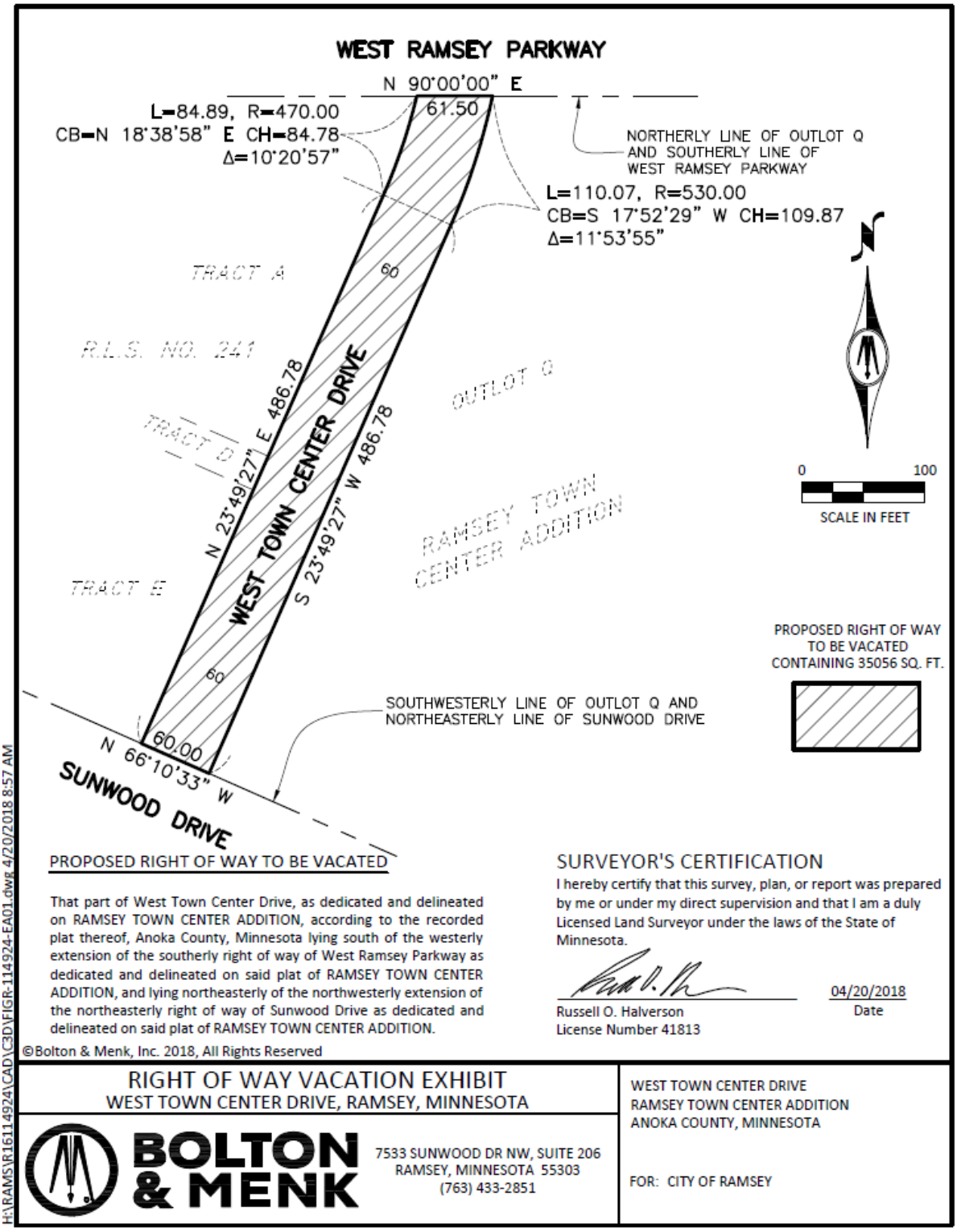
John LeTourneau, Acting Mayor

ATTEST:

City Clerk Jo Ann M. Thieling

Introduction date:	May 8, 2018
Posting dates:	May 8, 2018
Adoption date:	May 22, 2018
Publication date:	May 25, 2018
Effective date:	June 25, 2018

EXHIBIT A
DEVELOPMENT PROPERTY



PROPOSED RIGHT OF WAY TO BE VACATED

That part of West Town Center Drive, as dedicated and delineated on RAMSEY TOWN CENTER ADDITION, according to the recorded plat thereof, Anoka County, Minnesota lying south of the westerly extension of the southerly right of way of West Ramsey Parkway as dedicated and delineated on said plat of RAMSEY TOWN CENTER ADDITION, and lying northeasterly of the northwesterly extension of the northeasterly right of way of Sunwood Drive as dedicated and delineated on said plat of RAMSEY TOWN CENTER ADDITION.

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SURVEYOR'S CERTIFICATION

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

Russell O. Halverson
License Number 41813

04/20/2018
Date

RIGHT OF WAY VACATION EXHIBIT
WEST TOWN CENTER DRIVE, RAMSEY, MINNESOTA

BOLTON & MENK

7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
(763) 433-2851

WEST TOWN CENTER DRIVE
RAMSEY TOWN CENTER ADDITION
ANOKA COUNTY, MINNESOTA

FOR: CITY OF RAMSEY

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JOB NUMBER: R16.114924 FIELD BOOK: DRAWN BY: ALH

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

222 North Second Street
Minneapolis, MN 55401
Telephone: 612.339.3752
Facsimilie: 612.339.6212
www.bkvgroup.com
EOE

City of RAMSEY

PUBLIC WORKS STUDY
CITY OF RAMSEY, MN

Contact:
Bruce Schwartzman, AIA
Partner-in-Charge
Direct: 612.373.9104
Mobile: 612.790.7605
bschwartzman@bkvgroup.com

November 24, 2015



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A. INTRODUCTION

The intent of this Study is to provide well developed and comprehensive information that enable the Ramsey City leadership in making informed decisions regarding the City's Public Works Department infrastructure and operational requirements. The goal is that this information will clearly identify the issues and possible solutions to existing deficiencies, resulting in a plan that supports the City and the department's long range operational requirements.

The culmination of the report by BKV Group provides the City Council with an assessment of your current public works facilities. It was a thoughtful and collaborative process that analyzed operations and growth to accurately project facility space requirements. These space requirements are the basis for the concept plans that were developed. The plans were vetted out with City input to address space requirements and operational efficiency. Each concept plan was evaluated based on its ability to allow for proper movement and flow of operations. From the plans project cost estimates were prepared that reflect appropriate construction cost based on similar facilities in Minnesota. To help establish a "next steps" track a preliminary project schedule is included that defines a progression to implement a future plan.

The Executive Summary briefly describes the methodology that produced this report and its components, as well as provides a snap-shot of each of the sections identified within the report. The conclusion of the Executive Summary includes recommendations and next steps for the City to consider moving forward.

The study started with a discovery process where BKV Group obtained all necessary and available information from the City. This information included existing plans of the buildings, sites, utility information, previous reports, staffing data, activities performed, maintenance, and fleet data. This information provided an initial understanding of Ramsey's Public Works facilities, staffing, operations and overall objectives.

The report is sequentially developed building on the information and analysis of each subsequent phase.

The sections of the report are as follows:

Section 2 - Facility Assessment (Physical Conditions)

Section 3 - Operational / Functional Observations

Section 4 - Space Programming

Section 5 - Facility Comparisons

Section 6 - Master Planning Concepts

Section 7 – Project Cost Estimates

Section 8 – Project Schedule

Appendices

- Appendix A: Space Standards
- Appendix B: Acknowledgements
- Appendix C: Existing Building Plans (Electronic format only)

An initial team kick off meeting including the entire planning team and City officials was held on July 30, 2015. The objective of the meeting was to review the objectives for the study, timelines, and discovery information obtained and most importantly identify and discuss the primary goals and requirements for the study. Following the kick off meeting, the BKV team toured the public works facilities and site with the Public Works Director starting the on-site facility assessment and documentation.

B. FACILITY ASSESSMENTS

Section 2 of this report, the Facility Assessments started with meeting the Public Works Director to review general information on the buildings, operations, staff and equipment. The only buildings on site that were built specifically for public works is the administration trailer and the salt storage building. The other 3 buildings were existing buildings that were on the property when the City acquired the land. The vehicle and fleet storage buildings were previously built for Minnesota Sawdust operations when they owned the property. Like most public works departments around the state they adapt and use the existing buildings to the best of their ability. In general the buildings are showing wear that is typical for buildings that are 45 +/- year old and under the type of use that public works activities involve.

The assessment included on-site observation of the existing facility and is intended to provide an indication of existing conditions, possible capital improvement upgrades, potential code compliance items or other building maintenance requirement which should be considered in any building renovation / addition project or as planned facility capital improvement projects.

The facility assessment portion is not intended to be exhaustive analysis but rather to assess and highlight the major building deficiencies observed visually during the tours.

The following information is a summary of the primary condition and code issues identified within each of the buildings.

1. Utility and Sign Shop:

The building was built in the early to mid-1970's and is approximately 5,000 sf. The building is a pre-engineered metal building with metal wall panels and roof. The following are some of the major issues identified.

- Exit door not compliant with code requirements
- Damaged exterior siding in spots
- Rusting exterior doors and frames
- Damaged insulation and vapor barrier
- Evidence of roof leaks
- Non-accessible bathroom

2. Vehicle Storage

The Vehicle Storage building consists of a pre-engineered metal structure with insulated metal wall panels. The building is 13,228 sf and was built in the mid 1970's to early 1980's. An addition was added on the West side and the year of constructed is unknown. The following are some of the major issues identified.

- Rusting exterior doors and frames
- Exit door not compliant with code requirements
- No internal floor drainage for vehicles
- Structural configuration limits efficient storage capacities of large vehicles
- Damaged insulation and vapor barrier
- Exterior damage to metal panel cladding
- Rusting of limited locations on the structural steel

3. Fleet Storage

The Fleet Storage building is a concrete masonry block building with precast double T's for the roof structure. The building is 12,258 sf and was built in the mid 1970's to early 1980's. The following are some of the major issues identified.

- Rusting exterior doors and frames
- Portions of the exterior masonry have been repaired but lack proper finish coatings
- Significant cracks in exterior masonry walls exist
- Interior concrete slab is heavily worn, spalled, and cracked
- Concrete apron at overhead doors is cracked
- Evidence of moisture intrusion at masonry wall along grade

4. Salt Storage Enclosure

The salt storage enclosure consists of a fabric roof structure supported by aluminum space frame set on round concrete foundation posts with precast form perimeter walls. The salt storage building covers 6,000 sf and was built in 2006.

- The enclosure is in good condition

5. Administration Trailer

The Administration Trailer is a 10 year old double-wide temporary trailer of approximately 1,600 sf. The entirety of the administrative and personnel areas are located within the trailer, including break area, offices, and crew areas.

- Interior finishes are heavily worn
- Exterior paint finish is peeling and aged
- Accessible entrance is not clearly labeled

6. Site

The current site encompasses two parcels separated by 142nd Avenue Northwest. The Northern parcel is 2.07 acres and is used for granular material storage along with the Utility and Sign Shops building located at the far North end. The southern parcel is 3.17 acres and contains the Administration Trailer, Fleet Storage and Salt Storage.

- Site is small and cramped negatively affecting operations and movement of vehicles
- The existing site and buildings are unable to store all the department's equipment and vehicles; additional storage is currently being used to store larger equipment off-site at 6710 Hwy 10. Operationally this is inefficient.
- Site functions are spread out and separated making communication and operations less efficient.
- Existing asphalt pavement is in fair condition with multiple cracks

7. Fuel Island

The fuel island consists of two above-ground storage tanks for on-road and off-road diesel fuel.

- The tanks appear to be in good condition but the metering technology is dated.

Summary of Facility Assessment

The buildings are generally in fair condition. The administration trailer is more of a temporary facility and not suitable for the requirements of the City's public works staff. Based on age and the intense use of public works activities they are showing wear and tear that would be anticipated. The main issue is that some of the buildings that Public Works utilizes were not built for public works operations. They have been adapted to work as best as possible but they do not have the required areas need for an efficient and appropriate public works department.

C. OPERATIONAL / FUNCTIONAL OBSERVATIONS

The space needs analysis and the site walk through provided an opportunity for the study team to assess the functionality and operational efficiency of the complex. Based on the planning team's familiarity with public works departments along with input from the public works department the team evaluated the operational conditions of the department. The following is a summary of issues observed.

1. General Site Observations

The total available site is more than sufficient to meet the needs for the Department.

Operational/Functional Deficiencies:

- The road that bi-sects the site is a public road with no separation from the Public Works yard and facility components which could create conflicts.
- No site security, due to the fact that there is no perimeter fence the department has over the years experienced theft and vandalism.
- Employee and visitor parking is located in a manner that creates conflict with department vehicle movement.
- Proximity of building creates operational inefficiency.
- No "front door" to the site.
- Public related activities (recycling, water sales) are located in areas of the site that force public vehicles deep into Public Works activities.

2. Exterior Material Storage

The site contains storage areas for a variety of materials and vehicles/equipment. These include stockpiles of granular materials, waste construction materials, construction materials, police impound and public works equipment and equipment implements.

Operational/Functional Deficiencies:

- Lack of site constraint results in materials stored in non-uniform manner and location.
- Lack of site constraint results in continued storage of items no longer required.

3. Administration / Personnel Areas

The entirety of the administrative and personnel areas is located in a trailer near the entrance to the site. The building houses offices, break room and crew areas.

Operational/Functional Deficiencies:

- Space inadequate for functions required on site.
- Building does not house all personnel.

4. Fleet Storage Building

This building houses the Streets, Parks and Fleet Maintenance operations.

Operational/Functional Deficiencies:

- Shops and storage areas are poorly defined and are not segregated from areas that generate vehicle exhaust fumes.
- Inadequate fleet maintenance area.
- There is no appropriate drainage system in the building
- The building clear height is not sufficient for lifting large vehicles.
- There are no personnel support areas in the building

5. Utilities & Sign Shop Building

The Utilities Operation and Sign Operation are located in a separate building located remotely on the site. The building houses the offices and personnel areas for the Utilities Crew, Utilities shops and storage, Utilities vehicle storage, Utilities material storage and the Sign Shop operation.

Operational/Functional Deficiencies:

- The remoteness of the building reduces the ability for good communication between Utilities staff and other Public Works groups.
- The spaces are inadequate to support the needs.

- The Sign production area is located on the second floor of the space with limited access.
- Storage of vehicles in shops creates exhaust/ventilation issues.

6. Vehicle Storage Building

The building consists of a two bay structure with overhead doors on each end of two circulation aisles. The building is used for vehicle and material storage.

Operational/Functional Deficiencies:

- The configuration of building does not lend itself to efficient use as vehicle storage.

7. Salt Storage Enclosure

The sand and salt storage building is a fabric covered steel structure.

Positive Features:

- The structure is sufficient for the amount of material stored.
- Circulation to and from the structure appears efficient

Operational/Functional Deficiencies:

- The structure is located adjacent to a wetlands area. Runoff must be carefully controlled.

Summary of Operational and Functional Observations:

The buildings do not provide the required spaces to support the City's public works operations. The locations / separations of the buildings creates inefficient staff communication and interaction. The overall site has adequate area but is not currently configured to provide appropriate vehicle and material movement. Public access creates vehicle movement problems and the site lacks a security perimeter.

D. SPACE PROGRAM ANALYSIS

Space Programming Methodology

The goal of the programming analysis is to assist the City in determining what spaces are needed and appropriate sizes of those spaces based on Ramsey's specific department activities. The Space Program documentation is presented in two forms; Space Program Spreadsheets and Space Standards. The spreadsheets identify operational areas and the square footage requirements for each. The Space Standards are diagrammatic drawings of some of the spaces which help to diagrammatically illustrate the space, its equipment and general proportions to meet function, building code and accessibility guidelines.

Summary of the Program Requirements

As detailed in Section 4 of this report, the space needs are documented in a program which identifies the individual spaces required of the department. The program is based on requirements for a 15-20 year projected space need.

The program sheets are broken into the main operations of the department;

- Administration / Personnel
- Vehicle Maintenance
- Parks / Streets & Utilities Shops and Storage
- Fleet Storage (these areas are under the Building Type heading as "enclosed")

The following chart is a summary of the existing total department area compared to the required program area.

Department	2015 Current Space	2030 Projected Need	Space Deficiency	% of Change
Public Works	32,000 sf	66,205 sf	34,205 sf	206.9%

Summary of Space Programing

The programming analysis defined required and appropriately sized spaces for public works. In summary this exercise further confirmed that the existing buildings do not currently have the needed floor space. A large portion of the inadequate area deals with the storage of the City's equipment. The city has a large investment in this equipment. Housing this equipment indoors, as is standard in the industry extends the life of the equipment and reduces maintenance requirements.

E. FACILITY COMPARISONS

In Section 5 of the report provides a comparative analysis between the characteristics of the Ramsey Public Works facilities and the characteristics of the same departments in other comparable Minnesota municipalities.

This assessment is done to help provide a comparison of the size of other public works facilities in Minnesota. This comparison looks at 15 Minnesota cities are listed ranging in population from 16,500 to 39,000. With public works facilities that range in size from 44,900 square feet to 86,680 square feet, with the average facility being more in the 64,500 square feet range. As a snap shot Ramsey's existing public works facilities totals at approximately 32,000 square feet. The required programmed area is 66,205 square feet, which is in line with current area requirements for public works operations as demonstrated in this comparison.

F. CONCEPT PLAN DEVELOPMENT

The concept plans and the site masterplan options were developed based upon achieving the identified priorities, goals and proper area requirements and work flows to support the public works department. The four concept planning options identified some core planning principals:

1. Provide adequate and appropriate building / operational area required for the Public Works Department
2. Provide adequate and appropriate site area and circulation needed for public works equipment & operations
3. Allow for future expansion
4. Site layouts that create operational efficiency
5. Separate public and public works traffic flow and access

A major issue in the planning of the proposed site centered on extending McKinley Street through to connect with Jasper. The planning commission reviewed this issue and it was determined in their November 12, 2015 meeting that extending McKinley Street through would not be a requirement of the City's comprehensive plan.

The following is a summary of the four options developed:

- **Option A** – construct a new public works operations east of Jasper and utilize some existing structures for storage.
- **Option B** - construct an entirely new public works facility east of Jasper.
- **Option C** – construct a new public works operations east of Jasper and utilize some existing structures for storage.
- **Option D** - construct a new public works operations on the west side of Jasper and utilize some existing structures for storage.

Summary of Concept Planning

Of the four site options studied two of them lacked the required work flow needed to foster operational efficiency. Options A and B produced the most efficient area configurations. The primary difference between options A and B is that in option A existing building are utilized for general storage needs while option B proposes construction all new facilities east of Jasper. From a land use perspective:

- **Option A** – utilized 15.5 acres for public works and allows 18 acres for other development.
- **Option B** - utilized 11.4 acres for public works and allows roughly 23 acres for other development.

In summary while both options have a number of positive features it was determined that option A would provide the best current and long range area to best support the City's public works activities.

G. PROJECT COST ANALYSIS

Section 7 of the report looks at the cost associated with each of the concept planning options. These estimates are general in nature, however the estimated costs are based on historic and current cost data for public works construction in our region.

The square foot cost shown in the body of the report represent the mean range that we would anticipate for construction to occur in 2016. These values have been inflated to anticipate construction cost in 2017.

The estimated cost for each of the four options with inflation added are as follows:

Option A

- Construction $11,563,571
- Soft Cost Estimate $1,500,000
- **Estimated 2017 Total Project Cost $13,063,571**

Option B

- Construction $12,226,835
- Soft Cost Estimate = $1,500,000
- **Estimated 2017 Total Project Cost $13,726,835**

Option C

- Construction $11,508,446
- Soft Cost Estimate = $1,500,000
- **Estimated 2017 Total Project Cost $13,008,446**

Option D

- Construction $11,343,071
- Soft Cost Estimate = $1,500,000
- **Estimated 2017 Total Project Cost $12,843,071**

The difference between the high and low estimated is $883,764. Since all concept plans are based on providing the same core building area the primary differences in the cost are based on the following:

1. Reuse or new of existing storage buildings
2. Relocation of the existing salt storage shed
3. Amount of site development required

H. PROPOSED PROJECT SCHEDULE

Section 8 of the report is a detailed schedule identifying dates that have occurred throughout the study as well as possible future action items. In our professional opinion that the City's public works department is lacking in a number of standards that are typical and appropriate for public works operations. If the City Council approves and adopts the report the process is defined to allow the required activities to occur for construction to start in spring of 2017.

Some of the major dates / timelines are:

- December 8, 2015 - City Council adoption of the study
- May 2016 to March 2017 - Design & Document Process
- March 2017 to May 2017 – Bid & Award the Construction Project
- May 2017 to June 2018 – Construction

BKV Group has enjoyed and valued the opportunity to be part of the planning team for the City and the Public Works department. Our goal was to provide you with a well-developed and comprehensive analysis that addresses the issues, provides clear and appropriate options and a path to achieve them. We welcome the opportunity to address any questions that the City or the community might have.

Our behalf of the planning team we are available to provide any additional support the City may need.

Bruce Schwartzman, AIA – Partner with BKV Group

Craig Carter, AIA – Senior Architect and Planner with BKV Group

Michael Healy – Project Planner with BKV Group

Ron Hilton - Senior Vice President with Maintenance Facility Consultants, a division of Whitman, Requardt & Associates, LLP

END OF SECTION

II. Facility Assessment

A. INTRODUCTION

The purpose of this section of the study is to assess the condition of the existing Ramsey Public Works facilities. This information provides the necessary data to assist the City Leadership to make informed decisions regarding how to best address the existing city infrastructures for long range planning. With this information the report identifies possible repairs, upgrades and/or replacement of these facilities based on conditions as well as operational requirements.

The process starts with the BKV Group team becoming familiar with previous data, studies, documents and drawings for the buildings to be studied. The next step is an on-site meeting and tour of each facility with BKV Group's team of architects and engineers to tour the buildings and site. Following these visits, BKV Group documents the conditions.

The Facility Assessments were conducted on July 30, 2015.

The individuals present for the tour were:

- Grant Riemer
  Public Works Superintendent
- Bruce Schwartzman, AIA
  Partner & Managing Architect with BKV Group
- Ron Hilton
  Senior Vice President with Maintenance Facility Consultants, a division of Whitman, Requardt & Associates, LLP
- Craig Carter, AIA
  Senior Project Architect with BKV Group

The assessments included on-site observations of the existing facilities and review with key staff regarding the functional operation of the buildings. This portion of the process identified assets and deficiencies. The physical conditions of the buildings were assessed, as well as the way in which the building's design affects staff operations. A physical condition review of the buildings is performed to determine maintenance issues, safety and code concerns, and review how conditions affect building system operations and energy costs.

The assessments are intended to provide an indication of capital maintenance requirements, potential code and regulatory required upgrades, and other building conditions which should be considered as part of the facility's general upkeep as well as part of any building project. The study does not address potential environmental issues such as asbestos or deconstructive testing for unseen conditions. The facility assessments are not intended to be exhaustive, but rather to assess and highlight the major building deficiencies in four major categories:

1. Functional accommodations
2. Safety / security of staff and visitors
3. Code related deficiencies
4. Capital maintenance / building envelope

B. FACILITY ASSESSMENT REPORT

A brief summary of the existing conditions and deficiencies identified within each facility follows.

B.1. Utility and Sign Shop

B.2. Vehicle Storage

B.3. Fleet Maintenance and Shops

B.4. Salt Storage Building

B.5. Administration Trailer

B.6. Site

B.7. Fuel Island

B.8. Police Impound



Existing Site Conditions

B.1. UTILITY AND SIGN SHOP

The utility and sign shop building was built in the early to mid 1970's and is approximately 5,000 sf. It consists of a pre-engineered metal building with metal wall panels and roof. The exterior wall has approximately a 8 ft high concrete masonry unit base course.

The following photographs and captions summarize our findings:



Figure B.1.2: No code-required exit door



Figure B.1.3: Overhead door opening infilled with metal panel and wood studs



Figure B.1.1: Overall view of Utility and Sign Shop Building



Figure B.1.4: Overhead door jamb damaged and rusting



Figure B.1.5: Damaged / torn insulation and vapor barrier


Figure B.1.6: Damaged metal gutter at overhead door


Figure B.1.7: Depressed asphalt at door threshold causing ponding and drainage issues

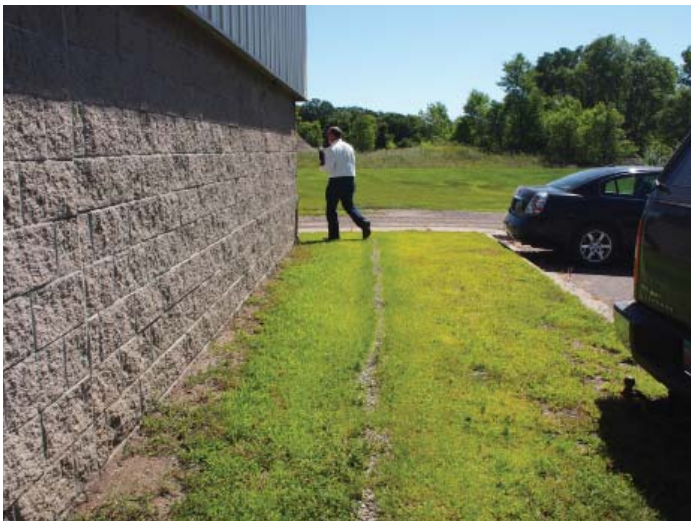
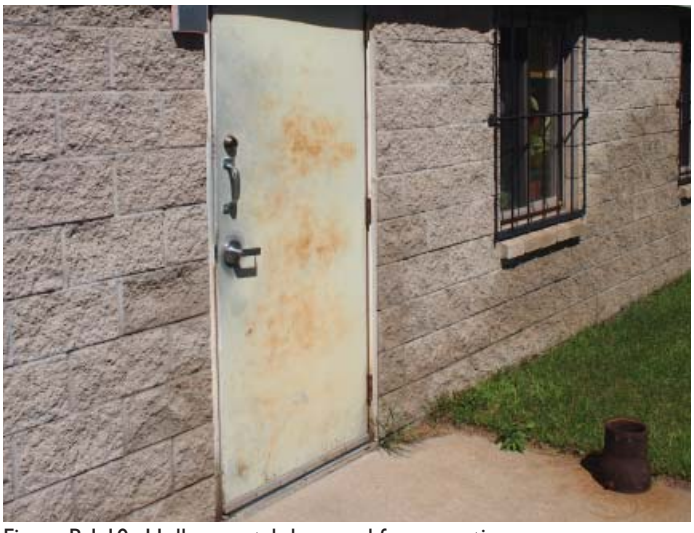

Figure B.1.8: Soil erosion at perimeter of building suggests evidence of gutters overflowing


Figure B.1.9: Hollow metal door and frame rusting and signs of moisture damage at masonry wall along grade


Figure B.1.10: Hollow metal door and frame rusting

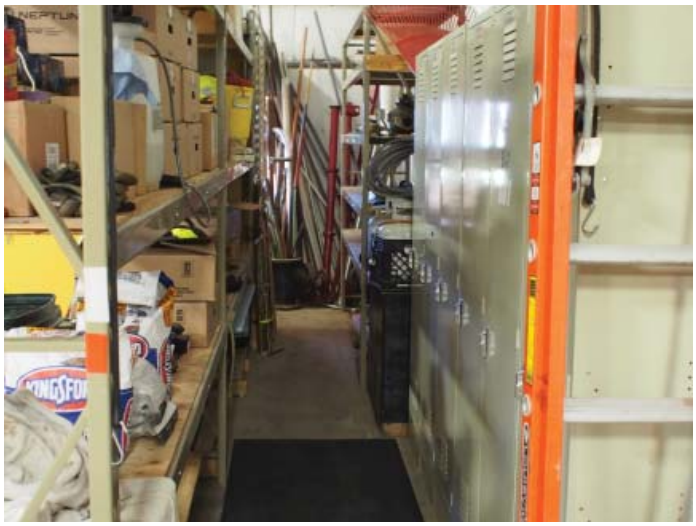


Figure B.1.11: Storage shelving placed too close together for safe access



Figure B.1.14: Evidence of roof leaks in sign shop area



Figure B.1.12: Exit door has deadbolt with thumb-turn which is not allowed by code



Figure B.1.15: Restroom is not handicap accessible

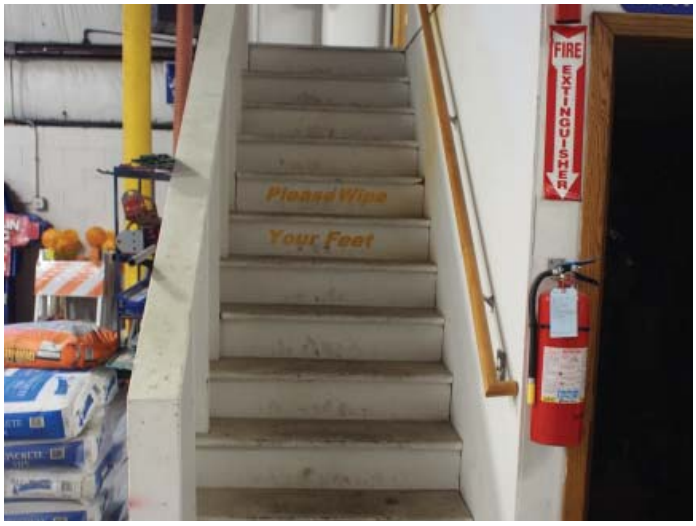


Figure B.1.13: Sign shop is not handicap accessible

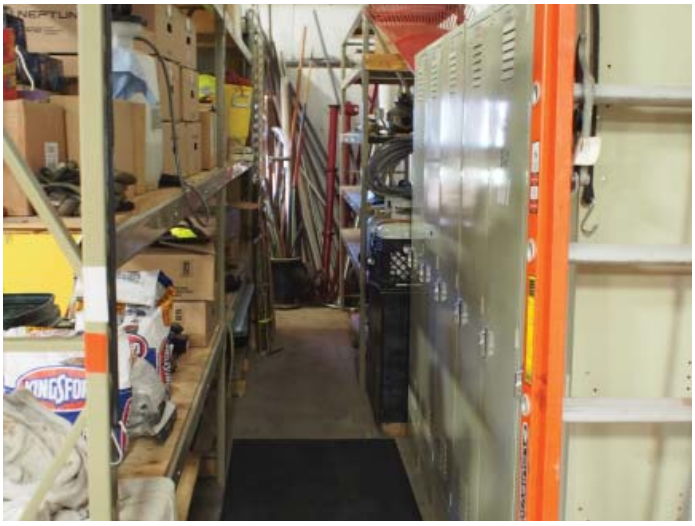


Figure B.1.16: Staff lockers are not handicap accessible

B.2 VEHICLE STORAGE

The Vehicle Storage building consists of a pre-engineered metal structure with insulated metal wall panels. The building is 13,228 sf and was built in the mid 1970's to early 1980's. An addition to the West end of the building was constructed similarly, the year of the addition is unknown.

The following photographs and captions summarize our findings:



Figure B.2.2: Hollow metal door and frame on South facade is rusting



Figure B.2.3: Northwest exit door is stuck in closed position, does not meet code



Figure B.2.1: Overall view of Cold Storage Building



Figure B.2.4: Building lacks floor drains in main storage area creating slip hazards from wet vehicles



Figure B.2.5: Condensate drain is located high on the wall causing rust stains on South facade



Figure B.2.8: Steel structure is showing evidence a failing finish and rusting



Figure B.2.6: Insulation and vapor barrier is damaged



Figure B.2.9: Settling of concrete apron at North overhead door has necessitated asphalt patching



Figure B.2.7: Exit door is locked with deadbolt, does not meet code



Figure B.2.10: Exterior metal panel cladding is damaged at North facade

B.3 FLEET MAINTENANCE AND SHOPS

The Fleet Maintenance and Shops Building is a concrete masonry block building with precast double T's for the roof structure. The building is 12,258 sf and was built in the mid 1970's to early 1980's.

The following photographs and captions summarize our findings:

- Existing restroom is not handicap accessible
- Exit doors are being locked using thumb-turn style deadbolt which does not meet code



Figure B.3.2: Exterior masonry jambs have been repaired at overhead door but lack proper sealing/finishing

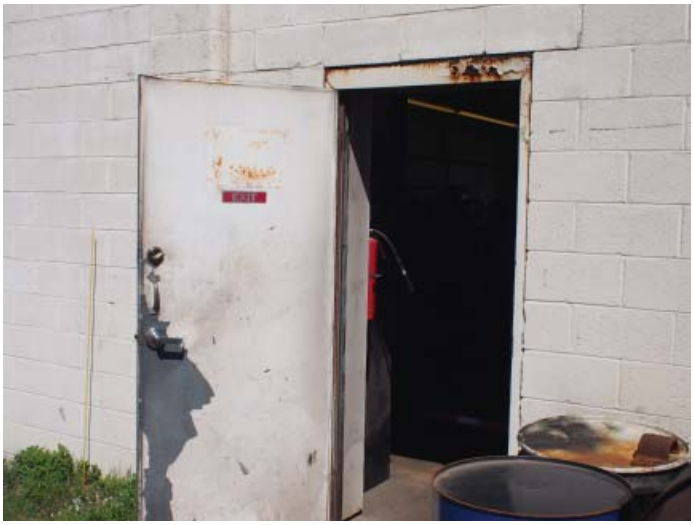


Figure B.3.3: Exterior hollow metal doors and frames are rusting



Figure B.3.1: Overall view of Fleet Storage Building



Figure B.3.4: Concrete apron at overhead doors is cracking and spalled



Figure B.3.5: Cracks are visible in exterior masonry walls on North and South facades



Figure B.3.6: Vertical cracks are visible in masonry pilaster at West facade



Figure B.3.7: Downspouts have eroded soil at base of wall/foundation causing potential drainage issues



Figure B.3.8: Moisture damage is visible at base of masonry wall, exterior finish is failing and chipping off

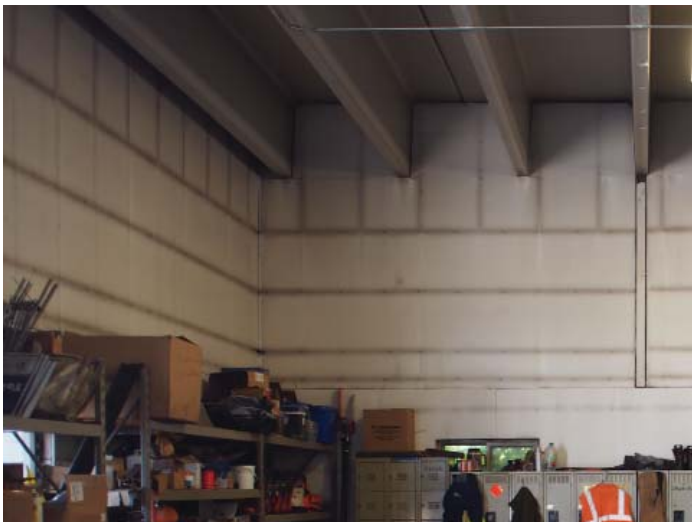


Figure B.3.9: Evidence of thermal bridging throughout the building as dirt has accumulated at areas of condensation aligning with the studs



Figure B.3.10: Staff lockers are not handicap accessible and are located in main storage area



Figure B.3.11: Concrete slab on grade is heavily worn, spalling and cracking

B.4 SALT STORAGE BUILDING

The salt storage building consists of a fabric roof structure supported by aluminum space frame set on round concrete foundation posts. The salt is kept from spilling out by precast concrete walls cantilevered up from the ground. The salt storage building covers 6,000 sf and was built in 2006. The building is in good shape and could be relocated if necessary.

The following photographs and captions summarize our findings:



Figure B.4.2: Precast wall panels and concrete foundation piers along exterior wall are in good condition



Figure B.4.3: Aluminum space frame structure appears in good condition



Figure B.4.1: Overall view of Salt Storage Building



Figure B.4.4: Overall fabric roof structure is in good condition

B.5 ADMINISTRATION TRAILER

The Administration Trailer is a 10 year old double-wide temporary trailer of approximately 1,600 sf.

The following photographs and captions summarize our findings:



Figure B.5.2: Main entrance lacks signage directing to accessible entrance



Figure B.5.3: Ceiling is starting to sag and separate at seam of trailer



Figure B.5.1: Overall view of Administration Trailer



Figure B.5.4: Exterior cladding is showing age and needs to be painted



Figure B.5.5: Hole in floor is covered with sheet metal

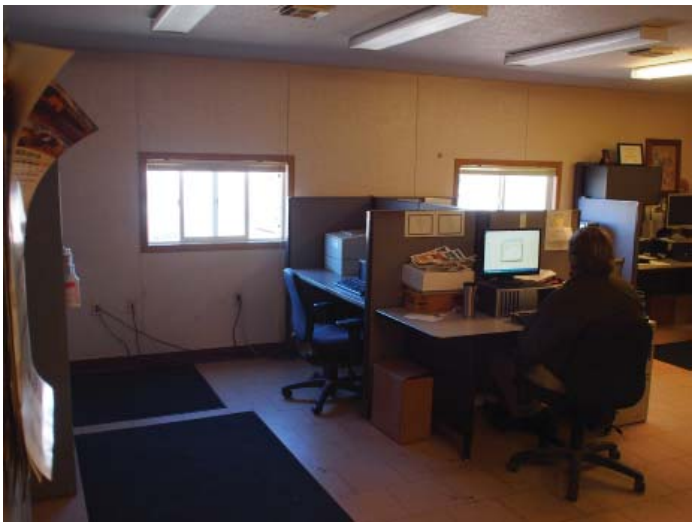


Figure B.5.8: Office space is insufficient for staff needs



Figure B.5.6: Areas of missing VCT floor finish



Figure B.5.9: Staff lockers are not handicap accessible



Figure B.5.7: VCT floor finish shows extensive wear



Figure B.5.10: Supply and waste pipes at lavatory are not insulated



Figure B.5.11: Mechanical systems are in good condition



Figure B.5.12: Electrical systems are adequate and in good condition

B.6 SITE

The current site encompasses two parcels separated by 142nd Avenue Northwest. The Northern parcel is 2.07 acres and is used for granular material storage along with the Utility and Sign Shops building located at the far North end. The southern parcel is 3.17 acres and contains the Administration Trailer, Fleet Storage Buildings and Salt Storage.

The following photographs and captions summarize our findings:



Figure B.6.1: Aerial view of Public Works site



Figure B.6.2: Major streets around the site are in good condition



Figure B.6.3: On-site pavement has multiple cracks and has less than 10 years of useful service life remaining



Figure B.6.4: Unpaved areas of site are in good condition with no signs of deep rutting



Figure B.6.5: Granular storage areas do not meet current EPA standards for cover



Figure B.6.6: Granular material storage bins are in good condition



Figure B.6.7: Yard storage is located throughout the grounds

B.7 FUEL ISLAND

The fuel island consists of two above-ground storage tanks for on-road and off-road diesel fuel. The tanks appear to be in good condition but the metering technology is dated.

The following photographs and captions summarize our findings:



Figure B.7.1: Above ground fuel storage tank

B.8 POLICE IMPOUND LOT

The police impound lot adjacent to Fleet Storage had no security cameras and insufficiently tall fences to prevent people from breaking into the vehicles, thus it has been temporarily moved to another location.



Figure B.8.1: Police Impound Lot

END OF SECTION

III. Operational and Functional Observations

A. INTRODUCTION

The space needs analysis and the site walk through provided an opportunity for the study team to assess the functionality and operational efficiency of the complex. The following represent observations from the site visit and pursuant space needs evaluation. The following is divided by building/site area and includes observed positive features and operational/functional deficiencies.

B. OBSERVATIONS

1. Administration/Personnel Areas

The entirety of the administrative and personnel areas is located in a trailer near the entrance to the site. The building houses offices, break room and crew areas.

Positive Features

- None

Operational Deficiencies

- Space inadequate for functions required on site.
- Building does not house all personnel.

2. Fleet Maintenance and Shops Building

The Fleet Maintenance and Shops building houses the Streets, Parks and Fleet Maintenance operations. It is configured as a drive through building with a large overhead door on each end and a central circulation aisle. Shop spaces are located on both sides of the aisle with Streets and Park shops, materials storage and vehicle storage located at the entry end of the building and Fleet Maintenance located on one side of the aisle at the exit end of the building.

Positive Features

- None

Operational/Functional Deficiencies

- Shops and storage areas are poorly defined and are not segregated from areas that generate vehicle exhaust fumes.
- The Fleet Maintenance area is insufficient for the fleet size.
- The current wash location is behind the vehicle repair bays which causes the bays to be blocked and water to flow into the bays.
- There is no efficient drainage system in the building
- The building clear height is not sufficient for lifting large vehicles.
- There are no personnel support areas in the building.

3. Utilities Shops Building

The Utilities Operation and Sign Operation are located in a separate building located remotely on the site. The building houses the offices and personnel areas for the Utilities Crew, Utilities shops and storage, Utilities vehicle storage, Utilities material storage and the Sign Shop operation.

Positive Features

- None

Operational/Functional Deficiencies

- The remoteness of the building reduces the ability for good communication between Utilities staff and other Public Works groups.
- The work spaces are inadequate to support the department's needs. Currently, six staff are working out of an space designed for roughly two individuals.
- The Sign production area is located on the second floor of the space with limited access.
- Storage of vehicles in shops creates exhaust/ventilation issues.
- Limited room for efficient storage of vehicles and equipment; vehicles require stacking causing operational inefficiency. and building does not fit all required equipment.

4. Vehicle Storage Building

The Vehicle Storage building consists of a two bay structure with overhead doors on each end of two circulation aisles. The building is used for vehicle and material storage.

Positive Features

- The building has sufficient clear heights for most activities.
- The building includes substantial square footage that has capability for use as storage or possibly use for another function.
- The building is heated.

Operational/Functional Deficiencies

- The structural configuration of building does not lend itself to efficient use as vehicle storage.
- The space is lacks a drainage system for vehicle run-off.

5. Salt Storage Building

The Salt Storage building is a fabric covered aluminum structure.

Positive Features

- The structure is sufficient for the amount of material stored.
- Circulation to and from the structure appears efficient, with ample maneuvering space for equipment.

Operational/Functional Deficiencies

- The structure is located adjacent to a wetlands area and runoff must be carefully controlled.

6. Exterior Material Storage

The site contains storage areas for a variety of materials and vehicles/equipment. These include stockpiles of granular materials, waste construction materials, construction materials, police impound and public works equipment and equipment implements.

Positive Features

- Sufficient space for storage of all assessed needs.

Operational/Functional Deficiencies

- Lack of site constraint results in materials stored in non-uniform manner and location.
- Lack of site constraint results in continued storage of items no longer required.

7. General Site Observations

The current site size and configuration limits the department's operational efficiency and opportunity for growth. The inefficient layout and shape of the site has facilitated the need to spread operational functions throughout the site creating increased site circulation and separation of functions. Site operational/functional deficiencies noted include the following.

- The road that bi-sects the site is virtually a public road with no separation from the Public Works yard and facility components.
- Site security is at a minimum/non-existent
- Employee and visitor parking is located in a manner forcing integration of private vehicle traffic with department vehicle traffic.
- Movement between buildings does not flow efficiently due to the location of the drive areas and entrances to the buildings.
- Building locations and elevations create inefficiencies in movement of materials and vehicles.
- There is no "front door" to the site.
- Public related activities (recycling, water sales) are located in areas of the site that force public vehicles deep into Public Works activities.
- Site size limits the ability to store large equipment. Equipment is typically stored off-site because of site constraints affecting operational efficiency.

END OF SECTION

IV. Space Programming

A. INTRODUCTION

The Space Program documentation is presented in two forms; Space Program Spreadsheets and Space Standards. The spreadsheets are summaries which identify personnel by position as well as support spaces necessary to accommodate efficient operations of the department. The Space Standards are diagrammatic drawings of each space which include the equipment that can be accommodated within the space to meet function, building code and accessibility guidelines. The Space Standards are included in the appendix at the end of this report. Both parts together form "The Program", a term used within the architectural industry to describe the inventory of all spaces to be accommodated in the future planning, budget definition and physical building design.

Assumptions made in developing the program:

The development of the program is based on planning for a 15-20 year projected need. The projection of the program for a 15-20 year time-frame is within a reasonable range to accurately project future needs. It is important to note, however, that as time passes, particularly if funding for a project is not immediately available or a capital campaign will be in process over the next few years, the original program should be reviewed, refined and re-assessed to keep up with changing growth patterns and refined time frame. These considerations will affect the size and costs of future facility projects.

How to read the Program Summaries:

Each space required for the department is listed along with the area required for those spaces. The usable Square footage of a facility includes all areas that are within the interior walls of each individual function. If a facility was planned according to only the net number, the building would be too small to accommodate all functions listed. The reason for this is that space is consumed by components of the building including columns, structure, thickness of walls, plumbing and mechanical shafts, efficiency of the circulation or corridor system and other areas that cannot be easily projected at this phase of the project. To accommodate space for those functions, we have provided a CIRCULATION FACTOR of an additional 20 to 35% of the Net area to be dedicated toward these uses. Generally speaking, buildings that require greater circulation, wide public waiting areas, or large public interface functions require larger efficiency factors. A factor of 35% is reasonable for this project type but could be considered conservative, depending upon the amount of open circulation space desired. The final row, TOTAL PROPOSED / USABLE SF is the number that should be used in the planning and space allocation for each department.

Summary of the Program Requirements:

The space needs are documented in a program which identifies the individual spaces required of the department. The program is based on requirements for a 15-20 year projected space need.

The program sheets are broken into the main operations of the department;

- Administration / Personnel
- Vehicle Maintenance
- Parks / Streets & Utilities Shops and Storage
- Fleet Storage (these areas are under the Building Type heading as "enclosed")

Summary of Existing Space Deficiency

Department	2015 Current Space	2030 Projected Need	Space Deficiency	% of Change
Public Works	32,000 sf	66,205 sf	34,205 sf	206.9%

Analysis / Summary of Findings:

Public Works Findings:

The existing Public Works facility is currently located just east of the Municipal Complex on the south edge of the City limits.

- Current operational offices are in a temporary trailer that lacks required operational areas
- Lack of adequate storage area
- Lack of fleet space (equipment stored outside)
- Lack of adequate and appropriate fleet maintenance area
- Lacks meeting and break areas
- No staff locker area
- Lacking required office areas
- Lacks Maintenance bay areas
- Operational/functional relationships of areas is disjointed
- The configuration of the buildings (office/shops/vehicle storage) results in most vehicles travelling through a very confined area causing significant congestion and a mix of pedestrian and vehicular traffic.

City of Ramsey Department of Public Works

Program of Space Needs

Space Description	Area	Dimension	Qty	Area	Remarks	Building Type enclosed	covered	exterior
ADMINISTRATION/PERSONNEL AREAS								
Reception/Waiting	100		1	100		100	-	-
Public Works Superintendent	225		1	225		225	-	-
Parks and Asst PW Superintendent	168		1	168		168	-	-
Utilities Department Supervisor	168		1	168	includes SCADA workstation	168	-	-
Parks Lead Person	120		1	144		144	-	-
Streets Lead Person	120		1	144		144	-	-
Spare Office	120		1	144		144	-	-
Copy/Work Room	100		1	100		100	-	-
Streets Assembly Room	198		1	198	includes lockers	198	-	-
Parks Assembly Room	254		1	254	includes lockers	254	-	-
Utilities Assembly Room	152		1	152	includes lockers	152	-	-
Break Room/Training	525		1	525	includes kitchenette	525	-	-
Male Restroom/Shower	300		1	300		300	-	-
Female Restroom/Shower	120		1	120		120	-	-
Mud Room/Alcove	80		1	80	at employee entry	80	-	-
Mechanical Rooms	400		1	400		400	-	-
Electrical Rooms	350		1	350		350	-	-
LAN/IT Room	100		1	100		100	-	-
Fitness / Storage Room	750		1	750	current size of fire station	750	-	-
Administration/Personnel Areas subtotal				4,422		4,422	-	-
circulation	35%			1,548		1,548	-	-
ADMINISTRATION/PERSONNEL AREAS TOTAL				**5,970**		**5,970**	**-**	**-**

City of Ramsey Department of Public Works

Program of Space Needs

Space Description	Area	Dimension	Qty	Area	Remarks	Building Type enclosed	covered	exterior
VEHICLE MAINTENANCE FACILITY								
Administration/Personnel								
Mechanic Office/Library	120		1	120		120	-	-
Male Restroom	80		1	80		80	-	-
Female Restroom	80		1	80		80	-	-
Administration/Personnel Areas subtotal				280		280	-	-
circulation	35%			98		98	-	-
Administration/Personnel Total				**378**		**378**	**-**	**-**
Repair Bays								
Truck Repair Bay		20 x 55	2	2,200		2,200	-	-
Auto Repair Bay		16 x 35	2	1,120		1,120	-	-
Repair Bays subtotal				3,320		3,320	-	-
circulation	20%			664		664	-	-
Repair Bays Total				**3,984**		**3,984**	**-**	**-**
Shops/Support/Parts								
Common Work Area	300		1	300	includes tire equip.	300	-	-
Lube/Compressor Room	500		1	500		500	-	-
Equipment Storage	300		1	300		300	-	-
Tool Crib	100		1	100		100	-	-
Tire Storage	300		1	300		300	-	-
Parts Storeroom	464		1	464		464	-	-
Shops/Support/Parts subtotal				1,964		1,964	-	-
circulation	20%			393		393	-	-
Shops/Support/Parts Total				***2,357***		***2,357***	**-**	**-**
VEHICLE MAINTENANCE FACILITY TOTAL				**6,719**		**6,719**	**-**	**-**

City of Ramsey Department of Public Works

Program of Space Needs

Space Description	Area	Dimension	Qty	Area	Remarks	Building Type enclosed	covered	exterior
PARKS SHOPS/STORAGE								
General Shop	1,000		1	1,000		1,000	-	-
Tool Storage	200		1	200		200	-	-
Small Equipment Storage	200		1	200		200	-	-
Consumables Storage	200		1	200		200	-	-
Material Storage	-		1	-	See Cold Storage	-	-	-
Parks Shops/Storage subtotal				1,000		1,000	-	-
circulation	20%			200		200	-	-
PARKS SHOPS/STORAGE TOTAL				**1,200**		**1,200**	**-**	**-**
STREETS SHOPS/STORAGE								
Sign Design	400		1	400	conditioned	400	-	-
Sign Fabrication	500		1	500		500	-	-
Sign Storage	500		1	500		500	-	-
Carpentry Shop	1,000		1	1,000		1,000	-	-
Welding Shop		30 x 50	1	1,500	could be in VMF	1,500	-	-
General Shop	1,000		1	1,000		1,000	-	-
Tool Storage	200		1	200		200	-	-
Consumables Storage	200		1	200		200	-	-
Material Storage	-		1	-	see cold storage	-	-	-
Streets Shops/Storage subtotal				5,300		5,300	-	-
circulation	35%			1,855		1,855	-	-
STREETS SHOPS/STORAGE TOTAL				**7,155**		**7,155**	**-**	**-**
UTILITIES SHOPS/STORAGE								
General Shop	1,000		1	1,000		1,000	-	-
Parts Storage	300		1	300		300	-	-
Tool/Equipment Storage	200		1	200		200	-	-
Material Storage	-		1	-	See Cold Storage	-	-	-
Utilities Shops/Storage subtotal				1,500		1,500	-	-
circulation	35%			525		525	-	-
UTILITIES SHOPS/STORAGE TOTAL				**2,025**		**2,025**	**-**	**-**

City of Ramsey Department of Public Works

Program of Space Needs

Space Description	Area	Dimension	Qty	Area	Remarks	Building Type enclosed	covered	exterior
COLD STORAGE								
Streets Materials	1,000		1	1,000		1,000	-	-
Utilities Materials	1,000		1	1,000		1,000	-	-
Parks Materials	1,000		1	1,000		1,000	-	-
Implements/Blades/etc	2,500		1	2,500	includes circulation	2,500	-	-
Shared Materials	2,000		1	2,000	barricades/cones/etc	2,000	-	-
Lumber Storage	400		1	400		400	-	-
Paving Materials - palletized	400		1	400		400	-	-
Cold Storage subtotal				8,300		8,300	-	-
circulation	20%			1,660		1,660	-	-
COLD STORAGE TOTAL				**9,960**		**9,960**	**-**	**-**
YARD STORAGE								
Truck Wash		20 x 50	2	2,000		2,000	-	-
Mower Blow Down		10 x 20	1	200		-	-	200
Antenna	40		1	40		-	-	40
Scrap Bins	200		4	800		-	-	800
Used Tire Storage	100		1	100		-	100	-
Salt Storage		70 x 100	1	7,000		-	7,000	-
Granular Material Storage		15 x 20	6	1,800		-	1,800	-
Granular Material Stockpiles		100 x 100	3	30,000		-	-	30,000
Material Storage	800		1	800	pipe, structures, etc	-	-	800
Generator		10 x 15	1	150		-	-	150
Fuel Island		14 x 30	2	840		-	840	-
Above Ground Fuel Storage	400		1	400		-	-	400
Recycling Center	43,560		1	43,560	containers near site entrance	-	-	43,560
Recycling Center Office/RR	140		1	140		140	-	-
Drying Bed		20 x 50	1	1,000		-	1,000	-
Impound Lot		10 x 20	20	4,000		-	4,000	-
Yard Storage subtotal				92,830		2,140	14,740	75,950
circulation	100%			92,830		2,140	14,740	75,950
YARD STORAGE TOTAL				**185,660**		**4,280**	**29,480**	**151,900**

City of Ramsey Department of Public Works

Program of Space Needs

Space Description	Area	Dimension	Qty	Area	Remarks	Building Type enclosed	covered	exterior
PARKING								
Employee		10 x 20	50	10,000		-	-	10,000
Visitor		10 x 20	2	400		-	-	400
Accessible		15 x 20	2	600		-	-	600
Agency Vehicles								
Interior Conditioned								
X-Small Equipment		8 x 8	18	1,152		1,152	-	-
Small Equipment		10 x 20	33	6,600		6,600	-	-
Medium Equipment		15 x 30	15	6,750		6,750	-	-
Large Equipment		15 x 40	7	4,200		4,200	-	-
Covered								
X-Small Equipment		8 x 8	0	-		-	-	-
Small Equipment		10 x 20	0	-		-	-	-
Medium Equipment		12 x 30	0	-		-	-	-
Large Equipment		12 x 40	0	-		-	-	-
Exterior								
X-Small Equipment		8 x 8	0	-		-	-	-
Small Equipment		10 x 20	3	600		-	-	600
Medium Equipment		12 x 30	5	1,800		-	-	1,800
Large Equipment		12 x 40	0	-		-	-	-
Down/Ready Line								
Auto/Light Truck		10 x 20	4	800		-	-	800
Truck		12 x 40	1	480		-	-	480
Parking subtotal				33,382		18,702	-	14,680
circulation - interior/heated storage	80%			14,962		14,962	-	-
circulation - exterior storage	100%			1,280		-	-	1,280
PARKING TOTAL				**49,624**		**33,664**	**-**	**15,960**
Site Subtotal				***268,313***		***70,973***	***29,480***	***167,860***
Site Circulation, Setbacks				201,235				
Stormwater Management				43,560				
SITE TOTAL				***513,108***				
				11.78	acres			

Department	Job Title	Duties	No.	
			Full Time	Seasonal
Administration				
PW/Streets	PW Superintendent	Department Head	1	
Parks	Parks and Asst PW Superintendent	Park Dept Supervisor/Asst. PW Superintendent	1	
Parks				
Parks	Parks Lead Person	Parks Maintenance/Manage seasonal staff	1	
Parks	Parks Maintenance Worker	Park Maintenance	1	
Parks	Parks Maintenance Worker	Park Maintenance	1	
Parks	Parks Maintenance Worker	Park Maintenance	1	
Parks	Parks Maintenance Worker	Park Maintenance/Irrigation Maintenance	1	
Parks	Future		2	
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Seasonal Staff	Park Maintenance		1
Parks	Intern	Park Administration/Event Coordination	1	
Streets				
Streets	Streets Lead Person	Supervise streets projects/staff	1	
Streets	PW Maintenance Worker	Street Maintenance/Traffic Signs	1	
Streets	PW Maintenance Worker	Street Maintenance	1	
Streets	PW Maintenance Worker	Street Maintenance/Fleet Maintenance	1	
Streets	PW Mechanic	Fleet Maintenance	1	
Streets	PW Maintenance Worker	Street Maintenance	1	
Streets	PW Maintenance Worker	Street Maintenance	1	
Streets	Future		2	
Streets	Seasonal Staff	Street Maintenance		1
Streets	Seasonal Staff	Street Maintenance		1
Streets	Seasonal Staff	Street Maintenance		1
Snow/Ice	Seasonal Staff	Snow Removal		1
Snow/Ice	Seasonal Staff	Snow Removal		1
Snow/Ice	Seasonal Staff	Snow Removal		1
Snow/Ice	Seasonal Staff	Snow Removal		1
Utilities				
Utilities	Utilities Supervisor	Utilities Dept Supervisor	1	
Utilities	Utilities Maintenance Worker	Utility Maintenance	1	
Utilities	Utilities Maintenance Worker	Utility Maintenance	1	
Utilities	Utilities Maintenance Worker	Utility Maintenance	1	
Utilities	Future		2	
Utilities	Seasonal Staff	Utility Maintenance		1
Utilities	Seasonal Staff	Utility Maintenance		1
Totals			25	19

#	Year	Make	Description	Department	Location	EQUIVALENT	SIZE	LARGE	SMALL	Enclosed/Tempered				Covered				Exterior				Down/Ready	
										12X40	12X30	10X20	8X8	12X40	12X30	10X20	8X8	12X40	12X30	10X20	8X8	12X30	10X20
301	2010	Ford	Crown Vic	Public Works	Public Works Shop	2.0	s	0	2			1											
303	2010	Ford	Crown Vic	Public Works	Public Works Shop	2.0	s	0	2			1											
316	2011	Ford	Crown Vic	Public Works	Public Works Shop	2.0	s	0	2			1											
317	2011	Ford	Crown Vic	Public Works	Public Works Shop	2.0	s	0	2			1											
318	2011	Ford	Crown Vic	Public Works	Public Works Shop	2.0	s	0	2			1											1
321	2012	Chevy	Tahoe	Police	Police Department	1.5	s	0	1.5														1
322	2012	Chevy	Caprice-Black	Police	Police Department	2.0	s	0	2														1
323	2012	Chevy	Caprice	Police	Police Department	2.0	s	0	2														1
328	2003	Haulin	Safety Trailer	Police	Police Department	0.5	s	0	0.5														1
331	2014	Chevy	Caprice	Police	Police Department	2.0	s	0	2														1
332	2013	Chevy	Tahoe 2WD	Police	Police Department	2.0	s	0	2														1
333	2013	Chevy	Tahoe 4WD	Police	Police Department	2.0	s	0	2														1
334	2013	Chevy	Malibu	Police	Police Department	2.0	s	0	2														1
339	2013	RC	Trailer	Police	Police Department	0.5	s	0	0.5														1
341	2014	Chevy	Caprice	Police	Police Department	2.0	s	0	2														1
342	2014	Chevy	Caprice	Police	Police Department	2.0	s	0	2														1
343	2015	Chevy	Tahoe	Police	Police Department	2.0	s	0	2														1
348	2004	Sled Bed	Trailer	Police	Police Department	0.5	s	0	0.5														1
351	2015	Ford	Explorer	Police	Police Department	2.0	s	0	2														1
352	2005	Ford	Taurus	Police	Municipal Center	2.0	s	0	2														1
353	2005	Ford	F150 Crew Cab	Police	Public Works Shop	1.5	s	0	1.5			1											
362	2006	Ford	Crown Vic	Police	Public Works Shop	2.0	s	0	2			1											
364	2006	Chevy	Impala	Police	Police Department	2.0	s	0	2														1
365	2006	Chevy	Impala	Police	Police Department	2.0	s	0	2														1
375	2007	Chevy	Impala	Police	Police Department	2.0	s	0	2														1
376	2007	Lincoln	MKZ	Police	Police Department	1.0	s	0	1														1
386	2008	Ford	Expedition	Police	Police Department	1.5	s	0	1.5														1
391	2009	Ford	Crown Vic	Police	Police Department	2.0	s	0	2														1
393	2009	Ford	Crown Vic	Police	Police Department	2.0	s	0	2														1
399	1999	Radar	Trailer	Police	Police Department	0.5	s	0	0.5														1
401	2005	Chevy	Colorado PU	Building Inspections	Municipal Center	1.5	s	0	1.5														1
402	2006	Chevy	1500 Ext Cab 4x4	Engineering	Public Works Shop	1.5	s	0	1.5			1											
403	2005	Ford	Taurus	Admin	Municipal Center	0.5	s	0	0.5														1
404	2005	Ford	Taurus	Admin	Municipal Center	0.5	s	0	0.5														1
405	2006	Ford	Staff Car	General PW	Public Works Shop	1.0	s	0	1			1											
409		Holder	Utility Tractor	Building Maintenance	Municipal Center	1.0	s	0	1														1
410	2012	Ford	Pick-up	Building Maintenance	Municipal Center	1.5	s	0	1.5														1
411	2015	GMC	Pick-up	Engineering	Public Works Shop	1.5	s	0	1.5			1											
501	1994	Ford	LNT-8000 Tanker 2	Fire	Fire Station #2	3.0	l	3	0													1	
504	1989	Ford	F250 Grass 1	Fire	Fire Station #1	2.5	l	2.5	0													1	
556	1999	HME	Engine 2	Fire	Fire Station #2	3.0	l	3	0													1	
557	2000	Ford	F450 Rescue 1	Fire	Fire Station #1	2.5	l	2.5	0													1	
558	2002	Ford	F150	Fire	Off Site	1.5	s	0	1.5													1	
559	2004	Ford	F550 Crew Rescue 2	Fire	Fire Station #2	2.5	l	2.5	0													1	
560	2003	Spartan	General Aerial	Fire	Fire Station #2	2.5	l	2.5	0													1	
561			SCBA Trailer	Fire	Fire Station #1	1.0	s	0	1													1	
562	2003	Ford	F350 Grass 2	Fire	Fire Station #2	2.5	l	2.5	0													1	
563	2005	Ford	F150 4x4 PU	Fire	Off Site	1.5	s	0	1.5														1
564	2008	Ford	Expedition Chief	Fire	Off site	1.5	s	0	1.5														1
565	2008	Spartan	Fire Engine 21	Fire	Fire Station #2	3.0	l	3	0													1	
566	2011	Ford	F150	Fire	Off Site	1.5	s	0	1.5														1
567	2014	Rosenbaurer	Tanker	Fire	Fire Station #2	3.0	l	3	0													1	
603	1999	John Deere	Motor Grader	Streets	Public Works Shop	3.0	l	3	0			1											
607	1998	Felling	Trailer	Streets	Public Works Shop	0.5	s	0	0.5												1		
612	1984	Elgin	3 Wheel Sweeper	Storm Water	Public Works Shop	0.5	l	0.5	0		1												
613		Spaulding	Asphalt Trailer	Streets	Public Works Shop	0.5	s	0	0.5										1				
619	1991	Brush Bandit	Brush Chipper	Parks	Public Works Shop	0.5	s	0	0.5				1										
621		Roll-Pac	Steel Drum Compactor	Streets	Public Works Shop	0.5	s	0	0.5				1										
622	1998	Kawasaki	Utility Vehicle	Parks	Public Works Shop	0.5	s	0	0.5			1											
628	1998	John Deere	Mower	General PW	Public Works Shop	0.5	s	0	0.5				1										
632	1999	Sterling	Single Axle Plow Truck	Streets	Public Works Shop	2.5	l	2.5	0		1												
634	2001	Case	Tractor Backhoe	Storm Water	Public Works Shop	2.0	l	2	0		1												
635	2001	John Deere	Mower	General PW	Public Works Shop	0.5	s	0	0.5				1										
636	2002	Sterling	Single Axle Plow Truck	Streets	Public Works Shop	2.5	l	2.5	0		1												
637	2002	Chevrolet	Pick-up	Streets	Public Works Shop	1.5	s	0	1.5			1											
638	2003	Chevrolet	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
639	2003	Kawasaki	Utility Vehicle	Parks	Public Works Shop	1.5	l	1.5	0			1											
640	2003	Ford	Pick-up	Streets	Public Works Shop	1.5	l	1.5	0			1											
641	1995	Chevrolet	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
642	2004	Elgin	3 Wheel Sweeper	Storm Water	Public Works Shop	2.5	l	2.5	0		1												
644	2004	International	Single Axle Plow Truck	Streets	Public Works Shop	2.5	l	2.5	0		1												
645	2004	Bobcat	Tool cat	Parks	Public Works Shop	1.5	s	0	1.5				1										
648	2006	Bison	Trailer	Parks	Public Works Shop	0.5	s	0	0.5												1		
650	1989		Trailer	Parks	Public Works Shop	0.5	s	0	0.5												1		
651	2005	Chevrolet	Pick-up	Utility	Public Works Shop	1.5	s	0	1.5			1											
652	2005	Chevrolet	1-Ton	Utility	Public Works Shop	2.0	l	2	0		1												
653	2006	Ford	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
654	2006	Ford	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
655	2006	Trackless	Utility Tractor	Snow	Public Works Shop	0.5	s	0	0.5				1										
659	2006	Exmark	Mower	Parks	Public Works Shop	0.5	s	0	0.5				1										
660	2003	Gilcrest	Self Propelled Paver	Streets	Public Works Shop	1.5	s	0	1.5				1										
661	2007	Stone	Steel Drum Compactor	Streets	Public Works Shop	0.5	s	0	0.5				1										
662	2006	Sterling	Tandem Axle Plow Trucl	Streets	Public Works Shop	3.0	l	3	0	1													

#	Year	Make	Description	Department	Location	EQUIVALENT	SIZE	LARGE	SMALL	Enclosed/Tempered 12X40	Enclosed/Tempered 12X30	Enclosed/Tempered 10X20	Enclosed/Tempered 8X8	Covered 12X40	Covered 12X30	Covered 10X20	Covered 8X8	Exterior 12X40	Exterior 12X30	Exterior 10X20	Exterior 8X8	Down/Ready 12X30	Down/Ready 10X20
663	2007	Kawasaki	Utility Vehicle	Parks	Public Works Shop	1.5	s	0	1.5			1											
664	2007	Chevrolet	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
665	2007	Chevrolet	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
667	2007	Chevrolet	Pick-up	Utility	Public Works Shop	1.5	s	0	1.5			1											
668	2007	Sterling	Tandem Axle Plow Trucl	Streets	Public Works Shop	3.0	l	3	0	1													
669	2007	International	Single Axle Water Truck	Parks	Public Works Shop	2.5	l	2.5	0		1												
671	2008	Bobcat	Skid Steer	General PW	Public Works Shop	0.5	s	0	0.5				1										
672	2009	Sterling	Single Axle Plow Truck	Streets	Public Works Shop	2.5	l	2.5	0		1												
673	2009	Sterling	Tandem Axle Jetter Truc	Utility	Public Works Shop	3.0	l	3	0	1													
674	2009	Ford	Pick-up	Parks	Public Works Shop	1.5	s	0	1.5			1											
675	2010	Chevrolet	1-Ton	Parks	Public Works Shop	2.0	l	2	0		1												
676	2010	Chevrolet	1-Ton	Streets	Public Works Shop	2.0	l	2	0		1												
678	2013	Ford	1-Ton	Parks	Public Works Shop	2.0	l	2	0		1												
679	2014	Toro	Large Area Mower	Parks	Public Works Shop	1.0	s	0	1			1											
680	2014	Ford	1-Ton	Streets	Public Works Shop	2.0	l	2	0		1												
681	2015	Ford	1-Ton	Utility	Public Works Shop	2.0	l	2	0		1												
682	2015	International	Single Axle Plow Truck	Streets	Public Works Shop	2.5	l	2.5	0		1												
683	2015	ExMark	Mower	Parks	Public Works Shop	0.5	s	0	0.5				1										
684	2015	ExMark	Mower	Parks	Public Works Shop	0.5	s	0	0.5				1										
685	2015	ExMark	Mower	Parks	Public Works Shop	0.5	s	0	0.5				1										
686	2015	Kubota	AG Tractor	Streets	Public Works Shop	0.5	s	0	0.5										1				
687	2015	Bobcat	Tool cat	Parks	Public Works Shop	0.5	s	0	0.5				1										
688	2015	Case	Wheel Loader	Streets	Public Works Shop	2.0	s	0	2			1											
689	2015	Kubota	Utility Vehicle	Parks	Public Works Shop	1.5	s	0	1.5			1											
690	2015	Kubota	Mower	Streets	Public Works Shop	0.5	s	0	0.5				1										
801		Cat	Portable Generator	Utility	Public Works Shop	0.5	s	0	0.5				1										
			Programmable Display B	Streets	Public Works Shop	0.5	s	0	0.5				1										
			Culvert Trailer	Streets	Public Works Shop	0.5	s	0	0.5										1				
			Roller Trailer	Streets	Public Works Shop	0.5	s	0	0.5										1				
		Zodiac Fire Boat	Boat	Fire	Fire Station #1								1										
		2003 Mercury 25 HP Motor																					
		& Karavan Trailer																					
	2004	Police ATV Pola	ATV	Police	Police Department																		
		Police Single AT	Trailer	Police	Police Department																		
	2007	Felling Trailer	Trailer	Streets	Public Works Shop														1				
	2015	Polaris Ranger 5	ATV	Police	Police Department																		
	2013	Police Range Tra	ATV	Police	Police Department																		
	2013	Felling Trailer	Trailer	Streets	Public Works Shop														1				
	2011	Old Town Twin	Canoe	Parks	Public Works Shop																		
	2011	Old Town Twin	Canoe	Parks	Public Works Shop																		
	2011	Old Town Saran	Kayak	Parks	Public Works Shop																		
	2011	Johnson Rouge I	Kayak	Parks	Public Works Shop																		
		Future small vehicles				1.0	s	0	1			1											
		Future small vehicles				1.0	s	0	1			1											
		Future small vehicles				1.0	s	0	1			1											
		Future small vehicles				1.0	s	0	1			1											
		Future large vehicles				3.0	l	3	0	1													
		Future large vehicles				3.0	l	3	0	1													
								78	107	5	15	32	18	0	0	0	0	0	6	3	0	11	32
								185		79												1.1	3.2

V. Facility Comparisons

A. INTRODUCTION

This section of the report provides a comparative analysis between the characteristics of the Ramsey Public Works facilities and the characteristics of the same departments in other comparable Minnesota municipalities. A comparative analysis of other municipalities, if used as a checks-and-balances comparison to the developed space program, can provide a quick snap-shot of the overall range of facilities that meet relatively similar requirements. The selection of comparable cities is primarily established based on population. Therefore it should be noted that variables in staffing, area of the city and age of existing facilities can create a range in the facilities. We do not utilize a facility comparison as the only means of projected space needs and a direct comparison is never truly possible, as no two cities are identical, the process can identify irregularities and areas to consider or reconsider or can confirm the projected program numbers, providing validity to the developed program.

One item to be particularly aware of when comparing similar city's facilities is to recognize that these figures may not represent current planning that is underway to expand those facilities. The asterisks and key notes, noted at the bottom of each analysis, provide further information to qualify the information provided in the spreadsheet. Projected or in-process expansion is an indicator of current space deficiencies, particularly important in weighing the relevance of their current facilities sizes to those projected for the City of Ramsey. The total of the comparative studies are averaged for ease of quick review, however each municipality's characteristics should be reviewed individually to best understand how their facility size (with projected expansion, if indicated) supports the population, and then compared with the projected numbers for the Ramsey's facilities.

B. COMPARATIVE ANALYSIS METHODOLOGY

The methodology for identifying the municipalities to be considered for the analysis consists of collecting a variety of information. BKV Group researched and identified a few municipalities, or "sister-cities", that seem to be similar in nature, size or community demographics from which to base the comparisons. In our analysis, a range of near-metro and out-state municipalities was used to provide a broad cross-section of comparative information. Other criteria used to select comparison information included geographic location along a major highway system or major transportation corridor.

The cities in this comparison were identified and ranked by municipality with a population range of 16,000 to 40,000. The population differentiation is an important designation, as it often correlates with the facility size, number of employees it is supporting, and square footage per capita of residents served. However, the size of a municipal public works facility can vary greatly from one to another depending on the types of services provided and the geographic size of the area serviced.

C. ANALYSIS / SUMMARY OF FINDINGS

Comparison of Existing Facility:

The comparative analysis for the public works facility indicates that the City of Ramsey's Public Work's facility is similar to the comparable municipalities' facilities. A major factor in considering the usefulness of a public works facility is the efficiency of the layout and movement of vehicles and materials. The layout of the existing facility creates inefficiency in operation flow, segregating personnel and provides marginal fleet maintenance and storage. Overall, the facility is greatly undersized when compared to similar municipalities.

Projections:

When comparing Ramsey's projections for the 2030 timeframe, the projected facility size is within the range of other municipalities in the area. The projected requirements for the Ramsey Public Works facility is primarily based on providing adequate vehicle storage, service bays and proper staff support space.

In the comparison below 15 Minnesota cities are listed ranging in population from 16,500 to 39,000. With public works facilities that range in size from 44,900 square feet to 86,680 square feet, with the average facility size being 64,537 square feet. As a snap shot Ramsey's existing public works facilities totals at approximately 32,000 square feet which is well below the current public works standards. The programmed area based on the size and operations of the City of Ramsey is 66,205 square feet, which is in line with current area requirements for public works operations.

Public Works - Space Comparison

Municipality	Population (2013)	Municipality Area (sq m.)	Site Size (acres)	Facility Size (gsf) [1]	Notes
Red Wing	16,513	41.19	8.03	57,310	
Willmar	19,680	15.95	16.96	68,600	
Northfield	20,581	8.61	10.82	52,400	
Golden Valley	20,845	10.55	1.68	54,400	
Farmington	22,167	14.94	6.76	44,970	
Crystal	22,588	5.88	5.30	63,000	Built in 2015, $12.8M
Elk River	23,447	43.82	17.47	83,244	Fleet 44,144 sf, Mechanics 13,300 sf, Shops 18,400 sf, Office 7,400 sf
Prior Lake	24,408	18.33	11.40	48,453	
Chanhassen	24,432	22.88	7.52	85,250	
White Bear Lake	24,555	8.66	4.23	55,259	
Austin	24,763	10.84	14.04	68,960	
Savage	28,639	16.45	14.51	66,600	29,000 sf addition in 2012
Andover	31,709	34.83	14.99	86,680	Size reflects 2015 needs assessment, current size is 43,680 sf
Cottage Grove	35,339	37.48	11.27	63,922	
Shakopee	39,167	29.32	12.52	69,000	
Average	**25,256**	**21.32**	**10.50**	**64,537**	
Ramsey (Existing)	**24,935**	**29.79**	**7.74**	**32,000**	
(Proposed GSF)			**11.59**	**66,205**	

General Notes:

1. Facility size does not include area for granular storage buildings.

END OF SECTION

VI. Master Planning Concept Options

A. INTRODUCTION

This portion of the study is the next step after the completion of the assessment of the existing facilities, operational analysis and space programming. This process involves the planning team and the City discussing all possible options to address operational space, as detailed in the program analysis, that will address the long term requirements of the City's Public Works department. Site options consider a variety of selection criteria such as: existing infrastructure locations, expansion capabilities, staff access, parking, zoning, easements, public access to a recycling center, existing and anticipated roadway improvements, etc. And while not a driver for study, the team did assess each plan and pros and cons associated with possible overall area development. The potential options were reviewed with the City planning team to assure that all viable options are being considered.

Concept Plan Development

The concept plans and the site master plan options were developed based upon achieving the identified priorities, goals and common vision of the city and public works department. The four concept planning options identified some core planning principals:

1. Provide adequate and appropriate building / operational area required for the Public Works Department
2. Provide adequate and appropriate site area and circulation needed for public works equipment & operations
3. Allow for future expansion
4. Create site layouts that promote operational efficiency
5. Separate public and public works traffic flow and access

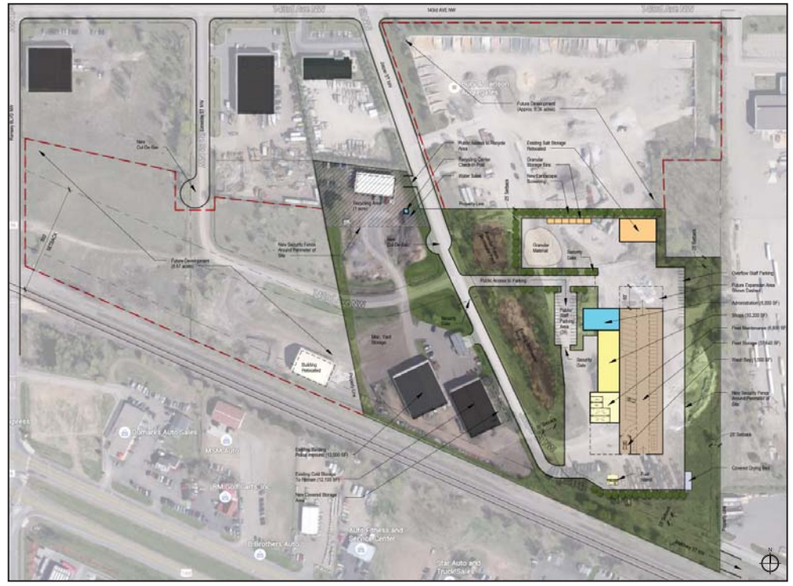
The following is a summary of the four options developed:

- **Option A** – construct a new public works operations east of Jasper and utilize some existing structures for storage.
- **Option B** - construct an entirely new public works facility east of Jasper.
- **Option C** – construct a new public works operations east of Jasper and utilize some existing structures for storage.
- **Option D** - construct a new public works operations on the west side of Jasper and utilize some existing structures for storage.

END OF SECTION

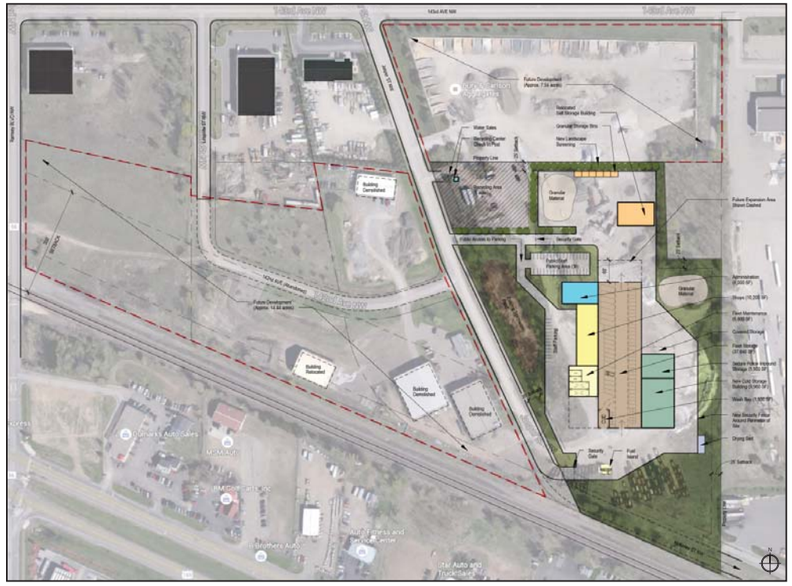
Preferred Options

Option A



Total Site Area: 15.50 acres
Total Developable Area: 18.03 acres

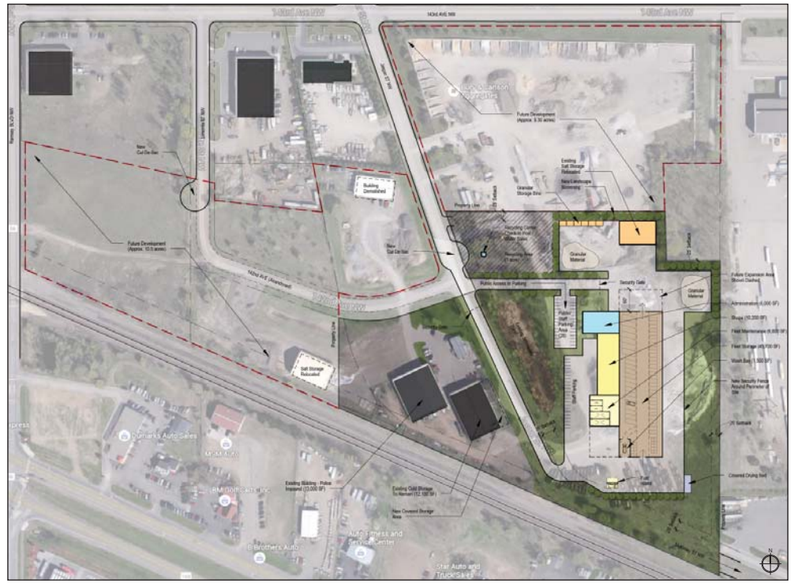
Option B



Total Site Area: 11.40 acres
Total Developable Area: 21.98 acres

Additional Options Studied

Option C



Total Site Area: 13.62 acres
Total Developable Area: 19.80 acres

Option D



Total Site Area: 9.68 acres
Total Developable Area: 23.91 acres

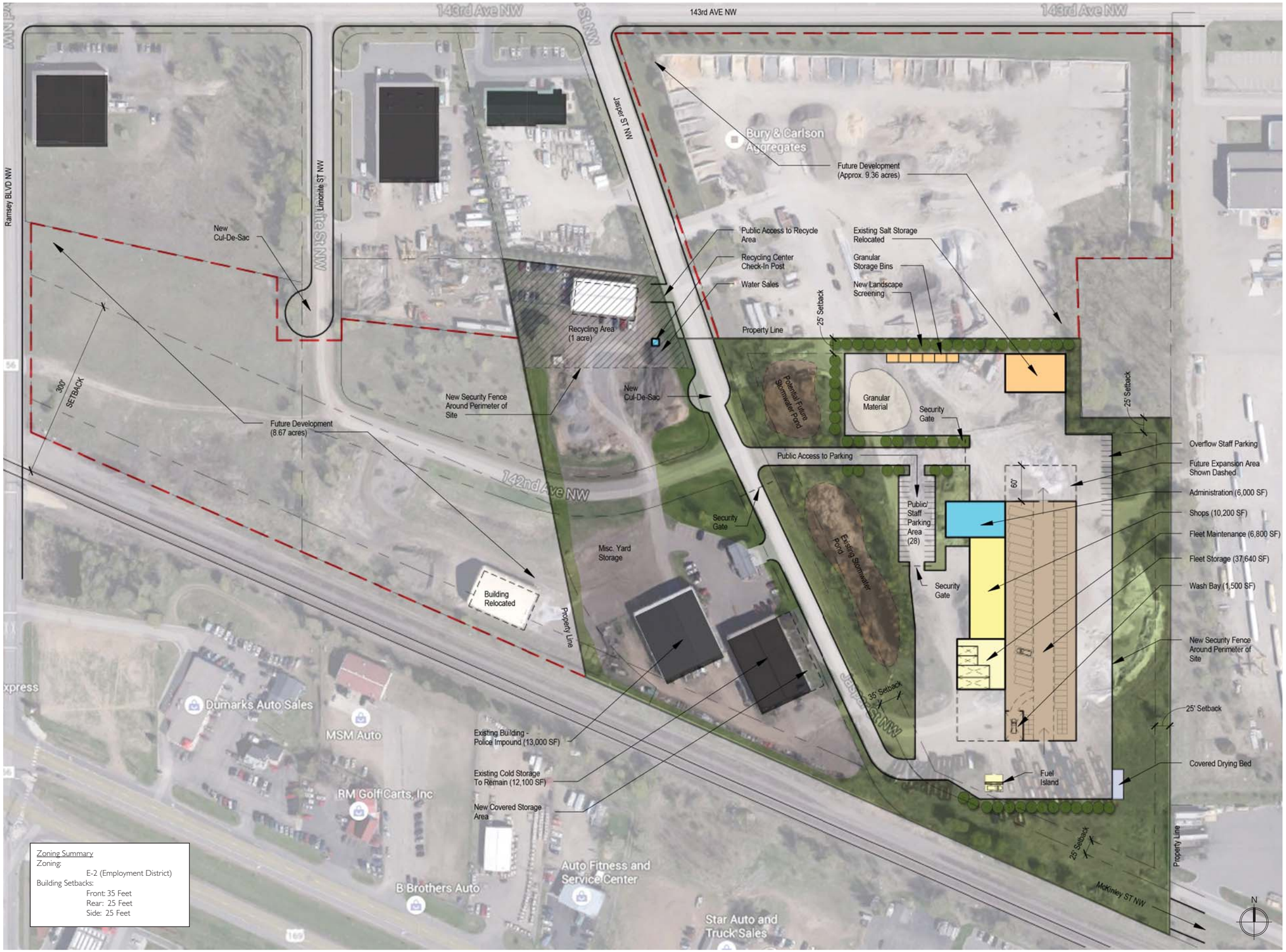
BKV GROUP

Project #: 1937.02

City of Ramsey, MN

Public Works Study

11/18/2015



Option A

15.50 acres

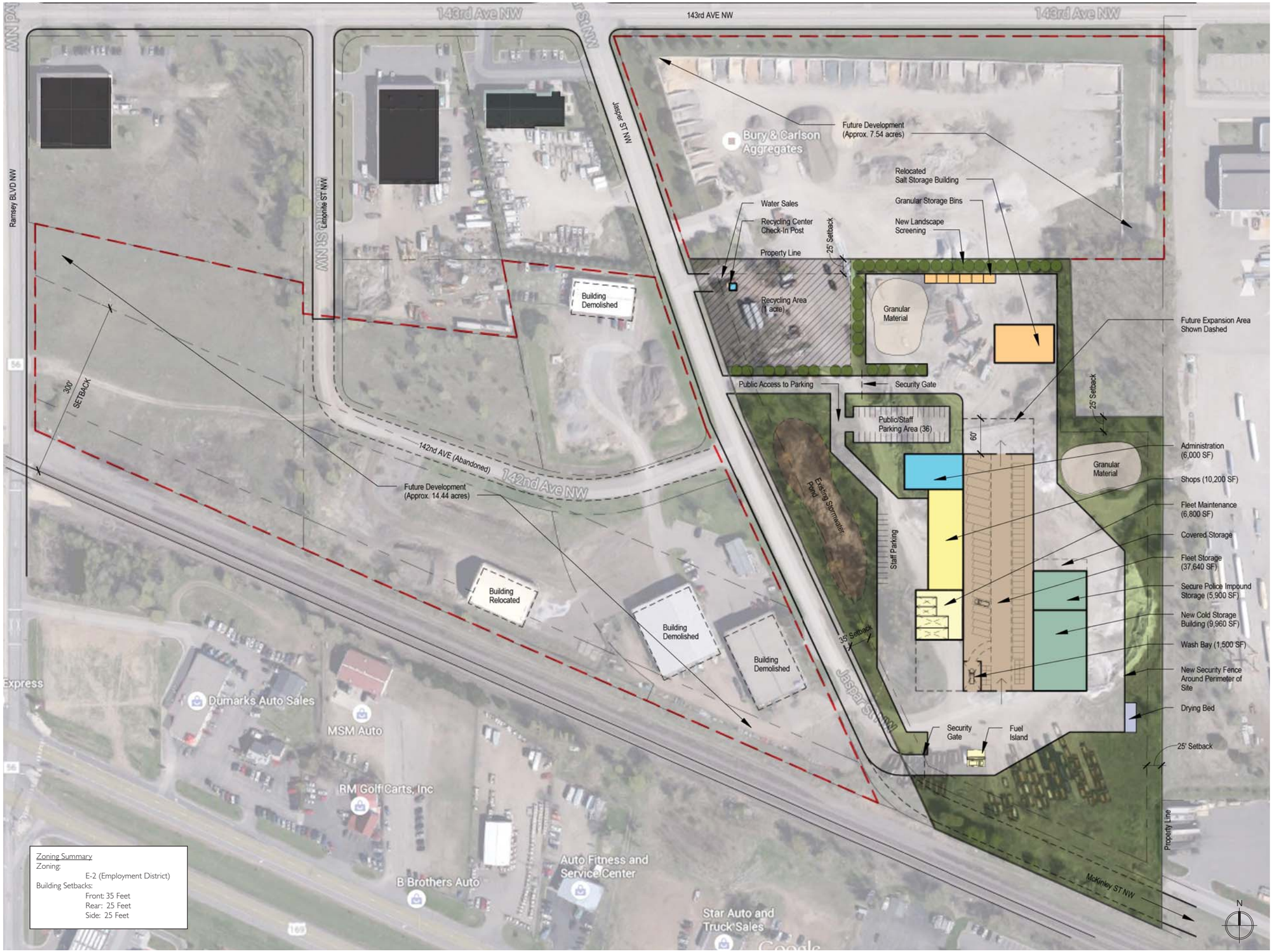
Pros:

- Utilizes existing cold storage buildings
- Efficient centralized operation / circulation
- Room for future growth / expansion
- Existing stormwater pond can remain in-place

Cons:

- Salt storage building needs to be relocated

Project #: 1937.02



Pros:

- Operations are centralized with efficient circulation
- Room for future expansion
- Existing stormwater pond can remain in-place

Cons:

- New cold storage/police impound building required
- Salt storage building needs to be relocated

Option B

11.40 acres

City of Ramsey

BKV GROUP

Project #: 1937.02

City of Ramsey, MN

Public Works Study

11/18/2015

VII. Project Cost Estimates

A. INTRODUCTION

This section of the report looks at the cost associated with each of the master plan options. These estimates are general in nature at this early stage of planning. However the estimated costs are based on historic cost for public works construction in our region.

There are a number of possible project aspects that can affect the cost of a project, such as:

- Poor soil conditions
- Contaminated soil conditions from previous uses
- Level of ground water is high
- Restrictive development standards
- Higher requirement for sustainability such as LEED

In general the square foot cost shown in the following estimates represent the mean range that we would anticipate for construction to occur in 2016. The construction industry is currently indicating anticipated inflation higher than what has occurred over the past 5 years. While there are many factors that can effect bidding climates , it is anticipated that yearly escalation cost will be in the 4% to 6% range. In the last year we have seen a dramatic spike in construction cost as we came out of the recession. For this reason we would suggest that the City move ahead with project planning this upcoming year with the goal to start construction in spring of 2017.

The estimated cost for each of the four options with inflation added are as follows:

Option A

- Construction $11,563,571
- Soft Cost Estimate $1,500,000
- **Estimated 2017 Total Project Cost $13,063,571**

Option B

- Construction $12,226,835
- Soft Cost Estimate = $1,500,000
- **Estimated 2017 Total Project Cost $13,726,835**

Option C

- Construction $11,508,446
- Soft Cost Estimate = $1,500,000
- **Estimated 2017 Total Project Cost $13,008,446**

Option D

- Construction $11,343,071
- Soft Cost Estimate = $1,500,000
- **Estimated 2017 Total Project Cost $12,843,071**

The difference between the high and low estimate is $883,764. Since all concept plans are based on providing the same amount of building area the primary difference in the cost is based on:

1. Reuse of existing or new cold storage buildings
2. Relocation of the existing salt storage shed
3. Amount of site development required

Site Option A:

A. Construction Estimate:

1. 6,000 SF Office Building at $250 / SF = $1,500,000
2. 10,200 SF Shop Space at $180 / SF = $1,836,000
3. 6,800 SF Fleet Maintenance at $200 / SF = $1,360,000
4. 39,140 SF Fleet Storage at $125 / SF = $4,892,500
5. Remodel Cold Storage Buildings = $250,000
6. New Fueling Island with above ground tanks = $200,000
7. Move Salt Storage = $50,000
8. Demolition, Fence and Site Development = $400,000
9. Design & Construction contingency at 5% = $524,425

Construction Estimate = $11,012,925

B. Soft Cost Estimate (Typically Include**):**

1. A/E Fees
2. Legal Counsel Review
3. Reimbursable Expenses
4. Geotechnical Report
5. Data / Telecom Wiring
6. A/V Systems for Training Room
7. Survey
8. CM / Project Management Fees
9. FF&E (Furniture, Fixtures and equipment)
10. SAC (sewer connection fees through Met Council)
11. WAC (water connection fees)
12. Bond costs
13. Plan review fee
14. Bid Advertising
15. Special Testing (construction)
16. Bid document printing
17. Builders Risk Insurance
18. General Project Contingency

Soft Cost Estimate = $1,400,000

Estimated Total Project Cost for 2016 = $12,412,925

This estimate is based on 2016 construction values.

Based on construction occurring in 2017 cost should be adjusted by 5% to allow for anticipated inflation.

Inflated Construction Estimate for 2017 = $11,012,925 x 5% = $11,563,571
Soft Cost Estimate = $1,500,000

Estimated 2017 Total Project Cost $13,063,571

Site Option B:

A. Construction Estimate:

1. 6,000 SF Office Building at $250 / SF = $1,500,000
2. 10,200 SF Shop Space at $180 / SF = $1,836,000
3. 6,800 SF Fleet Maintenance at $200 / SF = $1,360,000
4. 39,140 SF Fleet Storage at $125 / SF = $4,892,500
5. 15,860 SF Cold Storage Building at $60 / SF = $951,600
6. New Fueling Island with above ground tanks = $200,000
7. Move Salt Storage = $50,000
8. Demolition, Fence and Site Development = $300,000
9. Design & Construction contingency at 5% = $554,505

Construction Estimate = $11,644,605

B. Soft Cost Estimate (Typically Include**):**

1. A/E Fees
2. Legal Counsel Review
3. Reimbursable Expenses
4. Geotechnical Report
5. Data / Telecom Wiring
6. A/V Systems for Training Room
7. Survey
8. CM / Project Management Fees
9. FF&E (Furniture, Fixtures and equipment)
10. SAC (sewer connection fees through Met Council)
11. WAC (water connection fees)
12. Bond costs
13. Plan review fee
14. Bid Advertising
15. Special Testing (construction)
16. Bid document printing
17. Builders Risk Insurance
18. General Project Contingency

Soft Cost Estimate = $1,400,000

Estimated Total Project Cost for 2016 = $13,044,605

This estimate is based on 2016 construction values.

Based on construction occurring in 2017 cost should be adjusted by 5% to allow for anticipated inflation.

Inflated Construction Estimate for 2017 = $11,644,605 x 5% = $12,226,835
Soft Cost Estimate = $1,500,000

Estimated 2017 Total Project Cost $13,726,835

Site Option C:

A. Construction Estimate:

1. 6,000 SF Office Building at $250 / SF = $1,500,000
2. 10,200 SF Shop Space at $180 / SF = $1,836,000
3. 6,800 SF Fleet Maintenance at $200 / SF = $1,360,000
4. 39,140 SF Fleet Storage at $125 / SF = $4,892,500
5. Remodel Cold Storage Buildings = $250,000
6. New Fueling Island with above ground tanks = $200,000
7. Move Salt Storage = $50,000
8. Demolition, Fence and Site Development = $350,000
9. Design & Construction contingency at 5% = $521,925

Construction Estimate = $10,960,425

B. Soft Cost Estimate (Typically Include**):**

1. A/E Fees
2. Legal Counsel Review
3. Reimbursable Expenses
4. Geotechnical Report
5. Data / Telecom Wiring
6. A/V Systems for Training Room
7. Survey
8. CM / Project Management Fees
9. FF&E (Furniture, Fixtures and equipment)
10. SAC (sewer connection fees through Met Council)
11. WAC (water connection fees)
12. Bond costs
13. Plan review fee
14. Bid Advertising
15. Special Testing (construction)
16. Bid document printing
17. Builders Risk Insurance
18. General Project Contingency

Soft Cost Estimate = $1,400,000

Estimated Total Project Cost for 2016 = $12,360,425

This estimate is based on 2016 construction values.

Based on construction occurring in 2017 cost should be adjusted by 5% to allow for anticipated inflation.

Inflated Construction Estimate for 2017 = $10,960,425 x 5% = $11,508,446
Soft Cost Estimate = $1,500,000

Estimated 2017 Total Project Cost $13,008,446

Site Option D:

A. Construction Estimate:

1. 6,000 SF Office Building at $250 / SF = $1,500,000
2. 10,200 SF Shop Space at $180 / SF = $1,836,000
3. 6,800 SF Fleet Maintenance at $200 / SF = $1,360,000
4. 39,140 SF Fleet Storage at $125 / SF = $4,892,500
5. Remodel Cold Storage Buildings = $250,000
6. New Fueling Island with above ground tanks = $200,000
7. Demolition, Fence and Site Development = $250,000
8. Design & Construction contingency at 5% = $514,425

Construction Estimate = $10,802,925

B. Soft Cost Estimate (Typically Include**):**

1. A/E Fees
2. Legal Counsel Review
3. Reimbursable Expenses
4. Geotechnical Report
5. Data / Telecom Wiring
6. A/V Systems for Training Room
7. Survey
8. CM / Project Management Fees
9. FF&E (Furniture, Fixtures and equipment)
10. SAC (sewer connection fees through Met Council)
11. WAC (water connection fees)
12. Bond costs
13. Plan review fee
14. Bid Advertising
15. Special Testing (construction)
16. Bid document printing
17. Builders Risk Insurance
18. General Project Contingency

Soft Cost Estimate = $1,400,000

Estimated Total Project Cost for 2016 = $12,202,925

This estimate is based on 2016 construction values.

Based on construction occurring in 2017 cost should be adjusted by 5% to allow for anticipated inflation.

Inflated Construction Estimate for 2017 = $10,802,925 x 5% = $11,343,071
Soft Cost Estimate = $1,500,000

Estimated 2017 Total Project Cost $12,843,071

END OF SECTION

City of Ramsey
Public Works Study
Proposed Project ImplementationSchedule
November 12, 2015

BKV GROUP

Task Name	2015 Jun	Jul	Aug	Sep	Oct	Nov	Dec	2016 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2017 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2018 Jan	Feb	Mar	Apr	May	Jun	Jul
Public Works Study + Project																																					
BKV Group Study																																					
Development Review Team Meeting					10/7																																
Public Works Committee Meeting					10/20																																
Planning Commission Meeting						11/12																															
Public Works Planning Committee Review						11/17																															
City Council Workshop						11/24																															
City Council Regular Session							12/8																														
Issue Request for Proposals								1/25																													
RFP Interview and Selection Process																																					
Award & Start Design Process												5/17																									
Schematic Design Phase																																					
Design Development Phase																																					
Construction Document Phase																																					
Bidding & Award Phase																																					
Construction Phase																																					
Move Into New Facility																																				6/4	

Task	Project Summary	Inactive Summary	Manual Summary	External Milestone
Split	External Tasks	Manual Task	Start-only	Progress
Milestone	External Milestone	Duration-only	Finish-only	Deadline
Summary	Inactive Milestone	Manual Summary Rollup	External Tasks	

Appendix B. Acknowledgments

ACKNOWLEDGMENTS

BKV Group would like to thank and acknowledge the time, commitment, and important contributions made by the City's staff and leadership, throughout this process, which included:

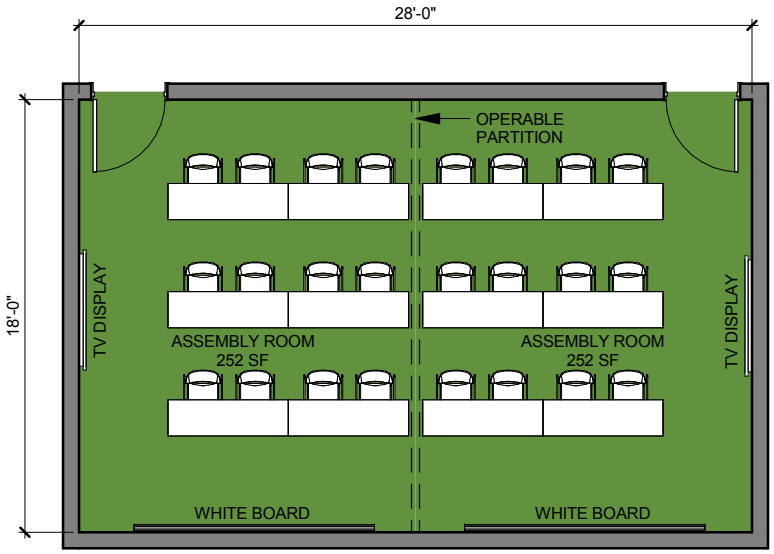
Grant Riemer - Public Works Superintendent

Kurt Ulrich - City Administrator

Patrick Brama - Assistant City Administrator & Economic Development Manager

Bruce Westby - City Engineer

We would also like to thank the City and all the staff that we met, for their assistance and time involved in helping us to better understand the City, your facilities and ultimately in developing a study that is thorough and will serve as a roadmap for your long-term planning.



Critical Physical Adjacencies:
- Staff break room

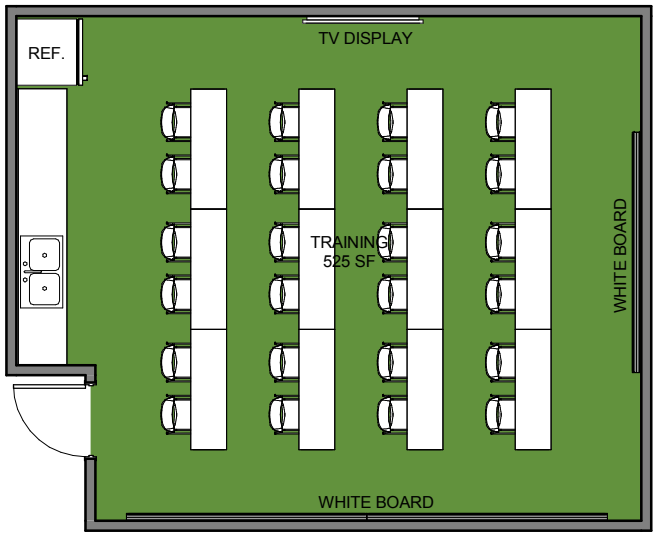
Finishes:
- Painted Gyp Bd wall finish
- Acoustic ceiling tile

Other Requirements:
- Room identification signage
- Windows preferred

In-contract Systems and Equipment:
- Operable partition wall

Separate-contract Systems and Equipment:
-

Owner-supplied Systems and Equipment:
- TV display monitor
- White Board



Critical Physical Adjacencies:

-

Finishes:

- Suspended acoustical tile ceiling
- Textured and painted gypsum board walls
- No chair rail required
- Rubber wall base
- Vinyl tile floor

Other Requirements:

- Room identification signage
- Windows preferred, not operable
- Acoustic separation, STC 65

In-contract Systems and Equipment:

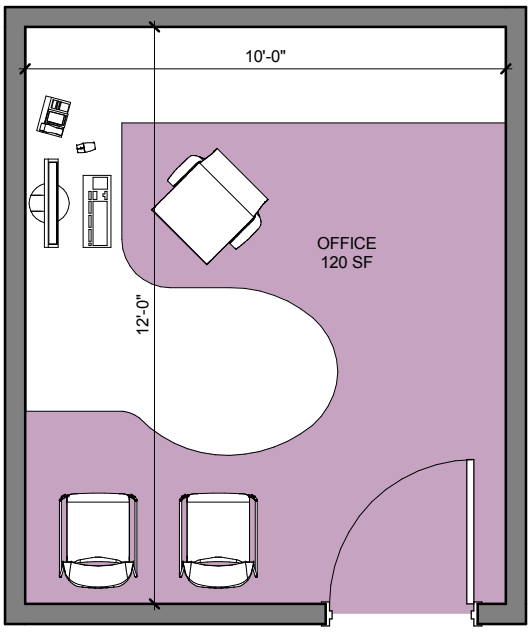
- Data and power at walls
- Public address speaker at ceiling
- Direct/indirect lighting with occupancy sensor and override
- Dedicated VAV with CO2 sensor demand ventilation

Separate-contract Systems and Equipment:

- Tables
- Task chairs, rolling
- 3 Markerboards (120"x48")

Owner-supplied Systems and Equipment:

- CPU, mouse, keyboard, webcam, 60" monitor
- Conference phone
- Trash and recycle bins



Critical Physical Adjacencies:
- Reception

Finishes:
- Suspended acoustical tile ceiling
- Textured and painted gypsum board walls
- No chair rail required
- Rubber wall base
- Carpet tile floor

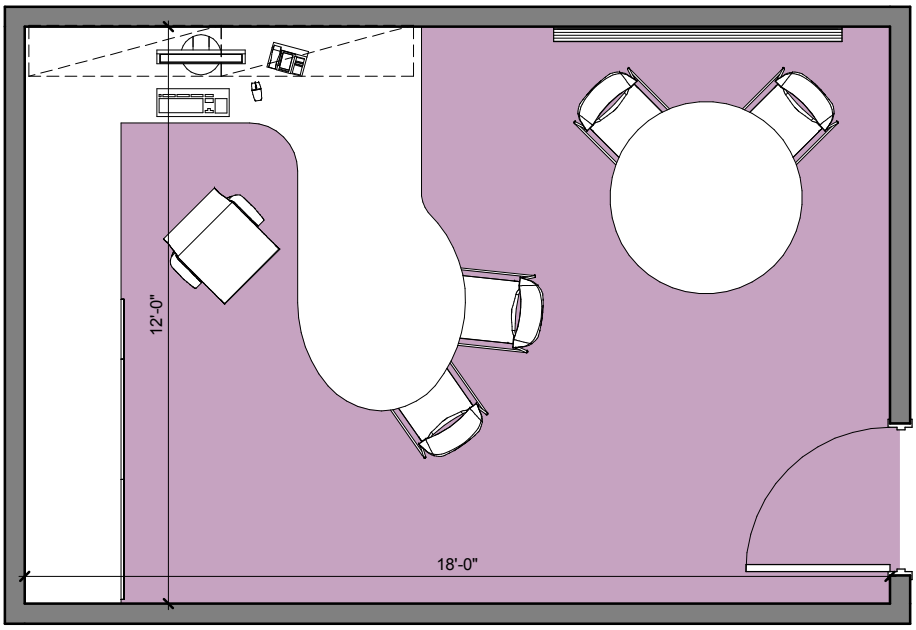
Other Requirements:
- Room identification signage
- Windows preferred, not operable
- Acoustic separation, STC 65

In-contract Systems and Equipment:
- Data and power at walls
- Public address speaker at ceiling
- Direct/indirect lighting with occupancy sensor and override
- Dedicated VAV with CO2 sensor demand ventilation

Separate-contract Systems and Equipment:
- Workstation
- 1 work chair, 2 side chairs

Owner-supplied Systems and Equipment:
- CPU, mouse, keyboard, webcam, 60" monitor
- Workstation phone
- Trash and recycle bins





Critical Physical Adjacencies:
- Reception
- Copy Room

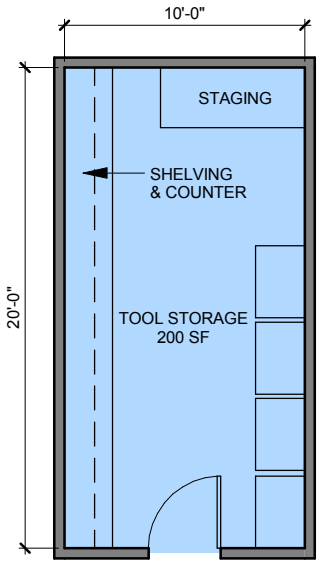
Finishes:
- Suspended acoustical tile ceiling
- Textured and painted gypsum board walls
- No chair rail required
- Rubber wall base
- Carpet tile floor

Other Requirements:
- Room identification signage
- Windows preferred, not operable
- Acoustic separation, STC 65

In-contract Systems and Equipment:
- Data and power at walls and table center
- Public address speaker at ceiling
- Direct/indirect lighting with occupancy sensor and override
- Dedicated VAV with CO2 sensor demand ventilation

Separate-contract Systems and Equipment:
- Workstation
- 1 work chair, 4 side chairs
- 1 round conference table

Owner-supplied Systems and Equipment:
- CPU, mouse, keyboard, webcam, monitor
- Workstation phone
- Trash and recycle bins



Critical Physical Adjacencies:
- Adjacent to shops area

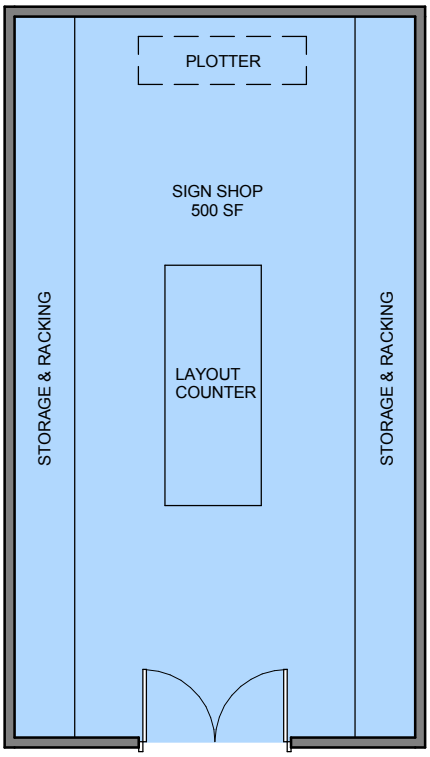
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage

In-contract Systems and Equipment:
- Power at walls and work tables

Separate-contract Systems and Equipment:
- Compressed air supply

Owner-supplied Systems and Equipment:
- Shelving
- Work tables



Critical Physical Adjacencies:
- Access to exterior for loading/unloading materials
- Clean environment

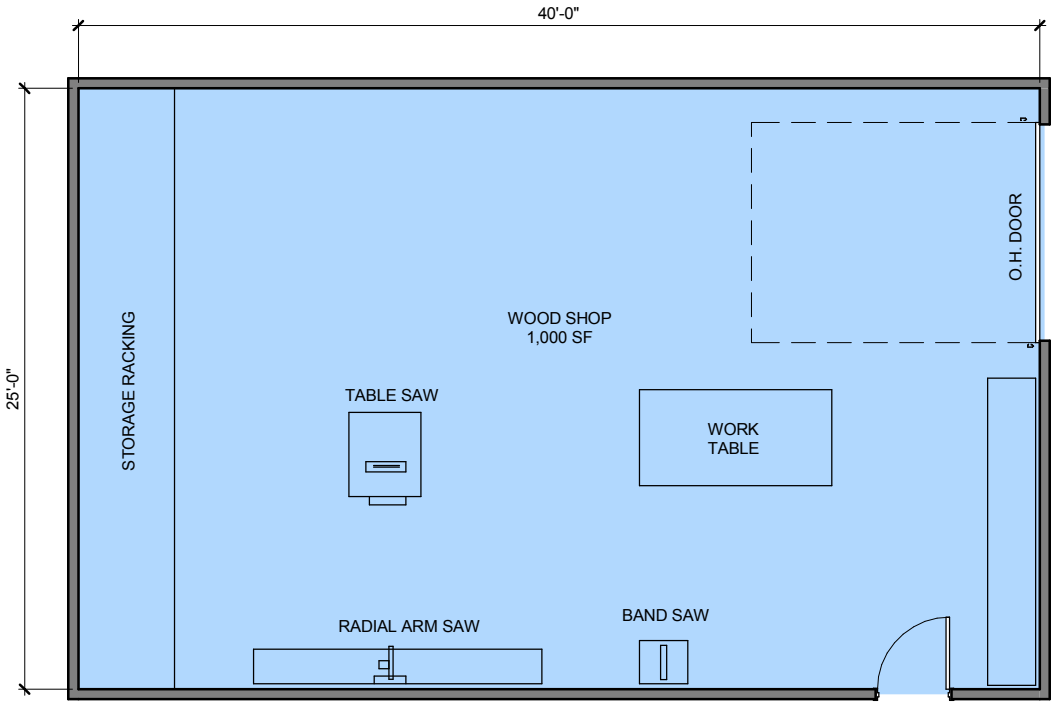
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage
- Windows preferred, not operable
- 6ft wide min. access door

In-contract Systems and Equipment:
- Power at walls and work tables

Separate-contract Systems and Equipment:
-

Owner-supplied Systems and Equipment:
- Shelving
- Layout Counter
- Plotter



Critical Physical Adjacencies:
- Access to exterior for loading/unloading materials

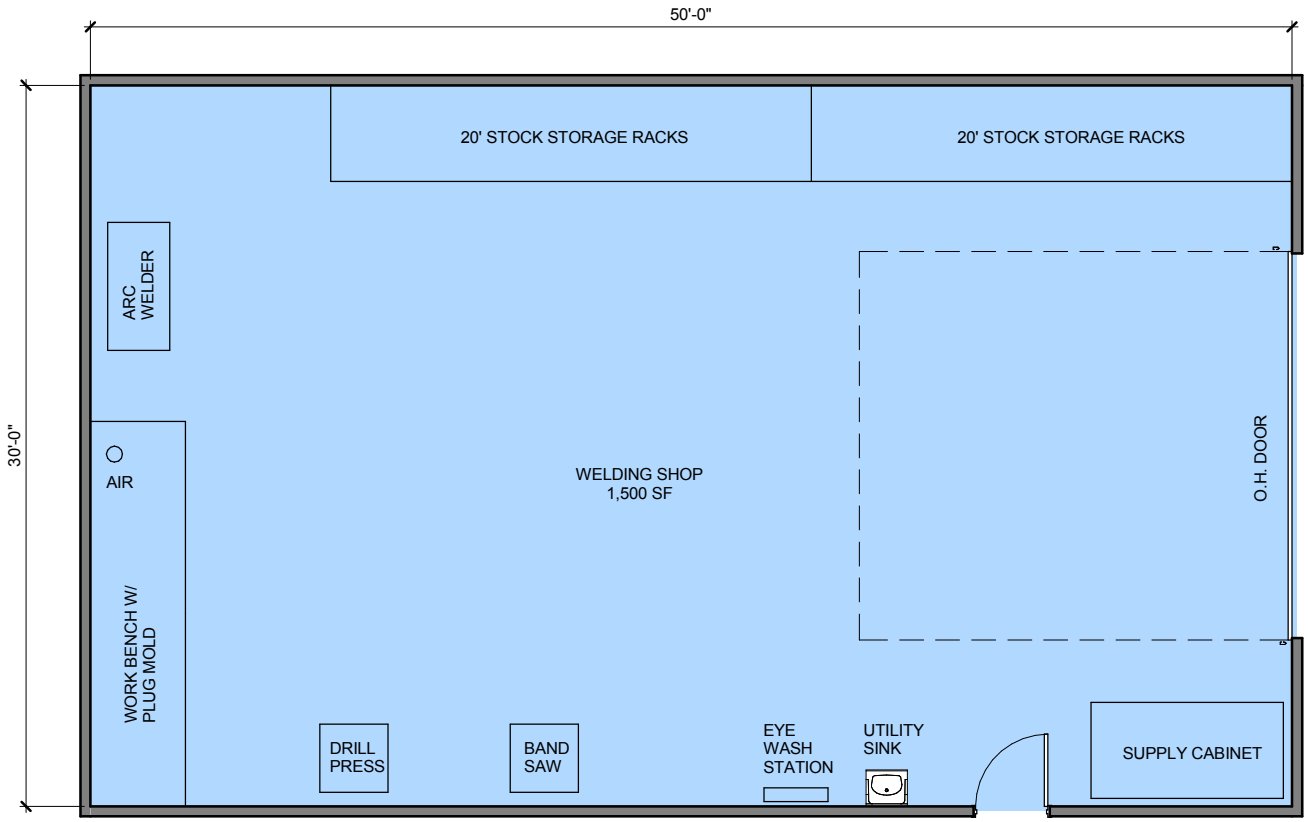
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes

Other Requirements:
- Room identification signage
- Windows preferred, not operable
- 8ft high min. overhead door for forklift access, preferred

In-contract Systems and Equipment:
- Power at walls and work tables

Separate-contract Systems and Equipment:
- Compressed air supply

Owner-supplied Systems and Equipment:
- Shelving and work tables
- Woodworking equipment
- Dust collection system



Critical Physical Adjacencies:
- Access to exterior for loading/unloading materials
- Near fleet maintenance bays

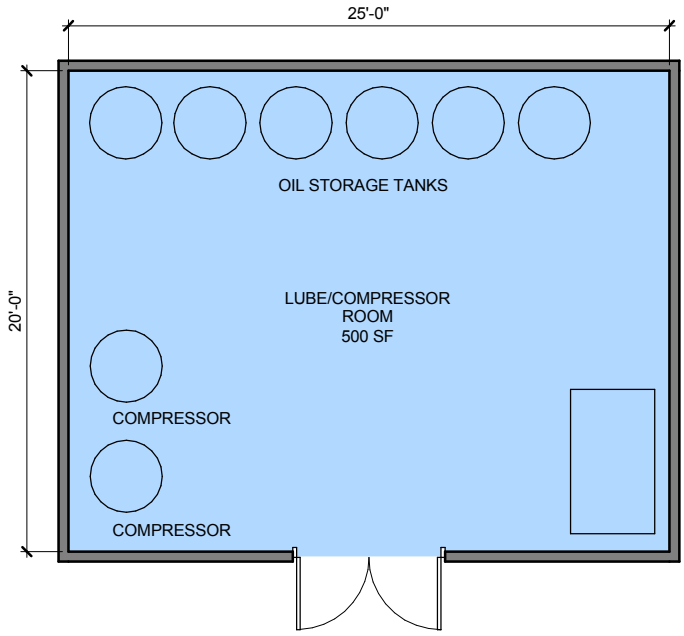
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage
- Windows preferred, not operable
- Overhead door for forklift access, preferred

In-contract Systems and Equipment:
- Power at walls and work tables
- Utility hand sink

Separate-contract Systems and Equipment:
- Compressed air supply
- Eye wash station

Owner-supplied Systems and Equipment:
- Shelving
- Work tables
- Welding equipment (Arc Welder, Band Saw, Drill Press)



Critical Physical Adjacencies:
- Access to exterior for loading/unloading materials
- Near fleet maintenance bays

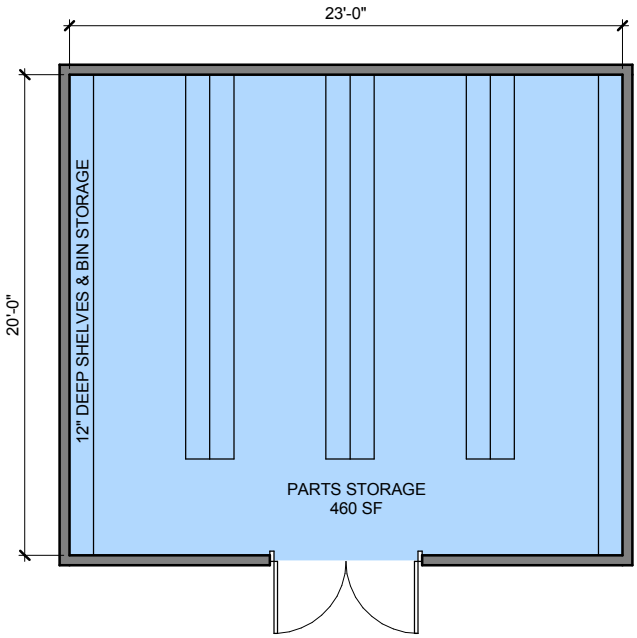
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage
- 6ft wide min. access door, preferred

In-contract Systems and Equipment:
- Power

Separate-contract Systems and Equipment:
- Compressed air supply
- Lube storage system

Owner-supplied Systems and Equipment:



Critical Physical Adjacencies:
- Access to fleet maintenance area

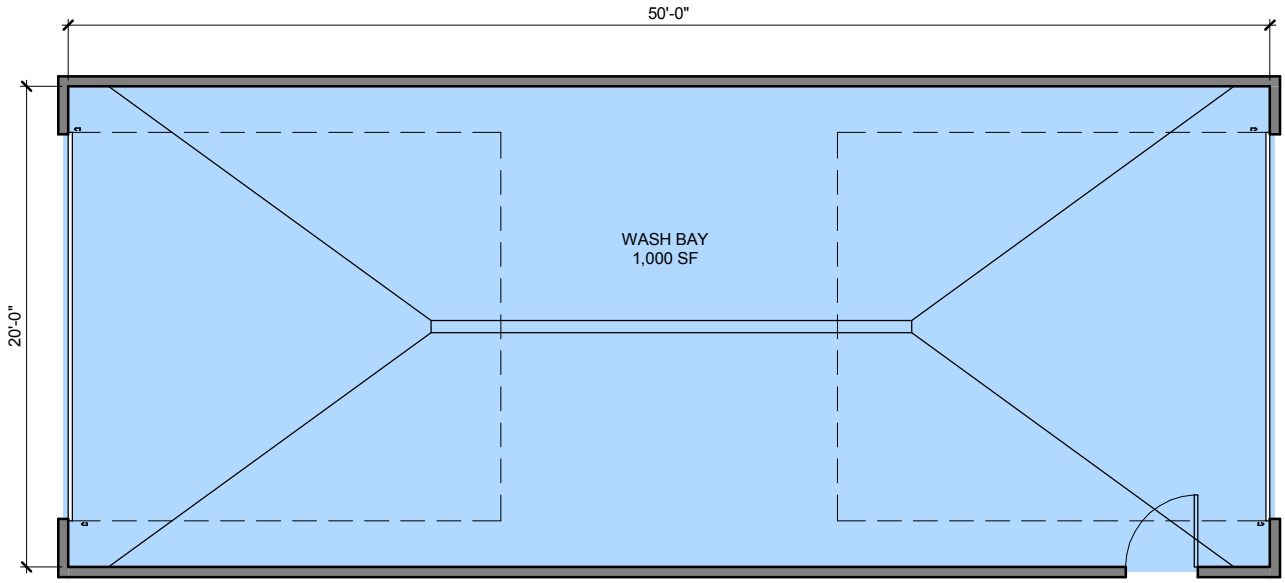
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage

In-contract Systems and Equipment:
-

Separate-contract Systems and Equipment:
-

Owner-supplied Systems and Equipment:
- Shelving



Critical Physical Adjacencies:
- Exterior access door
- Exit into fleet storage

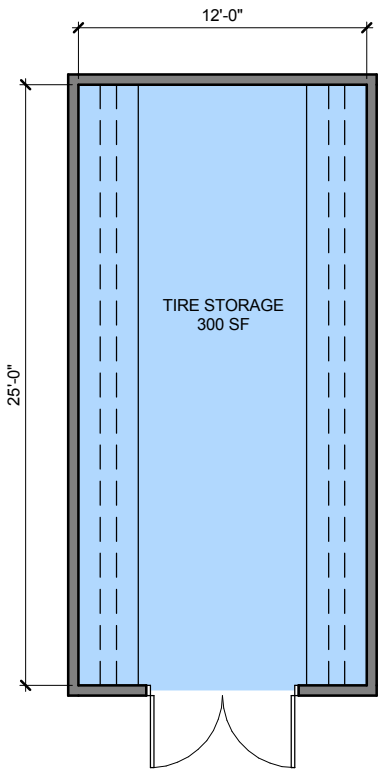
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage
- Water-proof light fixtures as required
- Floor drain
- (2) Two weatherproof power receptacles

In-contract Systems and Equipment:
-

Separate-contract Systems and Equipment:
- Compressed air supply at two locations

Owner-supplied Systems and Equipment:
- Wash equipment
- Work tables



Critical Physical Adjacencies:
- Fleet maintenance bay

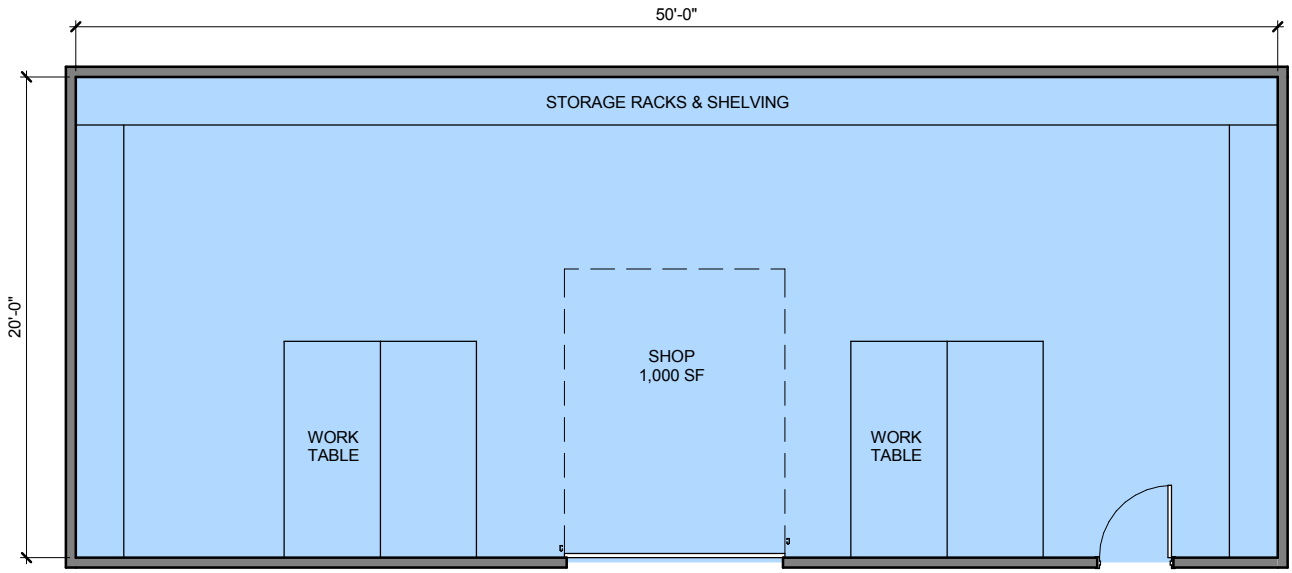
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage
- 6ft wide door for moving carts and materials

In-contract Systems and Equipment:
-

Separate-contract Systems and Equipment:
-

Owner-supplied Systems and Equipment:
- Shelving



Critical Physical Adjacencies:
- Access to exterior for loading/unloading materials

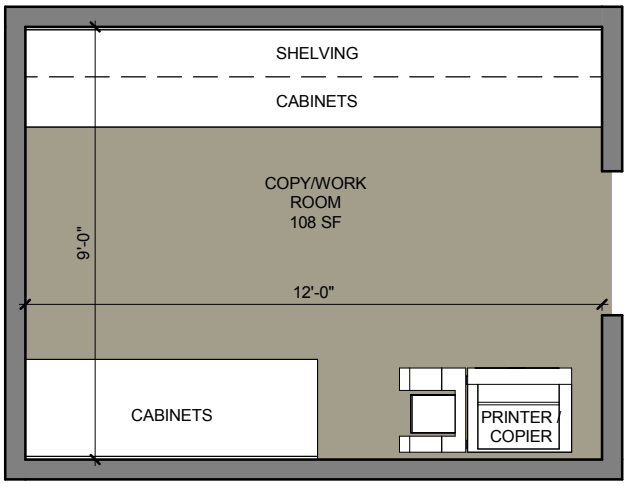
Finishes:
- Durable wall and floor finishes
- Sealed concrete floor
- Painted CMU/Masonry wall finishes
- Exposed ceiling structure

Other Requirements:
- Room identification signage
- Windows preferred, not operable
- 8ft high min. overhead door for forklift access, preferred

In-contract Systems and Equipment:
- Power at walls and work tables

Separate-contract Systems and Equipment:
- Compressed air supply

Owner-supplied Systems and Equipment:
- Shelving
- Work tables



Critical Physical Adjacencies:
- Reception
- Manager's Office

Finishes:
- Suspended acoustical tile ceiling
- Textured and painted gypsum board walls
- No chair rail required
- Rubber wall base
- Carpet tile floor

Other Requirements:
- Room identification signage
- Windows preferred, not operable
- Acoustic separation, STC 65

In-contract Systems and Equipment:
- Data and power at walls and table center
- Public address speaker at ceiling
- Direct/indirect lighting with occupancy sensor and override
- Dedicated VAV with CO2 sensor demand ventilation

Separate-contract Systems and Equipment:
- Cabinets
- Copier / printer

Owner-supplied Systems and Equipment:
- CPU, mouse, keyboard, webcam, 60" monitor
- Conference phone
- Trash and recycle bins

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

CC Regular Session **7. 5.**

Meeting Date: 05/08/2018

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #18-080 Approving Plans and Specifications and Authorizing Advertisements for Bids for Bunker Lake Boulevard and Puma Street Pavement Improvements, Improvement Project #18-05

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #18-080 approving plans and specifications and authorizing advertisements for bids for Bunker Lake Boulevard and Puma Street Pavement Improvements, Improvement Project #18-05.

Background:

The proposed improvements addressed within this case comprise the third project in a series of recent improvement projects required to serve current and future developments within the immediate area with utilities and transportation facilities.

In the fall of 2017, utility extension improvements were constructed along approximately 1,400-feet of Bunker Lake Boulevard, east of Puma Street. These utility extensions were required to serve the Riverstone residential development west of Puma Street, as well as a portion of the Bunker Lake Industrial Park development south of Bunker Lake Boulevard and east of Puma Street. This work is identified as Phase 1A in the attached March 2017 updated Future Business Park Report completed by Bolton & Menk, which includes estimated costs for all improvements needed to support the Future Business Park.

Construction of utility extension improvements under Puma Street, north of Bunker Lake Boulevard, were completed from fall 2017 through spring 2018. These improvements will support a majority of the Riverstone residential development, as well as future commercial and residential development east of Puma Street, plus a small area of undeveloped land in the Northfork development, west of the Riverstone development. The area to be served by these utilities, with the exception of the small Northfork area, is within the City's MUSA thereby requiring service by City sewer and water. This work is identified as Phase 1B in the attached March 2017 updated Future Business Park Report.

Staff is now requesting Council approval of plans and specifications for the proposed roadway improvements to Bunker Lake Boulevard and Puma Street where the utility improvements were recently completed. Proposed improvements primarily include storm sewer, concrete curb and gutter, and bituminous pavement for both streets and trails.

Attached is a proposal from Bolton & Menk dated December 7, 2017, which details the scope of the improvements and their estimated costs for preparing plans and specifications, as well as estimated costs to bid the plans and specifications. Further information on these costs are included in the Bolton & Menk memo dated July 27, 2017.

Notification:

Upon Council approval, Staff will publish advertisements for bids in the Anoka Union Herald and in Finance and Commerce on Friday, May 11, and again on Friday, May 18, 2018. Plans and specifications will also be uploaded to the QuestCDN on-line bidding platform, which is where most contractors actively search for bids today.

Observations/Alternatives:

Observations:

The cover sheet of the plans prepared by Bolton & Menk is attached. Staff will summarize the proposed improvements during the Council meeting. Copies of the full plan sets and specifications will be available at the meeting, if needed.

The Engineer's estimated project costs based on their completed plans and specifications is $1,421,596.88. This includes 20% indirect costs.

These streets are part of the City of Ramsey's Municipal State Aid Street system and as such required review and approval by the Minnesota Department of Transportation's State Aid Division. A copy of MnDOT State Aid's plan approval letter is attached. This letter is required to allow the City to bid the project.

Alternatives:

Alternative #1 – Motion to adopt Resolution #18-080 approving plans and specifications and authorizing advertisements for bids for Bunker Lake Boulevard and Puma Street Pavement Improvements, Improvement Project #18-05.

Alternative #2 – Motion denying adoption of Resolution #18-080 at this time.

Funding Source:

Per the attached Bolton & Menk proposals, preparation of plans and specifications was estimated to cost $81,500.

A copy of the executed Assessment Agreement for the improvements addressed within this report is also attached. This agreement allows for 40% of all project costs, including preparation of plans and specifications, to be collected from the two adjacent property owners, Riverstone Development, LLC and Hageman Holdings, LLC. The City will pay the remaining 60% of project costs, including preparing plans and specifications, using a mix of TIF #1 and Anoka County HRA funds.

Staff proposes to utilize Bolton & Menk to assist with bidding the project, and to administer the project and stake construction. Estimated costs for these work efforts are included in the attached proposals. City staff proposes to inspect construction and assist with project administration. These work tasks and costs will be addressed in more detail at the time Council is asked to accept bids and award a contract for construction.

Recommendation:

Staff recommends alternative #1 to support current and future development opportunities in this area of the City. Staff does not support alternative #2.

Action:

Adopt Resolution #18-080 approving plans and specifications and authorizing advertisements for bids for Bunker Lake Boulevard and Puma Street Pavement Improvements, Improvement Project #18-05.

Attachments

Resolution 18-080

Future Bus Park Report

BMI Proposal Dec2017
BMI Proposal Jul2017
Plan Cover Sheet
State Aid Approval Ltr
Assessment Agrmnt

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/03/2018 03:38 PM
Form Started By: Bruce Westby		Started On: 04/05/2018 04:19 PM
Final Approval Date: 05/03/2018		

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

RESOLUTION #18-080

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENTS FOR BIDS FOR BUNKER LAKE BOULEVARD AND PUMA STREET PAVEMENT IMPROVEMENTS, IMPROVEMENT PROJECT #18-05

WHEREAS, in 2006, Bunker Lake Boulevard was extended west of Armstrong Boulevard and Puma Street was constructed between Bunker Lake Boulevard and Alpine Drive, portions of which were constructed using temporary pavement sections; and

WHEREAS, sanitary sewer and watermain improvements were recently completed along the west end of Bunker Lake Boulevard, east of its intersection with Puma Street, and are currently being completed under Puma Street north of Bunker Lake Boulevard; and

WHEREAS, the streets above and along the utility improvements require reconstruction or replacement to support current and future development along these streets; and

WHEREAS, Bolton & Menk, Inc. prepared the plans and specifications for the Puma Street utility improvements, including preliminary roadway design work, which assisted in completing final plans and specifications; and

WHEREAS, pursuant to Ramsey City Council resolution #17-12-316, adopted December 12, 2017, Bolton & Menk, Inc. was designated as the engineer for this improvement and was ordered to prepare plans and specifications for the making of such improvements; and

WHEREAS, Bolton & Menk completed plans and specifications for the purpose of advertising for bids for the same improvements.

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

1) The Ramsey City Council hereby approves the final plans and specifications prepared by Bolton & Menk, Inc. for the making of such improvements, and authorizes the advertisement of bids for the same improvements.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 8th day of May, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

BOLTON & MENK

Real People. Real Solutions.

City of Ramsey

Future Business Park

March 2017 Update

Analysis and Report

Submitted by:
Bolton & Menk, Inc.
7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303
P: 763-433-2851

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EXECUTIVE SUMMARY

The City of Ramsey identified the need to prepare for the development of a new business park within the City. A large area of privately owned green-field space located on the north side of Trunk Highway 10, west of Armstrong Boulevard, was identified for a future Ramsey Business Park. A report was prepared in late 2015 and early 2016 which reviewed traffic impacts and outlined infrastructure needs related to business park area.

Development pressures have resulted in proposed land use changes for a portion of the study area. Phasing of the development activities in this area is also different than previously anticipated. As a result, the City requested an update to the previous analysis.

This update primarily includes a study of traffic impacts resulting from the revised anticipated land uses in the business park.

The updated analysis indicates the required improvements within the study area can be implemented based on the phasing plan currently proposed. Each series of improvements for Bunker Lake Boulevard and Puma Street can be implemented as the properties immediately adjacent to the roadways are developed.

Future improvements required to serve the area include:

- Expansion of Bunker Lake Boulevard (west of Armstrong Boulevard) to a four lane section,
- Expansion of the west end of Bunker Lake Boulevard and Puma Street to three lane sections,
- Construction of right turn lanes at entrances,
- Extension of an 18-inch sanitary sewer line along Bunker Lake Boulevard and Puma Street,
- North of the Puma Street/Bunker Lake Boulevard intersection, construction of a lift station,
- North of the lift station, extension of a 12-inch sanitary sewer gravity main,
- Extension of a 16-inch water main along Bunker Lake Boulevard and Puma Street,
- Use of regional rate control basins to maintaining existing flow rates into the COR,
- Installation of street lighting, trails/sidewalks, and landscaping consistent with City Policy, and
- Obtaining of ROW required for improvements during the platting process.

Total costs for all public improvements are approximately $6,819,000, assuming the project is constructed according to the phases described in this report. The costs are considered project costs and include 30% contingencies and project development costs (administrative, engineering, and fiscal).

Costs related to trunk sanitary sewer and trunk watermain were assumed to be paid from City utility funds. The City will need to develop a funding strategy for the remaining $5,419,000 in public improvement costs.

The information presented in this report is intended to allow for discussions with property owners and developers, as well as allow the City to begin considering funding options.

I. INTRODUCTION

The Ramsey City Council and Ramsey Economic Development Authority (EDA) identified the need to prepare for the development of a new business park within the City. The City identified a large area of privately owned green-field space located on the north side of Trunk Highway 10, west of Armstrong Boulevard, for a future Ramsey Business Park. A report was prepared in late 2015 and early 2016 which reviewed traffic impacts and outlined infrastructure needs related to the business park area. That report is incorporated by reference to this update.

Development pressures have resulted in proposed land use changes for a portion of the study area. Phasing of the development activities in this area is also different than previously anticipated. As a result, the City requested an update to the previous analysis.

The previous report provided a comprehensive analysis of the study area. This update focuses primarily on areas located adjacent to Puma Street, with a more cursory review of the remaining study area. Infrastructure needed and potential cost allocations related to the required improvements are included in this review.

The overall study area boundary remains unchanged from the previous study (see Figure 1).

II. LAND USE UPDATES

The primary land use changes relate to the area west of Puma Street and north of Bunker Lake Boulevard. The area west of Puma Street was previously a combination of Business Park and Medium Density Residential, and will now be all Medium Density Residential. The area north of Bunker Lake Boulevard had been Public, and will now be Business Park (see Figure 2 for updated land uses).

III. PRELIMINARY CONSIDERATIONS

The previous study described the roadway and public utility improvements required to serve the study area.

Public utility improvements are based on information contained in the City's Comprehensive Plans for sanitary sewer and water. The proposed updates in land use for this specific area are not anticipated to change the strategies contained in those Comprehensive Plans. The sanitary sewer and water system improvements, as outlined in the previous study, are still considered as base requirements for developments occurring in this area.

Roadway improvements require additional analysis based on the new land uses. Both the Average Annual Daily Traffic (AADT) and the Peak Hour turning movements are expected to change due to the updated land uses. The required roadway geometrics (number of through lanes, turns lanes, etc.) will be reviewed and compared to those described in the previous study.

Traffic patterns are expected to change as a result of the changes in land use. For example:

- For Business Park uses, traffic would be expected to enter the area in the morning (AM Peak Hour) and leave in the evening (PM Peak Hour).
- For Residential uses, traffic would be expected to leave the area during the AM Peak Hour and return during the PM Peak Hour.
- For Public, or School, uses, traffic would be expected to enter the area during the AM Peak Hour, leave during an early PM Peak Hour, and not impact the traditional PM Peak Hour. Also,

special events at School properties typically occur at off-peak times, creating congestion outside of the typical peak hours.

The updated land uses include Business Park areas being converted to residential, and also Public areas being converted to Business Park.

IV. DISCUSSION OF PHASES/IMPROVEMENTS

The previous analysis considered a phasing plan beginning a quarter of a mile west of Armstrong Boulevard and then systematically extending to the west along Bunker Lake Boulevard and then north along Puma Street. New development pressures create a revised phasing strategy for implementation of infrastructure improvements.

A Preliminary Plat is anticipated for the 87.8 acre property immediately west of Puma Street and extending from the Union Pacific Railroad tracks to Alpine Avenue. This area is anticipated to ultimately contain 351 lots and be phased from south to north.

The current phasing strategy is depicted on Figure 3. A discussion of the phasing, along with required infrastructure improvements is described below:

A. Phase 1A

The phase 1A improvements are as depicted on Figure 4. The developments will include both Residential and Business Park uses.

The public utility improvements will consist of extending the sanitary sewer and water mains to Puma Street. The utilities will need to be extended beyond the future roadway improvements to avoid the need to impact those facilities when future phases occur.

The roadway improvements will include construction of Bunker Lake Boulevard from the previously constructed west access to the former school property to Puma Street.

B. Phase 1B

See Figure 5 for the anticipated Phase 1B development area. The improvements will include both Residential and Business Park uses, extending north from the Phase 1A development area. The Phase 1B development area is anticipated to extend to the low area along Puma Street.

The public utility improvements will consist of extending the sanitary sewer and water mains north along Puma Street. The utilities will need to be extended beyond the future roadway improvements to avoid the need to impact those facilities when future phases occur.

The roadway improvements will include construction of Puma Street from Bunker Lake Boulevard to the low area along Puma Street.

C. Phase 2

See Figure 6 for the anticipated Phase 2 development area. The improvements are anticipated to consist entirely of residential uses, extending from the low area along Puma Street to Alpine Drive.

The public utility improvements will consist of extending the sanitary sewer and water mains north along Puma Street. The utilities will need to be extended to Alpine Drive, with consideration given to future extensions along Alpine Drive.

The roadway improvements will include construction of Puma Street from the low area

along Puma Street to Alpine Drive.

D. Future Phase

The future phase of development is depicted on figure 7, and includes an area east of the Phase 1A, Phase 1B and Phase 2 improvements.

The area includes Business Park uses. The north half of Bunker Lake Boulevard, along with sanitary sewer and water mains have been constructed through this area. Roadway improvements will include construction of the south half of Bunker Lake Boulevard.

E. Area of Additional Consideration

This area is depicted on Figure 8 and is comprised of the areas along the first ¼ mile of Bunker Lake Boulevard west of Armstrong Boulevard which may access Bunker Lake Boulevard in the future. There is the potential for this area to be developed as a commercial/retail center, which would be a significant traffic generator. There is also the potential for the property located south of Bunker Lake Boulevard to access Armstrong Boulevard at 147th Avenue, which would relieve stress on the Bunker Lake Boulevard and Armstrong Avenue intersection.

V. ASSUMPTIONS CARRIED FORWARD

The primary focus of this analysis is related to providing infrastructure to serve development along Puma Street in the near future. In the previous study, assumptions were made that should be considered by the City as developments are brought forward. The following is a summary of those items:

Right-of-Way Requirements

We have assumed that most of the required improvements will be development driven and Right of Way will be secured through the platting process. The City will need to review the right of way required and secure needed easements during the Preliminary Platting process.

Phased Improvements

A general understanding of the improvements required to ultimately serve the area along with an anticipated sequencing of the improvements is described above. Changes in the sequencing of the improvements could impact the facilities needed for each phase and the costs associated with those improvements.

Jurisdictional Authority/Approvals/Permits

As the project moves from the planning stages to design and construction, permits will be required from various agencies. The following agencies will be permitting entities for considered improvements:

- Minnesota Department of Transportation State Aid: Bunker Lake Boulevard and Puma Street are State Aid routes,
- Minnesota Pollution Control Agency: NPDES Storm Water Permit,
- Minnesota Pollution Control Agency: Sanitary Sewer Extension Permit,
- Minnesota Department of Health (MDH): Watermain Extension and Dewatering,
- Anoka County: Work in Right of Way, and
- Lower Rum River Watershed Management Organization: Storm Water.

Both MnDOT and Anoka County were engaged during the previous study process. Comments from both agencies are reflected in the improvements considered in this report.

Previous Improvements

Significant consideration and planning was completed prior to completion of the improvements constructed in 2011. Those improvements included street, trail, sanitary sewer and water distribution. Additionally, consideration was given to storm water management strategies and a potential 30-inch raw watermain from a future intake on the Mississippi River to the proposed site of the water treatment plant, just south of Fire Station No. 1. All previous analyses and reports are considered as a part of this analysis.

VI. ADDITIONAL ANALYSIS

In the previous analysis, we completed traffic and storm water studies and reviewed City Comprehensive Plans for sanitary sewer and water main needs for the study area. Based on the changes in proposed land use, the traffic study requires revisions. The storm water requirements, along with the sanitary sewer and water main needs, are unchanged as a result of the revised land uses. The following paragraphs relate key findings of the traffic analysis. The complete analysis is included in Appendix B of this report.

a. Traffic Analysis Update

The traffic analysis was completed to determine required lane geometry for Bunker Lake Boulevard and Puma Street, along with turn lane requirements at four intersections in the study area.

The revised land uses result in an increase of 18,100 trips per day into and out of the area at full build. This is at the low end of the range previously calculated for the area (18,500 to 23,300).

Note: Short term improvements are intended to mitigate current safety or operations problems, along with full development of the Study Area. Mid-term improvements are anticipated safety related improvements that may be required within the study area. Long-term improvements are anticipated safety improvements required as a result of growth in the region.

b. Short Term Improvements

- Armstrong Boulevard & Bunker Lake Boulevard:
    - Bunker Lake Boulevard is proposed to be reconstructed in the near future by Anoka County to a four lane divided road between Ramsey Boulevard and Armstrong Boulevard. The dual southbound left turn lanes at this intersection will be striped when Bunker Lake Boulevard is reconstructed. A southbound double left turn lane will help reduce queues entering the COR development.
    - Plan for eastbound dual-right turn lanes, two eastbound through lanes, and a 300 ft. left turn lane.
- Bunker Lake Boulevard (west of Armstrong Boulevard):
    - Expand to a four lane section for development to the first full access to the west of Armstrong Boulevard. This will be between 540 ft. to 775 ft., depending on access from the COR to Bunker Lake Boulevard.

- The eastbound approach should include a left turn lane, two through lanes, and one right turn lane.

- Bunker Lake Boulevard (west of commercial section to Puma Street):
  - Expand to a three lane section for development.
  - Right turn lanes (locations and lengths) will be determined based on development type. Right turn lanes will typically be required where development related trips are anticipated to be more than 100 per day.

- Puma Street:
  - Expand to a three lane section for development (two through lanes and one center left turn lane). Depending on what type of developments occur on the east side of Puma Street, and where those accesses are located, Puma Street could potentially remain as a two lane roadway.
  - Right turn lanes (locations and lengths) will be determined based on development type.

- Bunker Lake Boulevard & Puma Street Intersection:
  - An all-way stop or single lane roundabout will operate adequately at this intersection for the 2040 Full-Build conditions. A southbound left turn lane and westbound right turn lane are recommended for an all way stop.

c. Mid-Term Improvements

- See attached Traffic Memorandum in Appendix B.

d. Long-Term Improvements

- See attached Traffic Memorandum in Appendix B.

e. Discussion of Findings

- The required improvements within the study area can be implemented based on the phasing plan described above. Each series of improvements for Bunker Lake Boulevard and Puma Street can be implemented as the properties immediately adjacent to the roadways are developed.
- Puma Street could potentially be developed as a two lane section with right and left turn lanes at key access points. This will depend on access point locations, type of development on the east side of Puma Street, and location of accesses along the corridor. We recommend proceeding with the three lane section at this time due to the uncertainties of development in the area.
- For Phase 1A, right turn lanes will most likely be required both eastbound and westbound along Bunker Lake Boulevard and southbound along Puma Street at proposed access locations. Temporary paving will be required to transition back to the existing Bunker Lake Boulevard and the existing Puma Street.
- For Phase 1B, right turn lanes will most likely be required both northbound and southbound along Puma Street at proposed development access locations. Temporary paving will be required to transition back to the existing Puma Street.
- For Phase 2, right turn lanes will most likely be required both northbound and southbound along Puma Street at proposed development access locations.

- For the Future Phase, right turn lanes will most likely be required along Bunker Lake Boulevard in both the eastbound and westbound directions. Temporary paving will be required to transition back to the existing Bunker Lake Boulevard.
- Our analysis indicates that, while nearing capacity, the intersection of Bunker Lake Boulevard and Armstrong Boulevard will not require improvements until the Area of Additional Consideration is developed.

VII. ADDITIONAL IMPROVEMENT CONSIDERATIONS

For more detailed information of each of the following items, please reference the previous study report.

Street Lighting

The costs included for street lighting were derived from recent projects within the City of Ramsey.

Trails/Sidewalks

Project costs shown in this report include trails along the south side of Bunker Lake Boulevard and the east side of Puma Street.

Phase Transitions

Bunker Lake Boulevard and Puma Street will be constructed to wider sections than currently exist. Because the roadways will be constructed in phases, they will need to taper to meet the existing, narrower roadway widths. These taper sections will then be removed as the next phase of improvements is completed. Costs were included in each phase for these tapering roadway sections.

Right Turn Lane Additions

Right turn lanes will be required at each access off of Bunker Lake Boulevard and Puma Street. The actual access locations will be dependent upon the type of land use and internal site characteristics. We included allowances for the right turn lanes in each phase for budgeting purposes.

Landscaping

The improvements considered with this report include a very utilitarian landscaping approach to the area. Bituminous trails and lighting were included, but other features, such as trees, shrubs, decorative features and monuments are not included in the estimated project costs.

Right of Way and Easements

We assumed that required rights of way would be dedicated as a portion of the development process and no costs are included in the project costs for acquisitions.

VIII. COST CONSIDERATIONS

Costs were developed based upon phased implementation. The phasing is as depicted on the figures in Appendix A. All costs presented in the following pages are 2017 costs, with no allowance for inflation.

Phases 1A, 1B and 2

Improvement Type	Phase 1A	Phase 1B	Phase 2
Roadway	$ 795,000	$ 940,000	$ 675,000
Roadway Transitions	$ 66,000	$ 78,000	$ 56,000
Right Turn Lanes	$ 132,000	$ 156,000	$ 112,000
Trails/Sidewalks	$ 106,000	$ 125,000	$ 90,000
Storm Water Management	$ 0	$ 48,000	$ 16,000
Street Lighting	$ 76,000	$ 90,000	$ 65,000
Trunk Water	$ 154,000	$ 182,000	$ 131,000
Trunk Sanitary Sewer	$ 179,000	$ 545,000	$ 179,000
Total Costs/Phase	**$ 1,508,000**	**$ 2,164,000**	**$ 1,324,000**
Total Costs less Public Utilities	**$ 1,175,000**	**$ 1,437,000**	**$ 1,014,000**

Future Phases

Improvement Type	Future East	Additional Area
Roadway	$ 628,000	$ 580,000
Roadway Transitions	$ 62,000	$ 58,000
Right Turn Lanes	$ 52,000	$ 48,000
Trails/Sidewalks	$ 115,000	$ 106,000
Storm Water Management	$ 0	$ 0
Street Lighting	$ 75,000	$ 69,000
Trunk Water	$ 19,000	$ 0
Trunk Sanitary Sewer	$ 11,000	$ 0
Total Costs/Phase	**$ 962,000**	**$ 861,000**
Total Costs less Public Utilities	**$ 932,000**	**$ 861,000**

Total Cost all Phases	**$ 6,819,000**
Total Cost all Phases less Public Utilities	**$ 5,419,000**

The above costs are considered project costs and include 30% contingencies and project development costs. Project development costs include administrative, engineering, and fiscal related costs.

The roadway transition costs are allotments for phase transitions associated with tapering pavements sections to match in-place sections where required, and subsequent removals of the transition areas.

The right turn lane costs depicted in the tables include a 150 ft turn lane with 1:10 taper sections.

Street lighting costs are based upon recent installations within the City of Ramsey.

For storm water management, costs were included for manholes, catch basins, and pipe within the street sections and included in the roadway costs. For Phases 1B and 2, ponding costs were included for excavation related activities. We assumed a ponding area would be acquired through the platting process, and ponding within a development site would be expanded to include volume for roadway drainage.

The Phase 1A limits are based upon the area that can be served by a gravity sanitary sewer system. The Phase 1B sanitary sewer costs include a lift station and forcemain.

IX. COST ALLOCATION ALTERNATIVES

The costs, or a portion of the costs, of the improvements are typically allocated back to adjacent properties through the use of assessments, fees and other methods. The costs are typically allocated in a way that is equitable to the properties benefitting from the improvements. Public improvements that will become City owned and maintained are typically constructed through a public process, while secondary improvements are constructed by the developer. For our analysis, we assumed the following items would be constructed through the public process:

- Bunker Lake Boulevard and Puma Street, including storm water conveyance systems,
- Trunk Water Facilities,
- Trunk Sanitary Sewer Facilities,
- Trails, and
- Street Lighting.

While the street lights will most likely be installed by a private utility and the trails could potentially be constructed by the property owner, we have included these items as public improvements.

Other improvements were considered secondary and are typically the property owner's responsibility to install:

- Sanitary Sewer Service Extensions,
- Water Service Extensions,
- Natural Gas Lines to Buildings,
- Telephone Service to Buildings,
- Electric Service to Buildings,
- Site Grading,
- Site Landscaping,
- Site Storm Water Conveyance,
- Storm Water Ponding, and
- Easement Dedication.

These types of improvements are typically inspected by the City for conformity with applicable codes and standards, but are constructed by the property owner.

Figure 9 depicts the parcels considered for this report and also provides additional information related to each parcel. Similar information is presented in the following table:

Identification Number	Zoning Classification	Gross Area less NWI Area (Acres)	Adjusted Frontage (Ft)
Phase 1A			
1	B-2 Business District	20.307	1,358
2	B-2 Business District	10.843	1,002
4	R-2 Medium Density Residential	9.231	120
5	R-2 Medium Density Residential	19.691	399
Phase 1A Totals		**60.072**	**2,879**
Phase 1B			
6	B-2 Business District	27.116	1,141
7	R-2 Medium Density Residential	16.022	928
Phase 1B Totals		**43.138**	**2,069**
Phase 2			
8	R-1 Low Density Residential	28.338	683
9	R-1 Low Density Residential	4.107	419
10	R-2 Medium Density Residential	35.285	1,289
Phase 2 Totals		**67.730**	**2,391**
Future			
11	B-2 Business District	24.801	1,343
12	B-2 Business District	23.324	1,345
13	B-2 Business District	11.529	0
Future Phase Totals		**59.654**	**2,688**
Additional Area			
14	COR	7.507	1,263
15	R-1 MUSA	7.878	1,261
Additional Area Totals		**15.385**	**2,524**
Totals all Phases		**245.979**	**12,551**

Note: The table above includes a column for Gross Area – NWI Area. This represents the total area of the parcel based on GIS mapping, less the wetland area per the National Wetland Inventory (NWI) GIS mapping.

The zoning classifications listed in the table above are based on anticipated future zoning for the study area. Gross areas and frontages are based on GIS information and will most likely be refined during subsequent phases of project development.

A portion of the improvements will be paid by the City either through utility funds or other means. A list of assumptions is as follows:

- All trunk water and sanitary sewer system costs will be paid for through the City utility funds,
- Storm water management costs are related to ponding and are considered integral to roadway construction,
- Assessments will be made to benefitting properties as each phase is constructed,
- Two standard methods of assessments were analyzed including: Frontage and Area.
- The City's existing assessment policy very closely matches the Frontage method, and
- Gross acreage (less NWI Wetland acreage) was used in lieu of net developable acreage in the calculations below.
- Lot 3 was not considered in the assessments as the lot is zoned residential. The resultant assessment amounts are considered negligible related to the entire Business Park area.
- Lots 14 and 15 abut Armstrong Boulevard, a County roadway, and will access off of Bunker Lake Boulevard. Lots 1 and 4 abut a portion of the Puma Street right of way that is anticipated to be vacated. Lots 8, 9 and 10 abut Alpine Drive, but access will be limited to Puma Street.

The table below depicts a distribution based on all costs being assessed to the benefitting properties. We have assumed for this analysis the costs would be assessed to properties benefitting from each phase of construction. For instance, properties directly benefitting from Phase 1 improvements would be assessed for Phase 1 costs at the time of Phase 1 improvements.

Calculations were based on the areas and front footages, along with the costs per phase as developed earlier within this report. Trunk sanitary sewer and trunk watermain were considered City costs and were not included in the calculations. While this study focuses primarily on Phases 1 – 3, the future phase and the area of additional consideration were included for comparison. A summary of the unit costs used in the calculations is presented below:

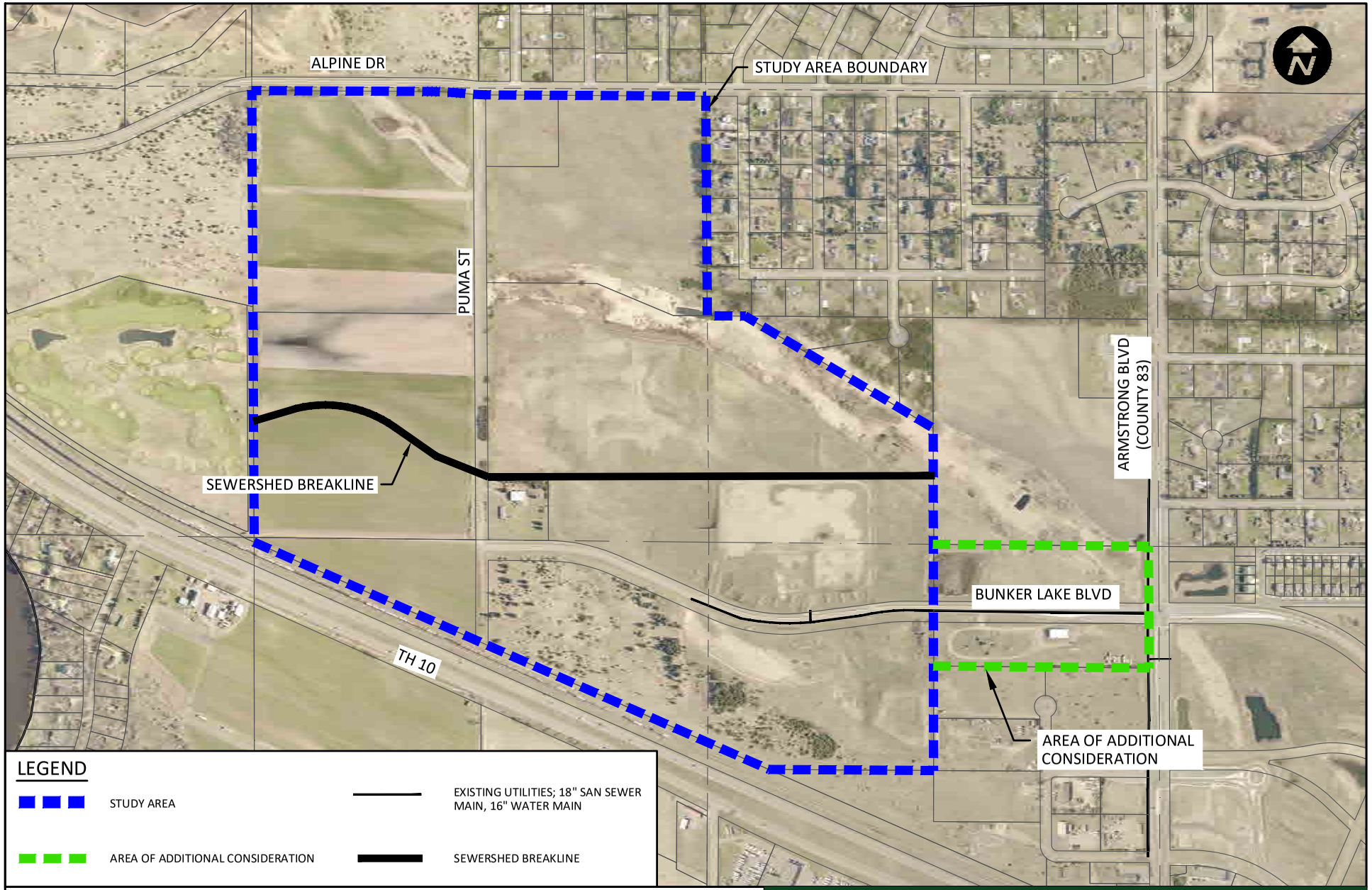
Phase	Frontage Method (Cost/FF)	Area Method (Cost/Acre)
1A	$ 408.13	$ 19,559.86
1B	$ 694.54	$ 33,311.70
2	$ 424.09	$ 14,971.21
Future	$ 346.73	$ 15,623.43
Additional Area	$ 341.13	$ 55,963.60

Based on the above cost distribution, the potential assessments per lot per phase is depicted below:

Identification Number	Frontage Method	Area Method
Phase 1A		
1	$ 554,200	$ 397,200
2	$ 409,000	$ 212,100
4	$ 49,000	$ 180,500
5	$ 162,800	$ 385,200
Phase 1A Totals	**$ 1,175,000**	**$ 1,175,000**
Phase 1B		
6	$ 792,500	$ 903,300
7	$ 644,500	$ 533,700
Phase 1B Totals	**$ 1,437,000**	**$ 1,437,000**
Phase 2		
8	$ 289,700	$ 424,300
9	$ 177,700	$ 61,500
10	$ 546,700	$ 528,300
Phase 2 Totals	**$ 1,014,000**	**$ 1,014,000**
Future Phase		
11	$ 465,700	$ 387,500
12	$ 466,400	$ 364,400
13	$ 0	$ 180,100
Future Phase Totals	**$ 932,000**	**$ 932,000**
Additional Area		
14	$ 430,800	$ 420,100
15	$ 430,200	$ 440,900
Additional Area Totals	**$ 861,000**	**$ 861,000**
Total all Phases	**$ 5,419,000**	**$ 5,419,000**

The information presented in this section of the report is intended to allow for discussions with property owners and developers to be initiated. Refinement of the amounts presented is anticipated based on those discussions.

Appendix A: Figures



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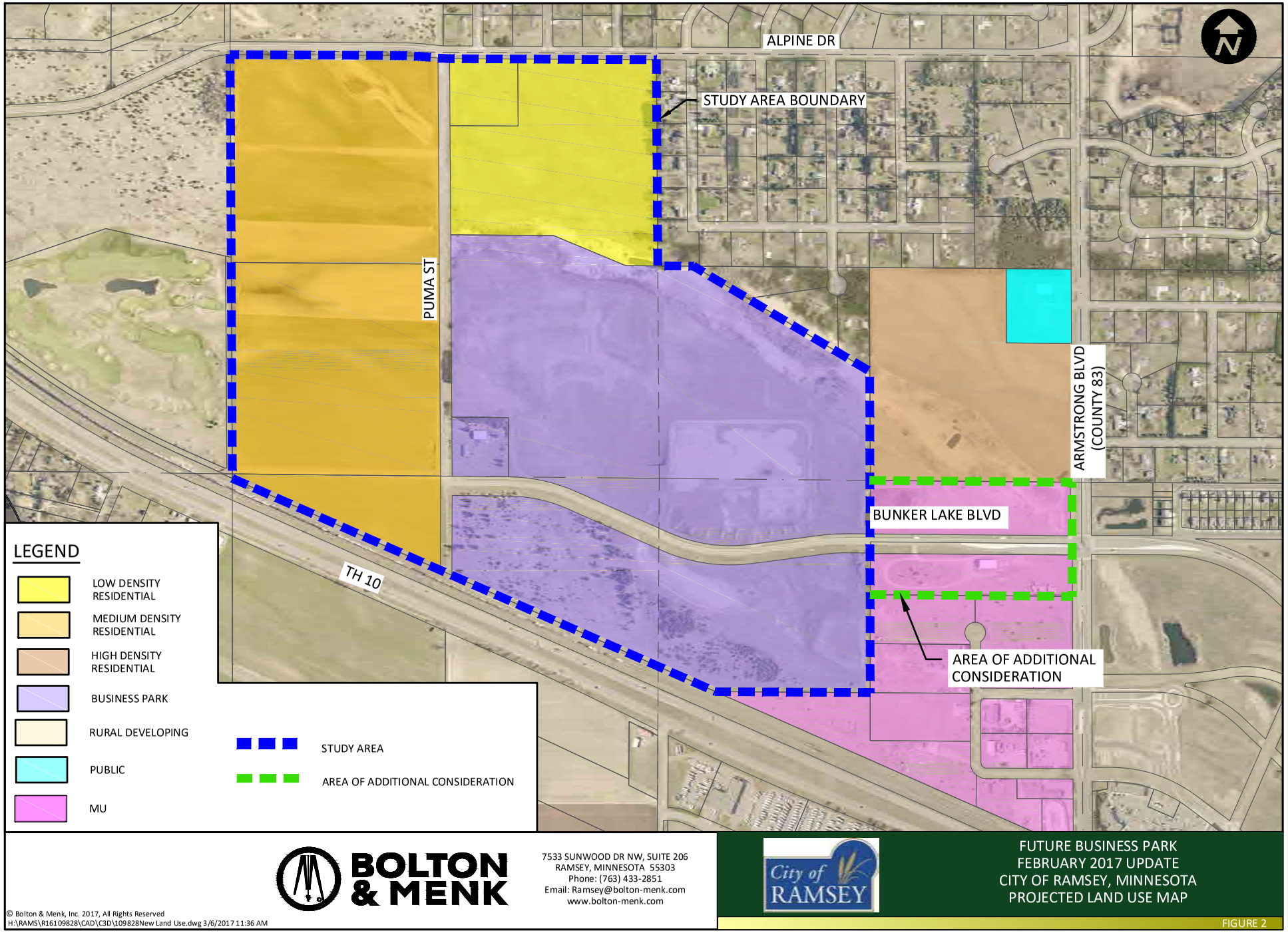
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City of RAMSEY

FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
LOCATION & EXISTING CONDITIONS

FIGURE 1

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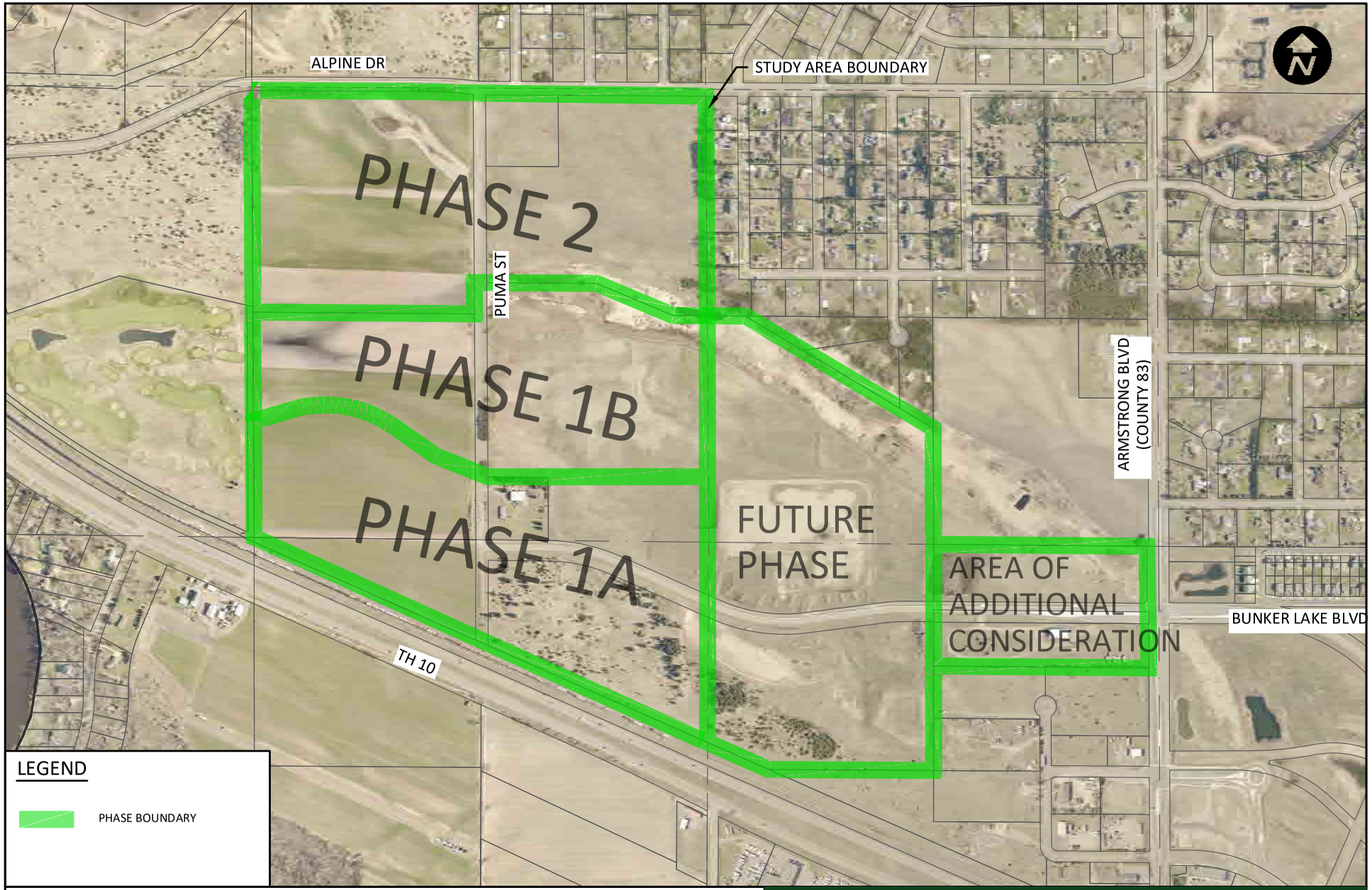
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City of RAMSEY

FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
PROJECTED LAND USE MAP

FIGURE 2

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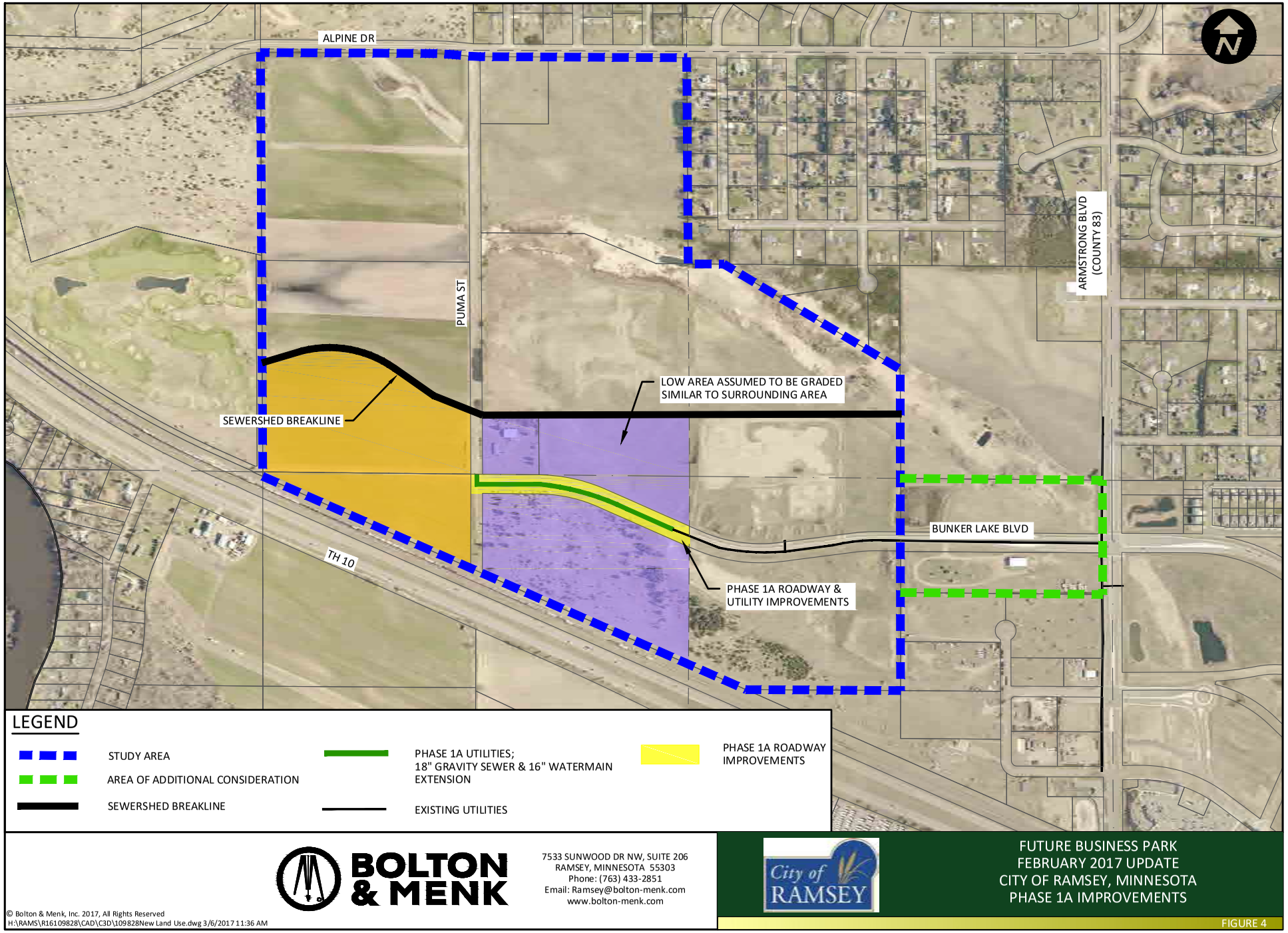
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City of RAMSEY

FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
PHASING MAP

FIGURE 3

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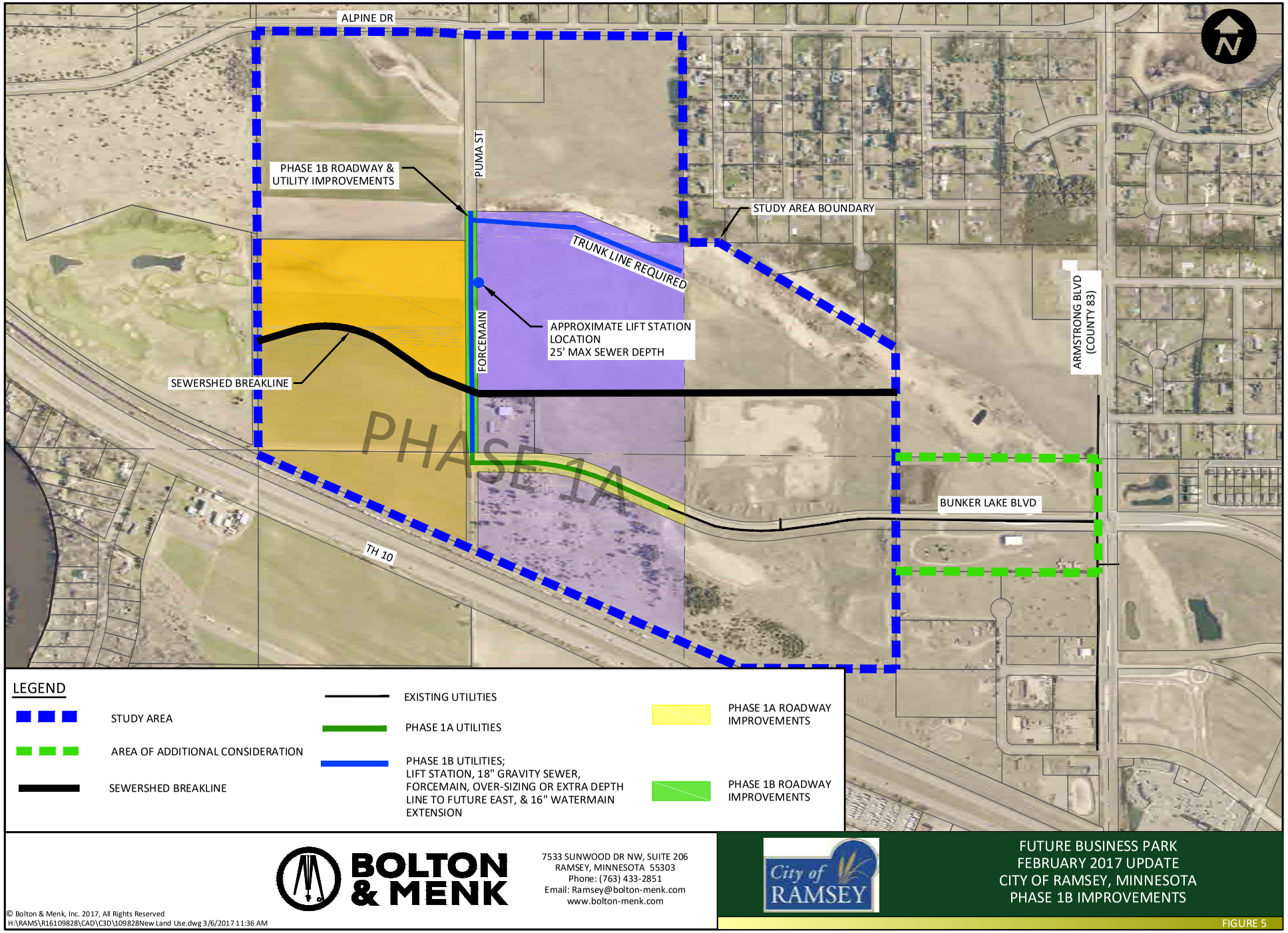
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FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
PHASE 1A IMPROVEMENTS

FIGURE 4

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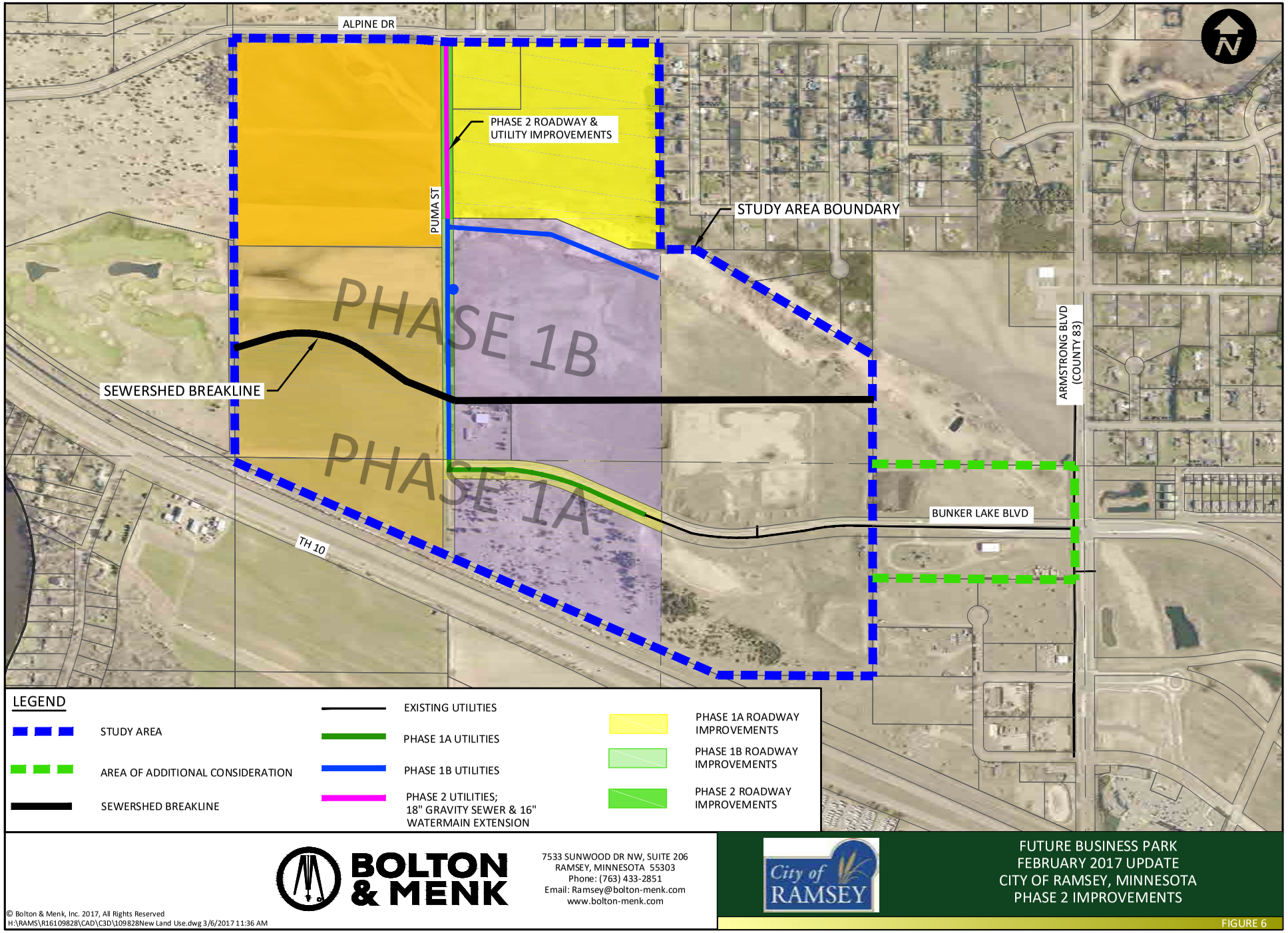
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FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
PHASE 1B IMPROVEMENTS

FIGURE 5

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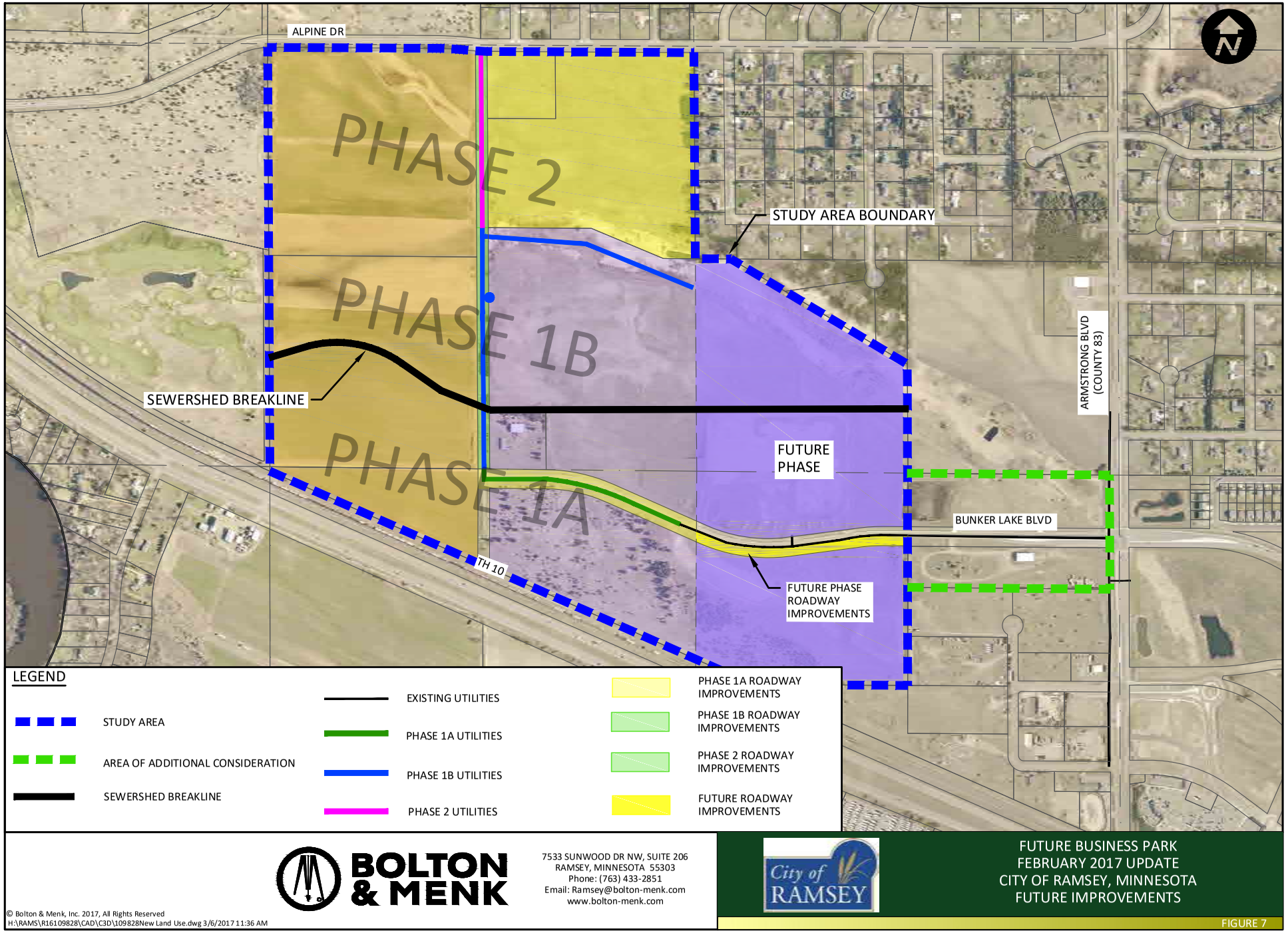
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FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
PHASE 2 IMPROVEMENTS

FIGURE 6

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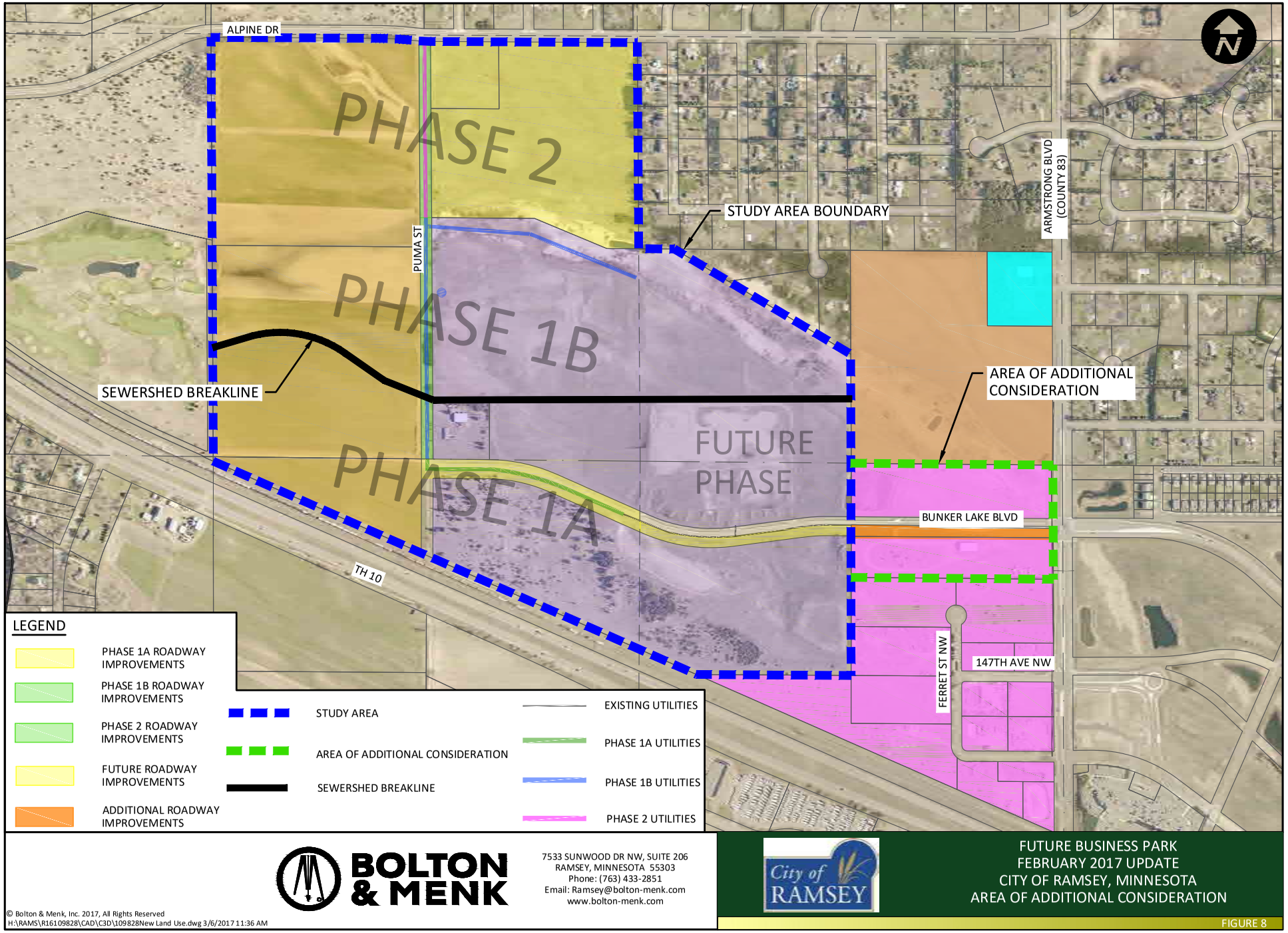
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FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
FUTURE IMPROVEMENTS

FIGURE 7

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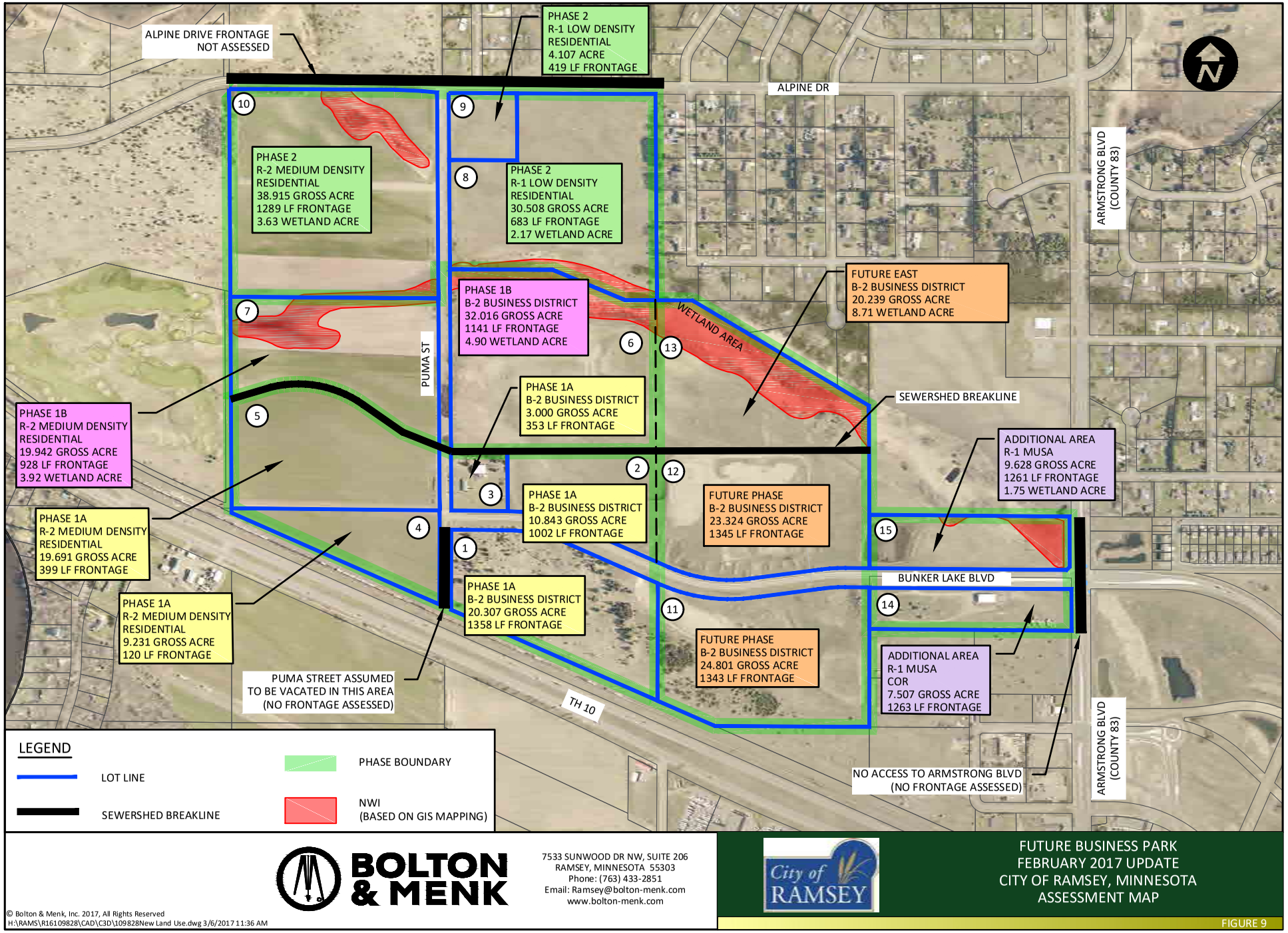
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FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
AREA OF ADDITIONAL CONSIDERATION

FIGURE 8

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City of RAMSEY

FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
ASSESSMENT MAP

FIGURE 9

Appendix B: Traffic Study

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Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

TRAFFIC MEMORANDUM

Date: January 27, 2017

To: City of Ramsey

From: Bryan Nemeth, P.E., PTOE

Subject: Supplemental Traffic Memorandum
Traffic Impact Study for Future Business Park: October 21, 2015
City of Ramsey, MN
Project No.: R16.109828

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

By: _____
Bryan T. Nemeth, P.E., PTOE
License No. 43354

Date: January 27, 2017

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I. Introduction

This traffic memorandum provides an update to the Traffic Impact Study for Future Business Park, October 21, 2015, in Ramsey, MN. The update includes analysis of a revised Proposed Future Land Use plan for the area.

The revised analysis results in an increase of approximately 18,100 trips per day into and out of the area at 2040 Full Build. This is an overall reduction in trips compared to the previous land use alternatives proposed.

The analysis evaluates the mitigation needs Bunker Lake Blvd west of Armstrong Boulevard (CSAH 83) and Puma Street south of Alpine Drive. This includes the intersection of Armstrong Blvd (CSAH 83) at Bunker Lake Blvd (CSAH 116).

II. Recommendations

A. Intersection and roadway improvements along Bunker Lake Blvd (west of Armstrong Blvd) and Puma St. (south of Alpine Dr.) are revised as follows.

1. Short Term

a) Armstrong Blvd & Bunker Lake Blvd: Stripe the southbound left with dual left turn lanes. No other roadway improvements needed in the short term. Signal timing updates recommended.

(1) Plan for eastbound dual right turn lanes or free-right turn lane and two eastbound thru lanes in the future (See Long Term Recommendations).

b) Bunker Lake Blvd (west of Armstrong Blvd)

(1) COR area:

(a) With COR access to Bunker Lake Blvd: 4-lane divided roadway to full access intersection. Full access 775 ft. from Armstrong Blvd. Right-in/right-out access at least 475 ft. from Armstrong Blvd. Continuous median to full access.

(b) Without COR access to Bunker Lake Blvd: 4-lane Divided to full access intersection. Full access 540 ft. from Armstrong Blvd. Right-in/right-out access at least 475 ft. from Armstrong Blvd. Continuous median to full access.

(2) COR to Llama St. Alignment: 3-lane undivided roadway, right turn lanes into development roadways. Primary intersection spacing of 1/8 mile.

(3) Llama St. Alignment to Puma St.: 3-lane undivided roadway, right turn lanes into development roadways where development trips anticipated to be over 100 per day. Primary intersection spacing of 1/8 mile.

c) Puma St.: Potentially remain a 2-lane undivided roadway. Left turn lanes into Business Park accesses. Right turn lanes provided where development trips anticipated to be over 100 per day.

d) Bunker Lake Blvd & Puma St.: Single lane roundabout or all-way stop

control. Southbound left turn lane and westbound right turn lane recommended with all-way stop control.

2. Mid-Term

a) Armstrong Blvd & Alpine Dr.: Single lane roundabout. Intersection control evaluation study should be completed to verify.

b) Alpine Dr. & Puma St.: Add eastbound right turn lane. Add a northbound turn lane to separate left and right turns. Add a westbound left turn lane when needed. This need to be based on delay and crash experience, especially if there is trip redistribution due to congestion on Armstrong Blvd.

3. Long-Term

a) Armstrong Blvd & Bunker Lake Blvd: Dual eastbound right turn lanes or free right turn lane. Dual right turn lanes are recommended over the free right due to pedestrian accessibility crossing a heavy free-right and the bridge design of Armstrong Blvd.

b) Plan for two eastbound thru lanes in the future. The two eastbound thru lanes are not necessarily due to traffic volumes but are recommended to give more green time to conflicting movements, specifically the westbound left. Additionally, the high eastbound right turn volumes may result in trip reassignment to use Bunker Lake Blvd and access Highway 10 at Ramsey Blvd instead of Armstrong Blvd. This may also result in more trips using Alpine Dr. to access Highway 10 for trips to and from the west.

III. Analysis

The traffic analysis updates consider a change in land uses within the Future Business Park area as shown on the attached Armstrong West: Proposed Future Land Uses map.

A. Forecasts

The background trip forecasts are consistent with the previous analysis. The trip forecasts to and from each area are included at the end of this memorandum. Forecasts were developed using trip rates from the ITE Trip Generation Manual, consistent with the previous analysis. The additional trips due to the development result in the forecasted trips as shown on the attached map.

B. Traffic Analysis Results

1. 2040 Full Build with Existing Lanes

Table 1: Design Year (2040) with Existing Lanes

Traffic Control Scenario	Peak Hour	Intersection Delay*- LOS		Maximum Delay-LOS**		Limiting Movement ***	Max Approach Queue		
							Direction	Average Queue (ft)	Max Queue (ft) ****
Design Year 2040 Alternative 2									
TH 10/169 South Ramp & CSAH 83 (Armstrong Blvd)	AM	13	B	24	C	EBL	EBL	105	174
Signal	PM	12	B	22	C	EBL	EBL	98	148
TH 10/169 North Ramp & CSAH 83 (Armstrong Blvd)	AM	63	E	143	F	WBR	WBT/R	468	1152
Signal	PM	71	E	124	F	WBR	WBT/R	595	1560
CSAH 83 (Armstrong Blvd & 147th Avenue	AM	55	D	131	F	NBL	NBT	759	1327
Signal	PM	52	D	87	F	NBL	NBT	660	1252
CSAH 83 (Armstrong Blvd) & CSAH 116 (Bunker Lake Blvd)	AM	69	E	184	F	NBL	NBT	784	1086
Signal (assumed double SBL & double WBL were stripped)	PM	100	F	227	F	NBL	NBT	733	1109
CSAH 83 (Armstrong Blvd) & Alpine Drive NW	AM	5	A	20	C	EBT	EBL/T	45	114
TWSC	PM	9	A	46	E	EBL	NBL/T	68	167
Alpine Drive NW & Puma Street NW	AM	2	A	7	A	NBL	NBL/R	31	54
TWSC	PM	3	A	9	A	NBL	NBL/T	51	86
Puma Street NW & Bunker Lake Blvd	AM	3	A	9	A	NBT	SBL/T/R	50	75
Option 1: AWSC	PM	4	A	7	A	WBR	WBT/R	56	86
Puma Street NW & Bunker Lake Blvd	AM	0	A	3	A	EBR	EB L/R	4	18
Option 2: 3 Legged intersection (with curve)	PM	0	A	2	A	EBL	EBL/R	7	24
Puma Street NW & Bunker Lake Blvd	AM	2	A	5	A	NBT	SBL/T/R	16	51
Option 3: Roundabout	PM	2	A	4	A	SBT	SBL/T/R	4	23

*Delay in seconds per vehicle

**Maximum delay and LOS on any approach and/or movement

***Limiting Movement is the highest delay movement.

****Max Queue refers to the 95% Queue (Passenger car stored length = 25 ft, Heavy vehicle stored length = 45 ft)

Analysis indicates that it there are anticipated to be capacity concerns along Armstrong Blvd from Highway 10 to Bunker Lake Blvd. Mitigation is necessary at the intersection of Armstrong Blvd at Bunker Lake Blvd.

2. 2040 Full Build with Mitigation

Table 2: Design Year (2040) with Mitigation

Traffic Control Scenario	Peak Hour	Intersection Delay*- LOS		Maximum Delay-LOS**		Limiting Movement ***	Max Approach Queue		
							Direction	Average Queue (ft)	Max Queue (ft) ****
Design Year 2040 Alternative 2									
TH 10/169 South Ramp & CSAH 83 (Armstrong Blvd)	AM	11	B	22	C	EBL	EBL	95	147
Signal	PM	12	B	23	C	EBL	SBR	47	171
TH 10/169 North Ramp & CSAH 83 (Armstrong Blvd)	AM	21	C	53	D	SBT	SBT	382	727
Signal	PM	49	D	141	F	SBT	SBT	809	1272
CSAH 83 (Armstrong Blvd & 147th Avenue	AM	12	B	33	C	SBL	NBT	199	376
Signal	PM	56	E	111	F	SBT	SBT	664	1232
CSAH 83 (Armstrong Blvd) & CSAH 116 (Bunker Lake Blvd)	AM	38	D	84	F	NBL	NBT	353	868
Signal (Added double EB thru, free right)	PM	50	D	139	F	WBL	WBT	401	915
CSAH 83 (Armstrong Blvd) & Alpine Drive NW	AM	5	A	26	D	WBL	EBR	61	110
TWSC (Added EB/WB RT lane)	PM	10	B	88	F	EBT	NBL/T	77	171
Alpine Drive NW & Puma Street NW	AM	2	A	6	A	WBL	NBL/R	33	56
TWSC	PM	3	A	9	A	NBL	NBL/T	48	80
Puma Street NW & Bunker Lake Blvd	AM	3	A	9	A	WBL	SBL/T/R	50	78
Option 1: AWSC	PM	4	A	8	A	WBL	WBL/T/R	57	83
Puma Street NW & Bunker Lake Blvd	AM	0	A	3	A	EBL	EBL/R	4	18
Option 2: 3 Legged intersection (with curve)	PM	0	A	5	A	EBL	EBL/R	6	24
Puma Street NW & Bunker Lake Blvd	AM	2	A	5	A	NBT	SBL/T/R	11	37
Option 3: Roundabout	PM	2	A	4	A	EBT	SBL/T/R	3	21

*Delay in seconds per vehicle

**Maximum delay and LOS on any approach and/or movement

***Limiting Movement is the highest delay movement.

****Max Queue refers to the 95% Queue (Passenger car stored length = 25 ft, Heavy vehicle stored length = 45 ft)

Analysis indicates

Mitigation includes the lanes and traffic control indicated in the recommendations but also includes a third southbound lane along Armstrong Blvd from Bunker Lake Blvd to the Highway 10 North Ramp terminal. Additional review of the bridge design indicates that a third lane would not be feasible without substantial revisions to the bridge structure over the railroad. Based on this, two eastbound through lanes are recommended at the intersection of Armstrong Blvd and Bunker Lake Blvd to provide an alternative route if needed. The analysis below also considers an eastbound free right into the third lane. This is recommended to be a dual right turn when or if needed based on traffic redistribution in the area.

The resulting queues are shown below for each movement at the intersection of Armstrong Blvd and Bunker Lake Blvd. Dual eastbound right turn lanes would be anticipated to have similar average queues and shorter max queues. The max queues are anticipated to be less if there is traffic redistribution based on congestion.

Table 3: Design Year (2040) Armstrong Blvd & Bunker Lake with Proposed Lanes

Traffic Control Scenario	Peak Hour	Delay-LOS**		Max Approach Queue	
				Average Queue (ft)	Max Queue (ft) ****
CSAH 83 (Armstrong Blvd) & CSAH 116 (Bunker Lake Blvd)					
EBL	AM	41	D	64	122
	PM	37	D	106	191
EBR	AM	3	A		
	PM	47	D	390	916
WBL	AM	45	D	134	215
	PM	131	F	401	915
NBL	AM	84	F	305	412
	PM	52	D	207	307
SBL	AM	31	C	95	145
	PM	46	D	81	128

*Delay in seconds per vehicle

**Maximum delay and LOS on any approach and/or movement

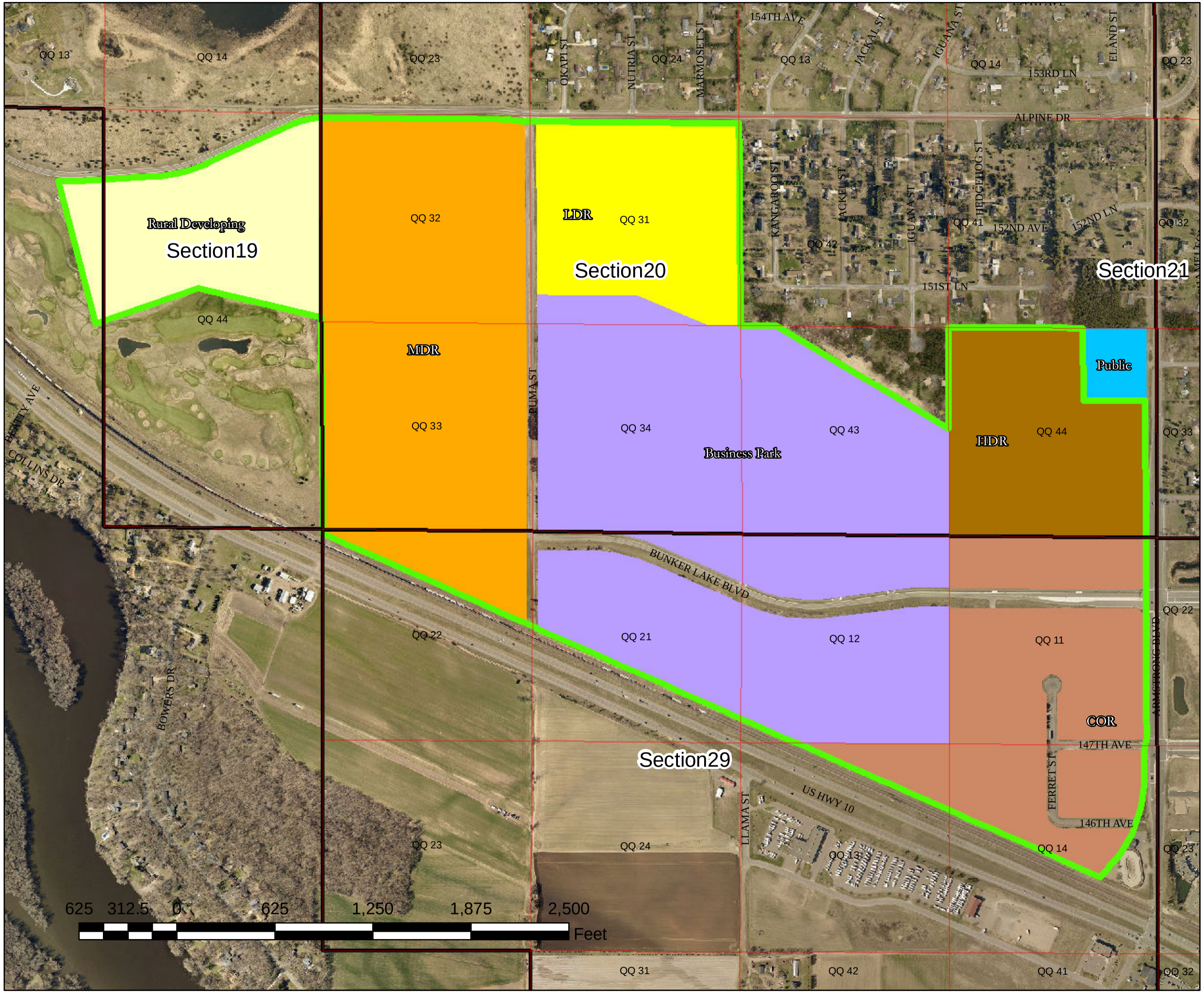
***Limiting Movement is the highest delay movement.

****Max Queue refers to the 95% Queue (Passenger car stored length = 25 ft, Heavy vehicle stored length = 45 ft)

C. Special Considerations

1. The trips from specific developments to Puma and Bunker Lake Blvd have not been analyzed. Trips to and from specific developments should be assigned to appropriate roadways based on the development roadway design. This is especially important for trip assignment at the intersection of Bunker Lake Blvd and Puma St.

2. Mitigation for intersections outside of the area due to development in the area have not been completed.



City of RAMSEY

Armstrong West
Proposed Future Land Uses

Section QQ

Section Only

AUAR Boundary

Future Land Use

- Business Park
- COR
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Public/Quasi-Public
- Rural Developing

N

This is not an approved land use plan. This is a working document only, based on current feedback and concepts (both public and privately developed concepts).

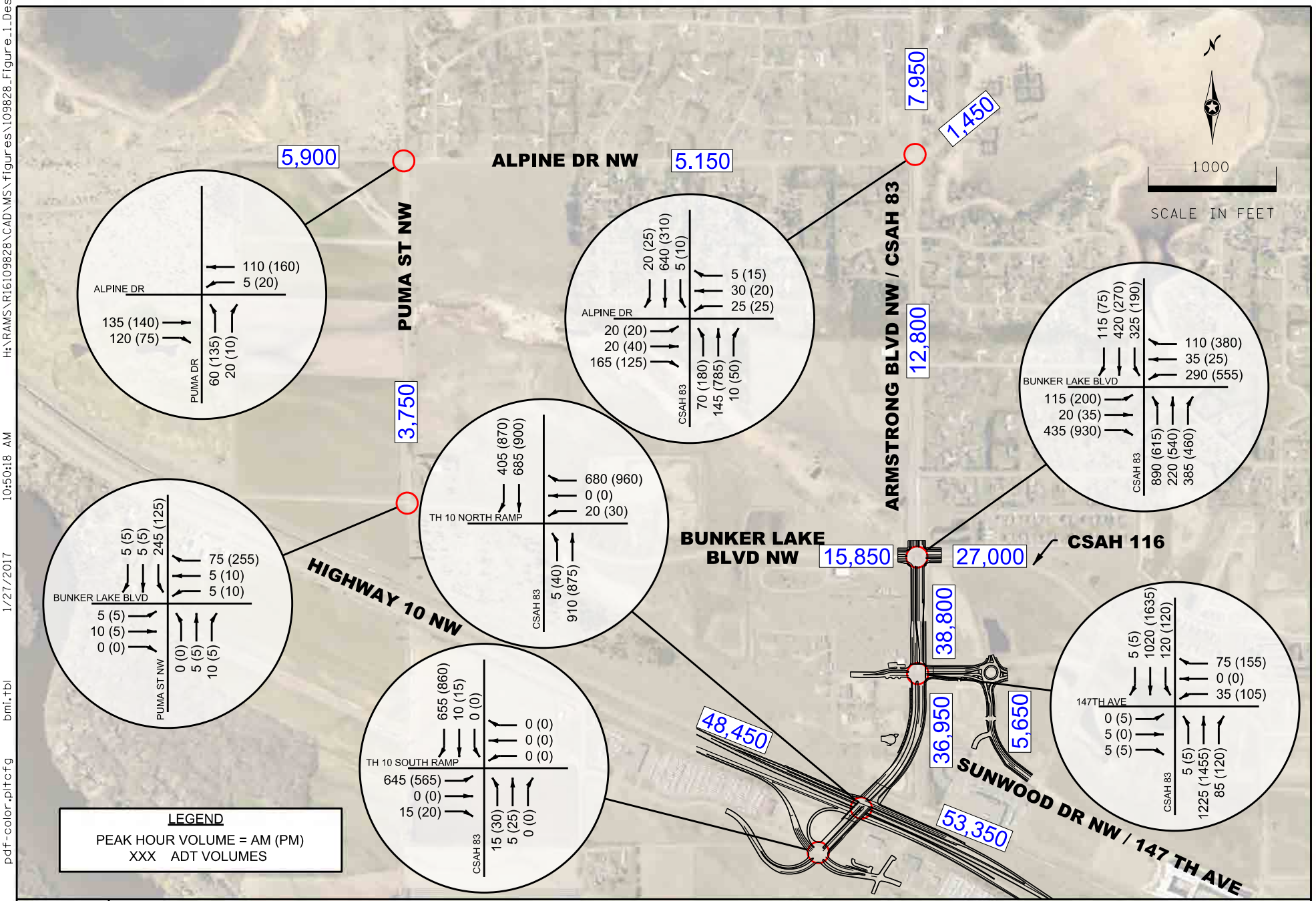


FIGURE 1: DESIGN YEAR (2040) TRAFFIC VOLUMES

FUTURE BUSINESS PARK TRAFFIC STUDY
RAMSEY, MN.

jeremyme pdf-color.pltcfg bmi.tbl 1/27/2017 10:50:18 AM H:\RAMS\R16\109828\CAD\MS\figures\109828_Figure_1_Design Yea

Ramsey EDA Traffic Assumptions

Alternative 2: Business Park (January 2017 Update)

B-2 **Business Park** — 134.54 Acres — ITE Code 130 — Internal-to-Internal Reduction

Based on Acres

	Average Rate	#	% enter	% exit	entering	exiting		entering	exiting		Pass-by entering	Pass-by exiting	New Trips entering	New Trips exiting
AM	8.55	1151	83	17	955	196	10%	860	177	0%	0	0	860	177
Afternoon	4.42	595	50	50	298	298	10%	268	268	0%	0	0	268	268
PM	8.84	1190	21	79	250	940	10%	225	847	0%	0	0	225	847
Weekday	63.11	8491	50	50	4246	4246	15%	3609	3609	0%	0	0	3609	3609

B-2 **Retail/Commercial** — 74.4 K ft^2 — ITE Code X — Internal-to-Internal Reduction

Based on Square Feet — 7.43 Acres

	Average Rate	#	% enter	% exit	entering	exiting		entering	exiting		Pass-by entering	Pass-by exiting	New Trips entering	New Trips exiting
AM	7.41	552	53	47	293	259	20%	235	208	46%	109	96	126	112
Afternoon	5.46	407	50	50	204	204	20%	163	163	40%	66	66	97	97
PM	10.91	813	51	49	415	398	20%	332	319	39%	130	125	202	194
Weekday	124.59	9275	50	50	4638	4638	30%	3247	3247	39%	1267	1267	1980	1980

R-1 **Single Family Detached Housing** — 104 units — ITE Code 210 — 34.62 Acres

Based on Dwelling Units — 3 Units per Acre

	rate	#	% enter	% exit	entering	exiting	New Trips entering	New Trips exiting
AM	0.75	83	25	75	21	62	21	62
Afternoon	0.51	53	31	69	16	37	16	37
PM	1.01	109	63	37	69	40	69	40
Weekday	9.57	1078	50	50	539	539	539	539

R-2 **Residential Townhouse** — 527 units — ITE Code 230 — 87.79 Acres

Based on Dwelling Units — 3 to 7 Units per Acre

	Average Rate	#	% enter	% exit	entering	exiting	Assume 6 Units per Acre	New Trips entering	New Trips exiting
AM	0.44	196	17	83	33	163		33	163
Afternoon	0.26	138	31	69	43	95		43	95
PM	0.52	235	67	33	157	78		157	78
Weekday	5.81	2732	50	50	1366	1366		1366	1366

R-3 **Low Rise Apartment** — 525 units — ITE Code 221 — 43.74 Acres

Based on Dwelling Units — 7 to 15 Units per Acre

	Average Rate	#	% enter	% exit	entering	exiting	Assume 12 Units per Acre	New Trips entering	New Trips exiting
AM	0.46	215	21	79	45	170		45	170
Afternoon	0.29	153	31	69	47	106		47	106
PM	0.58	291	65	35	189	102		189	102
Weekday	6.59	3076	50	50	1538	1538		1538	1538

Rural Developing — ITE Code x

Assumed trips

	entering	exiting
AM	5	20
Afternoon		
PM	20	5
Weekday		

Total

	Pass-by entering	Pass-by exiting	New Trips entering	New Trips exiting
AM	109	96	1090	704
Afternoon	66	66	472	602
PM	130	125	862	1266
Weekday	1267	1267	9032	9032

West of Commercial Area

	Pass-by entering	Pass-by exiting	New Trips entering	New Trips exiting
AM			919	422
Afternoon			327	400
PM			471	970
Weekday			5514	5514

BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

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Fax: (763) 427-0833
Bolton-Menk.com

December 7, 2017

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

RE: Proposal for Engineering Services
Bunker Lake Boulevard and Puma Street Improvement Project

Dear Mr. Westby:

We appreciate the opportunity to present this scope of services for the Bunker Lake Boulevard and Puma Street Improvement project. Our scope and fees were prepared based on our understanding of the project and our previous experience in delivering State Aid projects.

The following proposal is based on our July 27, 2017 letter related to the project. That letter proposal identified separate Bid Packages for utility improvements and street improvements. The utility improvements are now under construction. The street improvements have not yet been designed.

SCOPE

The improvements will be generally as described in our December 3, 2015 report for the Future Business Park. The phasing will be as generally described in our March 2017 Update Report. The improvements will consist of the following items as presented in the above reports and depicted on the attached figure:

- Bunker Lake Boulevard construction will begin at the easterly limits of Phase 1A.
- Puma Street construction will include the Phase 1B area only.
- No trail will be constructed along the east side of Puma Street at this time.
- The Bunker Lake Boulevard and Puma Street intersection will be constructed as a Tee intersection, with the third leg being an access to the property to the west.

Construction costs associated with the improvements described above are estimated at approximately $2,040,000, which includes a 10 percent construction contingency.

CONSTRUCTION SEQUENCE

To facilitate construction of the public utilities in 2017, the project was split into two bid packages.

The first bid package included: construction of trunk water main and sanitary sewer along Puma Street, construction of the sanitary sewer lift station, and temporary gravel resurfacing of Puma Street. This bid package was prepared, bid, awarded and is currently under construction.

This proposal is for the second bid package which is proposed to include roadway improvements to Bunker Lake Boulevard and Puma Street. The preliminary roadway design was completed with the first

bid package to ensure the utilities were constructed to match future roadway alignments and grades. This proposal includes the remaining design, permitting, State Aid approvals, and construction staking. Bidding and award is anticipated to occur in early 2018, followed by construction in the spring and summer.

SCHEDULE

The proposed schedule for this phase of the improvements is as follows:

Task	Date
City Council Action (Authorize Plans)	December 12, 2017
City Council Approves Plans and Orders Bids – Bid Package 2	February 13, 2018
Public Bid Opening – Bid Package 2	March 20, 2018
City Council Accepts Bids / Awards Contracts – Bid Package 2	March 27, 2018
Begin Construction – Bid Package 2	May 14, 2018
Substantial Completion – Bid Package 2	June 29, 2018
Final Completion – All Bid Packages	July 27, 2018

PERMITTING AND APPROVALS

The work associated with the roadway improvements will require the following permits:

- State Aid Approvals
- Lower Rum River Watershed Management Organization (Stormwater and Erosion Control)
- MPCA (NPDES – Construction Stormwater General Permit)

FEES

Our July 27, 2017 letter included a fee spreadsheet depicting hours, rates, and total compensation on a per task basis. Our proposed fees for the work are consistent with that letter and as follows:

Task	**Fees**
Design, Permitting, and Bidding	$ 85,828
Construction Staking	$ 35,904
Total all Bid Packages	**$121,732**

If there are any questions related to the scope and/or fee portion of this submittal, please call me at (651) 968-7760.

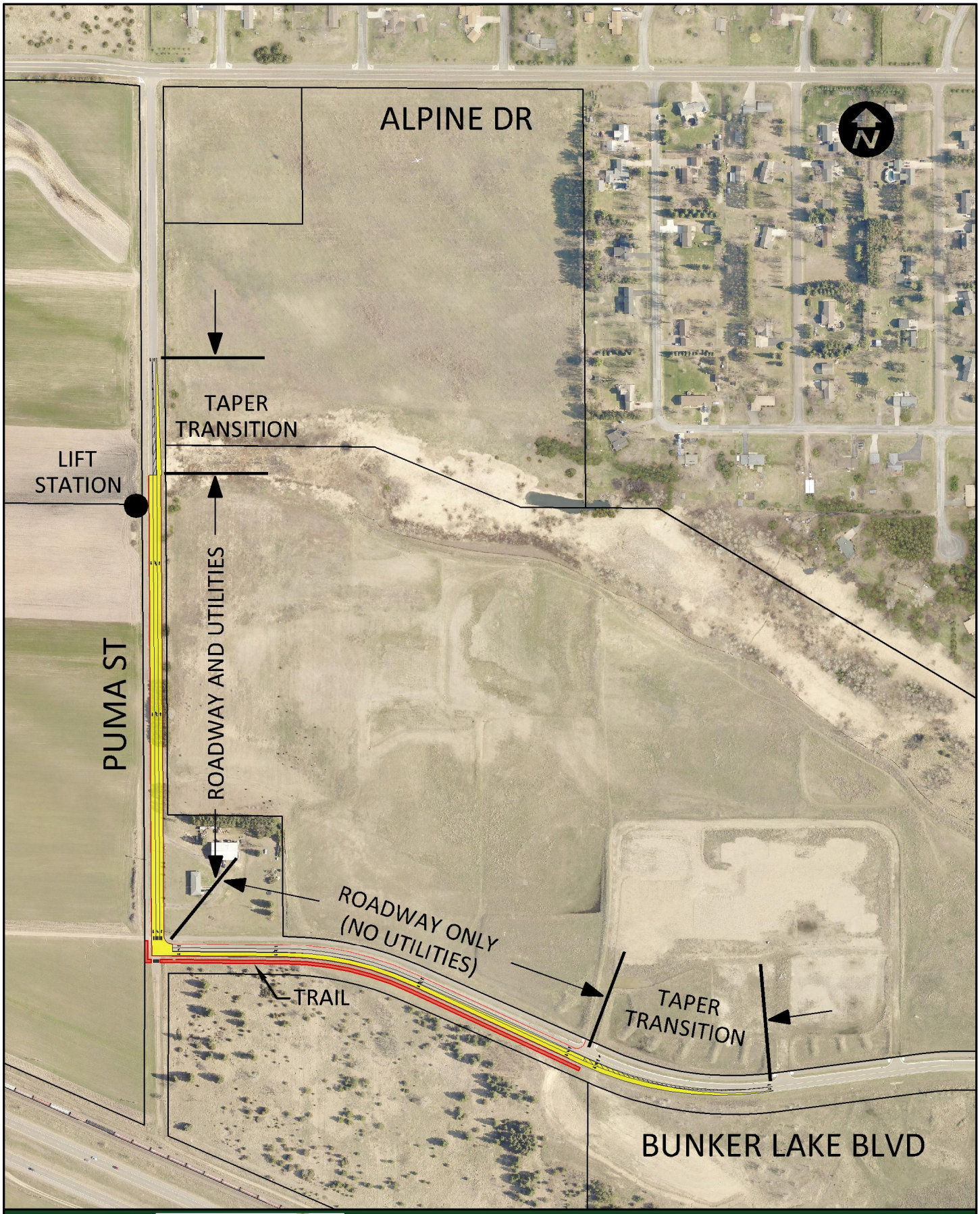
Sincerely,

Bolton & Menk, Inc.

Kevin P Kielb

Kevin P. Kielb, P.E.
Project Manager

ATTACHMENT: Improvements Exhibit



City of RAMSEY

FUTURE BUSINESS PARK
CITY OF RAMSEY, MINNESOTA

FIGURE 1
MAY, 2017

BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

July 27, 2017

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

RE: Proposal for Engineering Services
Bunker Lake Boulevard and Puma Street Improvement Project

Dear Mr. Westby:

We appreciate the opportunity to present this scope of services for the Bunker Lake Boulevard and Puma Street Improvement project. Our scope and fees were prepared based on our understanding of the project and our previous experience in delivering State Aid projects.

SCOPE

The improvements will be generally as described in our December 3, 2015 report for the Future Business Park. The phasing will be as generally described in our March 2017 Update Report. The improvements will consist of the following items as presented in the above reports and depicted on the attached figure:

- Bunker Lake Boulevard construction will begin at the easterly limits of Phase 1A, with pavement and striping tapers to the east.
- Bunker Lake Boulevard sanitary sewer and watermain trunk utilities are not included in this scope, as they are being completed by the City under a separate contract.
- Puma Street construction will include the Phase 1B area only, with a taper transition north of Phase 1B.
- No trail will be constructed along the east side of Puma Street at this time, avoiding the need for right of way acquisition from parcels along the east side of the roadway.
- Puma Street utility construction will include extending sanitary sewer and watermain from Bunker Lake Boulevard to the northerly Phase 1B limits. A sanitary sewer lift station will be installed at the low area of Puma Street.
- The Bunker Lake Boulevard and Puma Street intersection will most likely be constructed as a Tee intersection, with the third leg being an access to the property to the west.
- A site plan is being developed for the property west of Puma Street. We have assumed we will receive AutoCAD files of the site plan for incorporation into our design.

Construction costs associated with the improvements described above are estimated at approximately $2,500,000, which includes a 10 percent contingency.

CONSTRUCTION SEQUENCE

To facilitate construction of the public utilities in 2017, the project will be split into two bid packages. Generally, the first bid package will include:

- Construction of trunk water main and sanitary sewer along Puma Street,
- Construction of the sanitary sewer lift station, and
- Temporary gravel resurfacing of Puma Street.

This bid package will be prepared, bid, awarded and constructed in 2017.

The second bid package will include roadway improvements. The preliminary design will be completed along with the first bid package to ensure the utilities are constructed to match future roadway grades. The remaining design, permitting, and State Aid approvals will then occur through the winter of 2017/2018. Bidding and award will occur early 2018, followed by construction in the spring and summer.

SCHEDULE

We understand the importance of delivering this project to allow for public utility construction to be completed in the fall of 2017. Our understanding of the proposed schedule is as follows:

Task	Date
City Council Action (Authorize Plans)	July 25, 2017
Authorization to Begin Surveying and Design Services	July 26, 2017
Design of Bid Package 1 Complete	September 7, 2017
City Council Approves Plans and Orders Bids – Bid Package 1	September 12, 2017
Public Bid Opening – Bid Package 1	October 6, 2017
City Council Accepts Bids / Awards Contracts – Bid Package 1	October 10, 2017
Begin Construction – Bid Package 1	October 23, 2017
Substantial Completion – Bid Package 1	December 14, 2017
City Council Approves Plans and Orders Bids – Bid Package 2	January 23, 2018
Public Bid Opening – Bid Package 2	February 20, 2018
City Council Accepts Bids / Awards Contracts – Bid Package 2	February 27, 2018
Begin Construction – Bid Package 2	May 14, 2018
Substantial Completion – Bid Package 2	June 29, 2018
Final Completion – All Bid Packages	July 27, 2018

PERMITTING AND APPROVALS

Bid Package 1 work will require permits as follows:

- Minnesota Department of Health (Water Main Installation)
- Minnesota Pollution Control Agency (Sanitary Sewer Extension)
- MPCA (NPDES – Construction Stormwater General Permit)

Bid Package 2 work will require the following permits:

- State Aid Approvals
- Lower Rum River Watershed Management Organization (Stormwater and Erosion Control)
- MPCA (NPDES – Construction Stormwater General Permit)

In addition to the above permitting, easements will most likely be required from adjacent landowners for ponding and siting of the sanitary sewer lift station.

FEES

We have attached a fee spreadsheet depicting hours, rates, and total compensation on a per task basis. We are proposing to enlist Northern Technologies for geotechnical services and Barr Engineering for electrical and control work related to the lift station.

Our proposed fees for the work are as follows:

Task	Fees
Topographical Surveys (all improvements)	$ 16,680
Bid Package 1	$ 88,100
Bid Package 2	$121,732
Total all Bid Packages	**$226,512**

If there are any questions related to the scope and/or fee portion of this submittal, please call me at (651) 968-7760.

Sincerely,

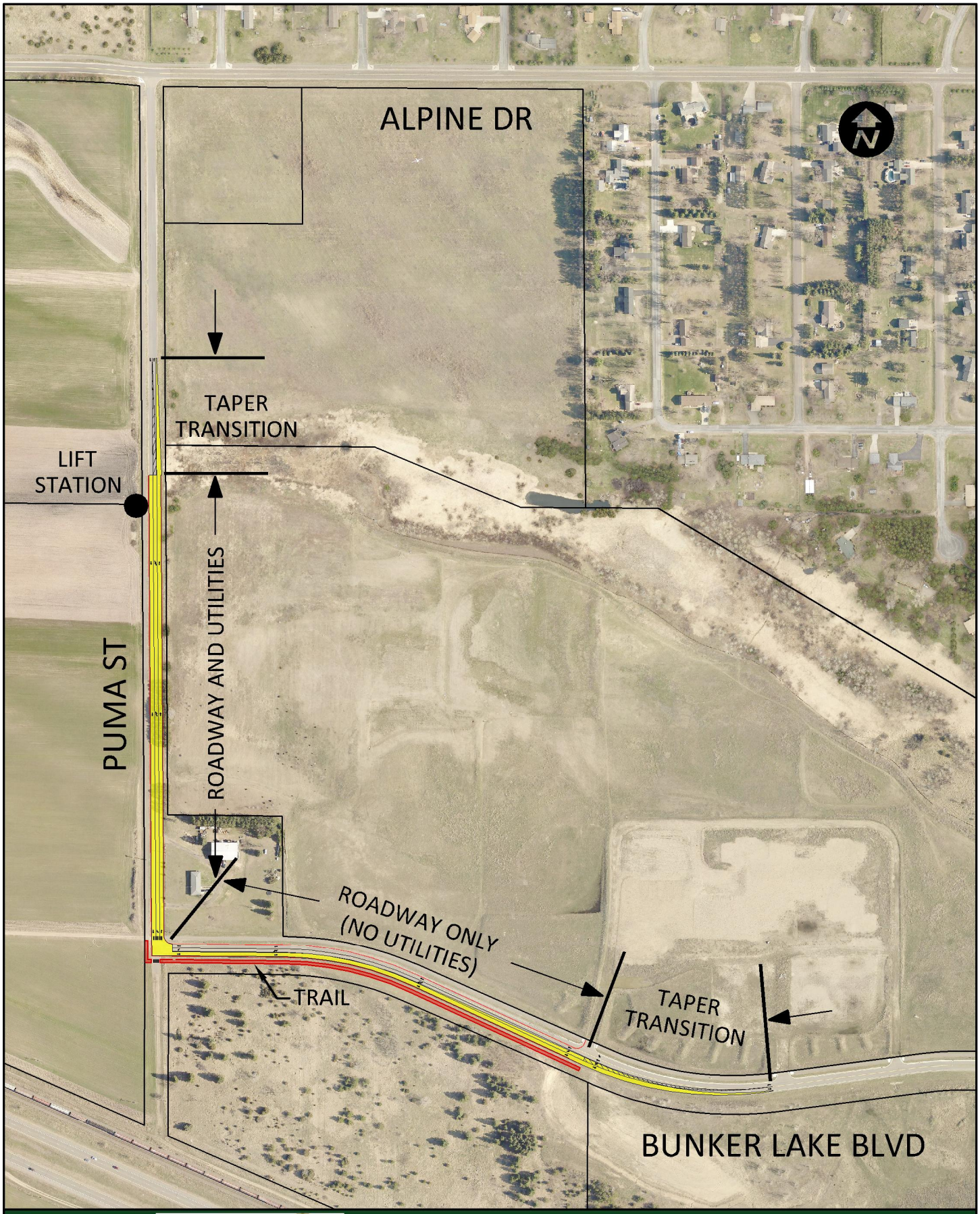
Bolton & Menk, Inc.

Kevin P Kielb

Kevin P. Kielb, P.E.
Project Manager

ATTACHMENTS

Improvements Exhibit
Fee Spreadsheet



City of RAMSEY

FUTURE BUSINESS PARK
CITY OF RAMSEY, MINNESOTA

FIGURE 1
MAY, 2017

BOLTON & MENK

Fee Proposal

CLIENT: City of Ramsey PROJECT: Bunker Lake Boulevard and Puma Street	BOLTON & MENK, INC.								
WORK TASK DESCRIPTION	Project Manager	Senior Designer	Designer	Traffic Engineer	Technician	Surveyor	Clerical	Total Hours	Cost
Average Hourly Rate	*$168*	*$136*	*$115*	*$150*	*$120*	*$130*	*$70*		
Topographical Surveys									
0.1 Topographical Surveys (Roadway)	1	2	2	0	20	40	1	**66**	$8,340
0.2 Topographical Surveys (Public Utilities)	1	2	2	0	20	40	1	**66**	$8,340
TOTAL Preliminary Surveys	**1**	**2**	**2**	**0**	**20**	**40**	**1**	**66**	**$16,680**
Bid Package 1									
1.1 Preliminary Roadway Design	16	40	16	8	0	0	2	**82**	$11,308
1.2 Preliminary Stormwater Design and Analysis	2	4	8	0	4	0	2	**20**	$2,420
1.3 Trunk Utility Design (Sanitary Sewer and Water)	24	60	24	0	20	0	6	**134**	$17,772
1.4 Sanitary Sewer Lift Station and Forcemain	8	32	40	0	40	0	8	**128**	$15,656
1.5 Permitting	2	20	12	0	4	0	12	**50**	$5,756
1.6 Bidding Services	4	16	8	0	0	0	8	**36**	$4,328
1.7 Construction Staking	4	8	8	0	16	40	8	**84**	$10,360
TOTAL Bid Package 1 - Bolton & Menk	**60**	**180**	**116**	**8**	**84**	**40**	**46**	**534**	**$67,600**
								SUBCONSULTANT - Northern Technologies	$4,000
								SUBCONSULTANT - Northern Technologies	$4,000
								SUBCONSULTANT - Barr Engineering	$12,500
TOTAL for Bid Package 1									**$88,100**
Bid Package 2									
2.1 Final Roadway Design	30	136	204	32	0	0	4	**406**	$52,076
2.2 Storm Water Management and Design	8	32	80	0	8	0	8	**136**	$16,416
2.3 Street Lighting	0	0	0	0	0	0	0	**0**	$0
2.4 Reviews and Approvals	4	20	12	0	16	0	8	**60**	$7,252
2.5 Permitting	2	20	12	0	4	0	12	**50**	$5,756
2.6 Bidding Services	4	16	8	0	0	0	8	**36**	$4,328
2.7 Construction Staking	12	8	16	0	32	200	16	**284**	$35,904
TOTAL for Bid Package 2	**60**	**232**	**332**	**32**	**60**	**200**	**56**	**972**	**$121,732**
TOTAL FEES - ALL BID PACKAGES - SURVEYING, DESIGN, CONSTRUCTION STAKING									**$226,512**

Represents Roadway Related Costs

Represents Utility Related Costs

CITY OF RAMSEY, MINNESOTA

CIVIL CONSTRUCTION PLANS FOR

BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS

CITY IMPROVEMENT PROJECT #18-05

GRADING, AGGREGATE BASE, CURB & GUTTER, BITUMINOUS PAVING, STORM SEWER, AND ADA IMPROVEMENTS

S.A.P. 199-109-006 LOCATED ON: PUMA STREET NW FROM BUNKER LAKE BOULEVARD NW TO 950' SOUTH OF ALPINE DRIVE NW

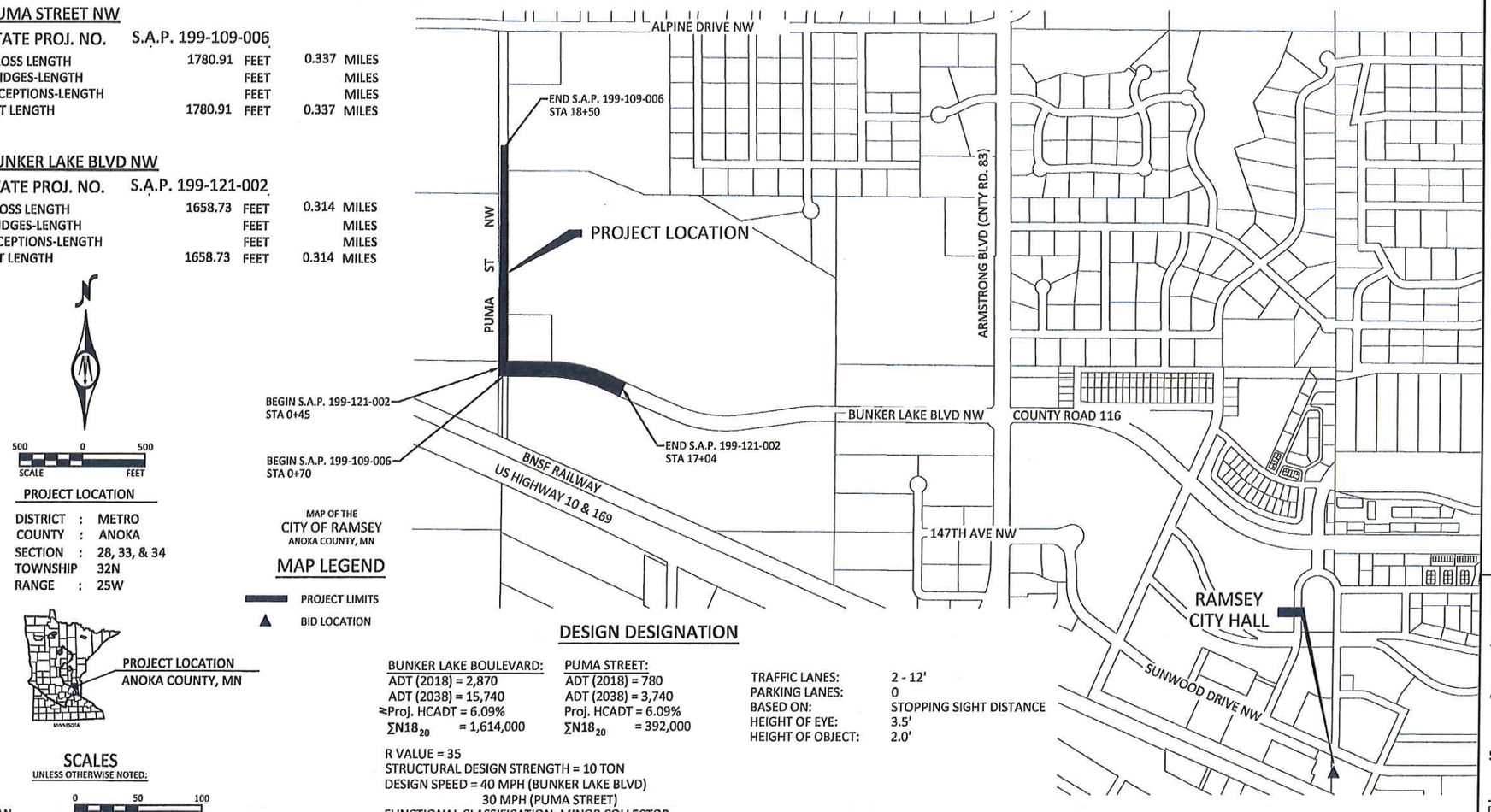
S.A.P. 199-121-002 LOCATED ON: BUNKER LAKE BLVD NW FROM PUMA STREET NW TO 2,400' WEST OF COUNTY ROAD 83

PUMA STREET NW

STATE PROJ. NO.	S.A.P. 199-109-006			
GROSS LENGTH	1780.91	FEET	0.337	MILES
BRIDGES-LENGTH		FEET		MILES
EXCEPTIONS-LENGTH		FEET		MILES
NET LENGTH	1780.91	FEET	0.337	MILES

BUNKER LAKE BLVD NW

STATE PROJ. NO.	S.A.P. 199-121-002			
GROSS LENGTH	1658.73	FEET	0.314	MILES
BRIDGES-LENGTH		FEET		MILES
EXCEPTIONS-LENGTH		FEET		MILES
NET LENGTH	1658.73	FEET	0.314	MILES



500 0 500
SCALE FEET

PROJECT LOCATION

DISTRICT : METRO
COUNTY : ANOKA
SECTION : 28, 33, & 34
TOWNSHIP 32N
RANGE : 25W

PROJECT LOCATION
ANOKA COUNTY, MN

MAP OF THE
CITY OF RAMSEY
ANOKA COUNTY, MN

MAP LEGEND

PROJECT LIMITS
BID LOCATION

SCALES
UNLESS OTHERWISE NOTED:

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

DESIGN DESIGNATION

BUNKER LAKE BOULEVARD:	PUMA STREET:
ADT (2018) = 2,870	ADT (2018) = 780
ADT (2038) = 15,740	ADT (2038) = 3,740
≈Proj. HCADT = 6.09%	Proj. HCADT = 6.09%
$\Sigma N18_{20}$ = 1,614,000	$\Sigma N18_{20}$ = 392,000

TRAFFIC LANES: 2 - 12'
PARKING LANES: 0
BASED ON: STOPPING SIGHT DISTANCE
HEIGHT OF EYE: 3.5'
HEIGHT OF OBJECT: 2.0'

R VALUE = 35
STRUCTURAL DESIGN STRENGTH = 10 TON
DESIGN SPEED = 40 MPH (BUNKER LAKE BLVD)
30 MPH (PUMA STREET)
FUNCTIONAL CLASSIFICATION: MINOR COLLECTOR

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

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

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MINN. PROJ. NO.

GOVERNING SPECIFICATIONS

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS."

SHEET INDEX

SHEET NO.	GENERAL
G0.01	TITLE
G0.02	ESTIMATED QUANTITIES/STANDARD PLATES
G0.03 - G0.04	TABULATIONS
C0.01 - C0.02	ALIGNMENT PLAN & TABULATION
C1.01 - C1.02	TYPICAL SECTIONS
C1.03 - C1.10	DETAILS
C2.01 - C2.03	STORMWATER POLLUTION PREVENTION PLAN
C2.04 - C2.05	EROSION CONTROL PLAN
C3.01 - C3.02	EXISTING CONDITIONS & REMOVALS REMOVALS
C4.01 - C4.03	PUMA STREET PLAN & PROFILE - STREET & STORM SEWER
C4.04 - C4.06	BUNKER LAKE BOULEVARD PLAN & PROFILE - STREET & STORM SEWER
C4.07 - C4.08	STORM SEWER LEADS
C5.01 - C5.02	INTERSECTION DETAILS
C6.01 - C6.02	SIGNING & STRIPING
C6.03	TRAFFIC CONTROL
C7.01 - C7.05	PUMA STREET CROSS SECTIONS
C7.06 - C7.11	BUNKER LAKE BOULEVARD CROSS SECTIONS

THIS PLAN SET CONTAINS 47 SHEETS.

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.

Kevin P.Kielb LIC. NO. 23211 DATE 4/12/18

APPROVED: _____ DATE 4/12/18
CITY ENGINEER, CITY OF RAMSEY

STATE AID APPROVALS:

_____ DATE 4/26/18
DISTRICT STATE AID ENGINEER: REVIEWED FOR COMPLIANCE WITH STATE AID RULES/POLICY

_____ DATE 4/26/18
STATE AID ENGINEER: APPROVED FOR STATE AID FUNDING

City of RAMSEY

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

DESIGNED KFB | DRAWN EKD | CHECKED JWC

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV.	BY	DATE	RECORD DRAWING INFORMATION
			OBSERVER:
			DATE:

CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
TITLE SHEET

SHEET G0.01

DEPARTMENT OF TRANSPORTATION

Metro District State Aid
1500 West County Road B2
Roseville, MN 55113-3174

April 30, 2018

Mr. Kevin Kielb
Bolton & Menk
7533 Sunwood Drive NW
Ramsey, Minnesota 55303

In Reply Refer to: **S.A.P. 199-109-006 & 199-121-002**
Construction Plan for Puma St NW & Bunker Lake Blvd
City of Ramsey

Dear Mr. Kielb:

The above referenced plan has been approved and you are now authorized to advance the status of this project.

Please invite Mike Pretel and/or Jim Deeny, of our office, to the Pre-Construction Conference, for this project.

Mike Pretel
State Aid Construction Engineer
Phone (651) 234-7778
Email: Michael.pretel@state.mn.us

Jim Deeny
State Aid Contract Administration
Phone (651) 234-7762
Email: Jim.deeny@state.mn.us

When the project is let, please email the Excel spreadsheet of all bids and the low bidder's prices in the Statement of Estimated Quantities format. The spreadsheet may be emailed to Sharon LeMay at Sharon.LeMay@state.mn.us.

Sincerely,

Bob Wielinski

For Julie Dresel
Metro District State Aid Program Engineer

EC: J. Dresel
B. Westby – City of Ramsey
File

Record ID 4037522

2176959.004

(reserved for recording)

ASSESSMENT AGREEMENT

THIS ASSESSMENT AGREEMENT (this "Agreement") is made this 25 day of July, 2017, by and between between the **City of Ramsey**, Minnesota, a Minnesota municipal corporation ("City"), **Riverstone Development, LLC.**, a Minnesota limited liability company ("Riverstone Development"), and **Hageman Holdings, LLC**, a Minnesota limited liability company ("Hageman Holdings") (Riverstone Development and Hageman Holdings are collectively referred to as "Owners").

Recitals

A. Owners are the owners of fee title to the Property, as defined in Exhibit A, attached hereto.

B. The Owners desire to have certain public improvements constructed to serve the Property as described in Exhibit B (the "Improvement Project"). Concept level plans and specifications for the Improvement Project are completed.

C. The Owners desire to have the City construct the Improvement Project without notice of hearing or hearing on the special assessments levied to finance the Improvement Project, and to levy up to 40% of the cost of the Improvement Project against the Property.

D. The City is willing to construct the Improvement Project without certain notices or hearings, provided that assurances and covenants stated below are made by the Owners to ensure that the City will have valid and collectable special assessments as they relate to the Property.

E. Were it not for the assurances and covenants provided in this Agreement, the City would not construct the Improvement Project and is doing so solely at the behest, and for the benefit, of the Owners.

Agreement

In consideration of the recitals stated above, the mutual promises and agreements set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties hereby agree as follows:

1. Recitals Incorporated. The recitals stated above are hereby incorporated into this Agreement and made a part of this Agreement by reference.

2. Petition. The Owners hereby petition the City for construction of the Improvement Project.

3. Authority.

    a. Riverstone Development represents and warrants that it is the owner of 100 percent of the Riverstone Property as described in Exhibit A, that it has full legal authority to encumber the Riverstone Property as provided in this Agreement, and that as of the date of this Agreement, it has fee simple absolute title in the Riverstone Property, which is not subject to any liens, interests or encumbrances, except as listed in Exhibit E.

    b. Hageman Holdings represents and warrants that it is the owner of 100 percent of the Hageman Property as described in Exhibit A, that it has full legal authority to encumber the Hageman Property as provided in this Agreement, and that as of the date of this Agreement, it has fee simple absolute title in the Hageman Property, which is not subject to any liens, interests or encumbrances, except as listed in Exhibit E.

4. Waiver of Hearings. The Owners waive notice of hearing and hearing pursuant to Minn. Stat. section 429.031, on the Improvement Project, notice of hearing and hearing on the special assessments levied to finance the Improvement Project pursuant to Minn. Stat. section 429.061, and any notice of hearing or procedure specified under the City Charter, and specifically requests that the Improvement Project be constructed and special assessments be levied against the Property without hearings.

5. Waiver of Appeal or Reapportionment. Each Owner, as to the portion of the Property owned by it, waives the right to appeal the levy of the special assessments pursuant to Minn. Stat. section 429.081, , and further specifically agrees with respect to such special assessments that:

    a. Any requirements of Minn. Stat. chapter 429 or the City Charter with which the City does not comply are hereby waived;

    b. The increase in fair market value of its portion of the Property resulting from construction of the Improvement Project will be at least equal to the cost of the Improvement Project as set forth herein, and that such increase in fair market value is a special benefit to the Property;

    c. Assessment of the above-specified cost of the Improvement Project against its portion of the Property is reasonable, fair and equitable and there are no other properties against which such cost should be assessed.

6. No Deferral. Each Owner represents and warrants that its portion of the Property is not so classified for tax purposes as to result in deferral of the obligation to pay special assessments, and Owner

agrees that it will take no action to secure such tax status of its portion of the Property during the term of this Agreement.

7. Assessment. The Owners request that up to 40% of the actual cost of the Improvement Project be assessed against the Property as detailed in Exhibit B and Exhibit C. Information contained in Exhibit B and Exhibit C, including assessment amounts, will be updated upon receiving bids for the Improvement Project, and upon completion of construction

8. Payment of Assessment.

    a. Riverstone Development. Certified assessments for the Plat shall be payable in equal semi-annual installments over a period of four (4) years with the first installment due May 15, 2019, and subsequent installments due May 15 and October 15 each year. The fixed interest rate applied to the Assessment shall be set at the five (5) year U.S. Treasury rate on the date of this agreement plus 2 percent. The owner of any property so assessed may, at any time prior to certification of the assessment or the first installment thereof to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the municipal treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption thereof. The owner may at any time prior to November 15 of any year, prepay to the treasurer of the municipality having levied said assessments, the whole assessment remaining due. Assessments levied against any parcel shall be paid in full upon transfer of ownership. Appendix D is an example payment schedule.

    b. Hageman Holdings. No annual or semi-annual assessment payments are required until any portion of the Hageman Property is developed or sold. Interest shall accrue on the assessment. The fixed interest rate applied to the Assessment shall be set at the five (5) year U.S. Treasury rate on the date of this agreement plus 2 percent. Certified assessments shall be paid in full upon transfer of ownership, or development of, all or any portion of the Hageman Property. Property is deemed "developed" as of the date of final plat approval by the Ramsey City Council.

9. Collateral.

    d. Riverstone Development. Riverstone Developemnt shall furnish the City with an irrevocable letter of credit equal to 40% of the assessments made against the Riverstone Property. This letter of credit will remain in place until all assessment payments are made by Riverstone Development. The City shall immediately draw on this letter of credit in the event Riverstone Development defaults on making any assessment payments. This letter of credit shall be furnished and executed within the City's final plat and development agreement process for the proposed Riverstone residential development project. This letter of credit shall adhere to the City's Finance Department minimum standards and must be approved by the City's Finance Director. This letter of credit is separate from the letter of credit that will be required by the City through the City's standard platting and development agreement processes.

    e. Hageman Holdings. No additional collateral required.

10. Successors and Assigns. The covenants, waivers and agreements contained in this Agreement shall bind the successors and assigns of each Owner and shall run with such Owner's portion of the Property and bind all its successors in interest. It is the intent of the parties hereto that this Agreement be in a

form that is recordable in the land records of Anoka County, Minnesota, and they agree to make any changes in this Agreement that may be necessary to effect the recording of this Agreement against the title to the Property.

11. Termination. This Agreement shall terminate as to the Riverstone Property or the Hageman Property, as the case may be, upon the final payment of all special assessments levied against that portion of the Property from the Improvement Project. The City shall then execute and deliver such documents, in recordable form, as are necessary to extinguish its rights hereunder.

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

(left blank intentionally; signature pages and appendix to follow)

DRAFTED BY:
Patrick J. Brama
Assistant City Administrator
City of Ramsey
7550 Sunwood Dr. NW.
Ramsey, MN 55303

CITY OF RAMSEY

By: _____
Its: Mayor

ATTEST

By: _____
Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 26th day of July, 2017, by Sarah Strommen and Kurtis G. Ulrich, the Mayor and City Administrator, respectively, of City of Ramsey, a Minnesota municipal corporation pursuant to the authority granted by its City Council.

_____
Notary Public

JOANN THIELING
Notary Public
Minnesota
My Commission Expires January 31, 2020

RIVERSTONE DEVELOPMENT, LLC

By: _____
Its: Vice President

STATE OF MINNESOTA)
) SS.
COUNTY OF Anoka)

On this 26th day of July, 2017, before me a Notary Public within and for said County, personally Steve Bona to me personally known, who each by me duly sworn, did say that he is the VICE President of Riverstone Development, LLC,, a limited liability corporation under the laws of the State of Minnesota, acknowledged said instrument to be the free act and deed of said corporation.

_____
Notary Public

JOANN THIELING
Notary Public
Minnesota
My Commission Expires January 31, 2020

HAGEMAN HOLDINGS, LLC

By: _____
Its: PRESIDENT

STATE OF MINNESOTA)
) SS.
COUNTY OF Wright)

On this 26 day of July, 2017, before me a Notary Public within and for said County, personally Michael Hageman to me personally known, who each by me duly sworn, did say that he is the President of Hagemand Holdings, LLC, a limited liability corporation under the laws of the State of Minnesota, acknowledged said instrument to be the free act and deed of said corporation.

_____
Notary Public

CYNTHIA ROSE TORGERSON
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES
01/31/2022

EXHIBIT A: Property Description

Riverstone Development, LLC (A. Riverstone Property)

Riverstone Plat, Anoka County, City of Ramsey

Block 1	Lots 1-12
Block 2	Lots 1-6
Block 3	Lots 1-19
Block 4	Lots 1-14
Outlot F	1 lot
Outlot G	1 lot

Hageman Holdings, LLC (B. Hageman Property)

PID: 20-32-25-34-0004

Address: 8200 Bunker Lake Boulevard

Legal: Lot 1, Block 1, Alpha Development

EXHIBIT B

Improvement Project

Updated March of 2017. Concept level costs displayed. Information contained in Exhibit B, including estimated project costs, will be updated upon receiving bids for the Improvement Project.

Improvement Type	Phase 1A	Phase 1B
Roadway	$ 795,000	$ 940,000
Roadway Transitions	$ 66,000	$ 78,000
Right Turn Lanes	$ 132,000	$ 156,000
Trails/Sidewalks	$ 106,000	$ 125,000
Storm Water Management	$ 0	$ 48,000
Street Lighting	$ 76,000	$ 90,000
Trunk Water	$ 154,000	$ 182,000
Trunk Sanitary Sewer	$ 179,000	$ 545,000
Total Costs/Phase	**$ 1,508,000**	**$ 2,164,000**
Total Costs less Public Utilities	**$ 1,175,000**	**$ 1,437,000**

The above costs include 30% contingencies and project development costs. Project development costs include administrative, engineering, legal, and financing related costs.

NOTES:

1. The scope of the above Phase 1B will be expanded to include a pedestrian crossing at the intersection of Puma Street/ Alpine Drive ($5,000estimated cost). This is not reflected in Exhibit B; this is reflected in Exhibit C.

2. Riverstone has requested certain Phase 1B infrastructure improvements be constructed early. As a result, Phase 1B costs will increase by an estimated $50,000, to account for a temporary gravel road. Riverstone will be assessed 100% of this additional cost. This is not reflected in Exhibit B; this is reflected in Exhibit C.

EXHIBIT C: Improvement Project Costs & Estimated Assessment Roll

TABLE A: Engineers Feasibility Estimates

Total Costs		
Phase 1A	$	1,508,000
Phase 1 B	$	2,169,000
Sub Total	$	3,677,000

Total Costs (less Trunk Water & Sewer)		
Phase 1A	$	1,175,000
Phase 1B	$	1,442,000
Sub Total	$	2,617,000

TABLE B: Cost Share Agreement

	City	Riverstone	Hageman
Phase 1A	60%	16%	24%
Phase 1B	60%	40%	0%

TABLE C: Preliminary Assessment Roll*

	City	Riverstone	Hageman
Phase 1A	$ 705,000	$ 188,000	$ 282,000
Phase 1B	$ 865,200	$ 576,800	$ -

TABLE D: Riverstone Preliminary Assessment Detail

Estimated Total Assessment	$	764,800
(add $50,000 per Exhibit B, Note 2)	$	814,800
Number of Lots		150
% Share Per Lot		0.6667%
Estimated Assessment Per Lot	$	5,432

Breakdown	Lots	% Share		Estimate
Buildable	51	34.000%	$	277,032
Outlot F	23	15.333%	$	124,936
Outlot G	76	50.667%	$	412,832

TABLE E: Hageman Preliminary Assessment Detail

Estimated Total Assessment	$	282,000
Number of Lots		1
% Share Per Lot		100%
Estimated Assessment Per Lot	$	282,000

*Costs are Bolton & Menk preliminary feasibility estimates from March of 2017, and include 30% contingencies. Adjustments to assessment amounts will be made by the City of Ramsey upon receiving actual bids for these improvements. A risk factor exists, that actual costs for this project are different than originally estimated.

Exhibit D

Riverstone Development: Example Payment Schedule

Information contained in Exhibit D, including estimated payments, will be updated upon receiving bids for the Improvement Project.

Capstone Riverstone: Assessment Agreement Signed: Est 7/26/17 730 Days interest: Jan 1, 2018-Dec 31, 2019

Int rate = 5 Year Treasury + 2 basis points		Principal	3.83%** Interest	Payment Amount	Pay-off Balance
Bld. Lots -51 Assessed					5,432.00
	2019	1,358.00	416.09	1,774.09	4,074.00
	2020	1,358.00	156.03	1,514.03	2,716.00
	2021	1,358.00	104.02	1,462.02	1,358.00
	2022	1,358.00	52.01	1,410.01	-
Total		$ 5,432.00	$ 728.16	$ 6,160.16	

** Based on 5 year treasury rate 7-24-17 + 2 points

Capstone Riverstone: Assessment Agreement Signed: Est 7/12/17 730 Days interest: Jan 1, 2018-Dec 31, 2019

Int rate = 5 Year Treasury + 2 basis points		Principal	3.83%** Interest	Payment Amount	Pay-off Balance
Outlot F					124,936.00
	2019	31,234.00	9,570.10	40,804.10	93,702.00
	2020	31,234.00	3,588.79	34,822.79	62,468.00
	2021	31,234.00	2,392.52	33,626.52	31,234.00
	2022	31,234.00	1,196.26	32,430.26	-
Total		$ 124,936.00	$ 16,747.67	$ 141,683.67	

** Based on 5 year treasury rate 7-24-17 + 2 points

Capstone Riverstone: Assessment Agreement Signed: Est 7/12/17 730 Days interest: Jan 1, 2018-Dec 31, 2019

Int rate = 5 Year Treasury + 2 basis points		Principal	3.83%** Interest	Payment Amount	Pay-off Balance
Outlot G					412,832.00
	2019	103,208.00	31,622.93	134,830.93	309,624.00
	2020	103,208.00	11,858.60	115,066.60	206,416.00
	2021	103,208.00	7,905.73	111,113.73	103,208.00
	2022	103,208.00	3,952.87	107,160.87	-
Total		$ 412,832.00	$ 55,340.13	$ 468,172.13	

** Based on 5 year treasury rate 7-24-17 + 2 points

Exhibit E

Liens and Encumbrances

[both property owners shall provide the City of Ramsey with updated owners and encumbruances reports 10 days priort to final plat approval.]

ANOKA COUNTY MINNESOTA

Document No.: 2176959.004 ABSTRACT

I hereby certify that the within instrument was filed in this office for record on: 07/28/2017 3:42:00 PM

Fees/Taxes In the Amount of $46.00

JONELL M. SAWYER

Anoka County Property Tax Administrator/Recorder/Registrar of Titles

MLM, Deputy

Record ID: 4037522

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

CC Regular Session **7. 6.**

Meeting Date: 05/08/2018

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #18-081 Accepting Bids and Awarding Contract for 2018 Street Overlay Improvements, Improvement Project #18-03

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #18-081 accepting bids and awarding a construction contract for 2018 Street Overlay Improvements, Improvement Project #18-03.

Background:

Numerous public street segments were identified in eight residential developments throughout the City having Pavement and Surface Evaluation Rating (PASER) values between 3 and 5, indicating they are candidates for pavement overlay improvements in 2018. Overlaying these streets in 2018 will allow the City to maintain the pavement in the most cost-effective manner throughout the serviceable life of the streets.

Attached is a figure showing the specific street segments proposed to receive bituminous pavement overlay improvements in 2018. These street segments are located in the following residential developments:

- Northfork
- Northfork Oaks
- Northfork 2nd Addition
- Northfork 3rd Addition
- Northfork Itasca Shores
- The North Forty 2nd Addition
- The North Forty 3rd Addition
- Woodland Green

A Feasibility Report was ordered for the proposed 2018 Street Overlay Improvements, and on January 9, 2018, the City Council conducted a Public Hearing, approved the Feasibility Report, adopted preliminary assessments, and ordered plans and specifications.

The proposed improvements are designated as City Improvement Project #18-03, 2018 Street Overlay Improvements.

Notification:

Advertisements for bids were published in the City's official newspaper, the Anoka County Union Herald, and in Finance and Commerce, on Friday, March 30, and on Friday, April 6.

Observations/Alternatives:

Observations:
The proposed improvements are consistent with the City's long-term Street Maintenance Program.

As discussed with Council on March 27th, bituminous pavement patching work is proposed for several areas of severely damaged pavement in three project areas prior to overlaying the streets. This will help the overlay improvements achieve their design life of 15 to 20 years. The proposed bituminous patching work involves removing the existing damaged pavement, shaping and compacting the existing aggregate base, and placing and compacting new bituminous pavement to the same elevation of the existing pavement. The proposed pavement patching work is shown on plan sheets 20, 21, and 22 of the attached plans. Staff estimated costs for the bituminous patching work at $33,000. Per North Valley's low bid, the cost is anticipated to be $34,711.08, which the City will pay for in full.

A total of eight (8) bids were received and opened on May 1, 2018. All bids were checked for errors and omissions. The bid of ASTECH Corp. included several mathematical calculation errors. After adjustments, their bid was increased by an amount of $28.30, which had no impact on the award of bids. A bid summary is included below, as well as in the attached resolution.

CONTRACTOR	**TOTAL BID**
North Valley, Inc.	$544,224.86
Midwest Asphalt Services, LLC	$557,871.23
GMH Asphalt Corp.	$561,479.63
Omann Contracting Companies, Inc.	$573,712.28
ASTECH Corp.	$591,518.47
Northwest Asphalt, Inc.	$596,864.06
Park Construction Company	$599,791.60
C.S. McCrossan	$715,994.70
Engineer's Estimate	*$581,492.00*

Bids were favorable. The lowest responsible bid was received from North Valley, Inc. in the amount of $544,224.86, which is 6.4% less than the Engineer's estimate for construction costs of $581,492.00.

Alternatives:
Alternative #1 – Motion to adopt Resolution #18-081 accepting bids and awarding a construction contract for 2018 Street Overlay Improvements, Improvement Project #18-03.

Alternative #2 – Motion to deny adoption of Resolution #18-081 at this time.

Funding Source:
The lowest responsible bid was received from North Valley, Inc. in the amount of $544,224.86.

The City's 5-year Street Reconstruction and Overlay Program includes the streets listed above as proposed 2018 overlay improvements, allowing the City to utilize street reconstruction/overlay bonds to fund 100% of the improvements. The City's current 10-year Capital Improvement Plan (CIP) includes the proposed 2018 overlay improvements. Copies of each are attached for reference. Bonds will be issued in an amount sufficient to cover all project costs initially, after which a portion of the proceeds will be recovered through special assessments.

Special assessments may fund up to 25% of eligible improvement costs per Minnesota Statute Chapter 429, Chapter 8 of the City Charter, and the City's Special Assessment Policy. Eligible project costs cover all costs except bituminous patching costs. Proposed special assessment amounts vary by project area. To be consistent with past practice, special assessments are proposed to be equal across all properties within each project area since each property generally receives the same benefit based on similar property values. This is consistent with the "per lot" method of assessment defined within the City's Special Assessments Policy. Final assessment amounts may be more or less based on final construction costs.

Storm water funds will fund all storm sewer project costs.

Project costs, which include construction costs plus 14% indirect costs for administrative, engineering, finance and legal fees, total $620,416.34. Of this amount, $585,705.26 are eligible for special assessments. Final project costs will be funded using the following funding sources in the estimated amounts shown:

- Special assessments = $146,426.31
- Street overlay bond funds = $460,974.83
- Stormwater utility funds = $13,015.20

A special benefit consultation report will be ordered for this project to ensure special assessment amounts do not exceed property benefit amounts.

Recommendation:

City staff recommends Alternative #1.

Action:

Adopt Resolution #18-081 accepting bids and awarding a construction contract for 2018 Street Overlay Improvements, Improvement Project #18-03.

Attachments

Resolution 18-081
5 Year SROP Plan
CIP Sheet 2018 Overlays
18-03 Plans

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/03/2018 03:41 PM
Form Started By: Bruce Westby		Started On: 04/05/2018 04:23 PM
Final Approval Date: 05/03/2018		

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

RESOLUTION #18-081

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR 2018 STREET OVERLAY IMPROVEMENTS, IMPROVEMENT PROJECT #18-03

WHEREAS, the City of Ramsey proposes to overlay numerous street segments in 2018 for the purpose of maintaining these streets as cost-effectively as possible; and

WHEREAS, pursuant to Ramsey City Council resolution #17-10-270, adopted October 24, 2017, the City Engineer was ordered to prepare a Feasibility Report to study the feasibility of completing pavement overlay improvements to approximately 3.5 miles of bituminous pavement on numerous street segments in eight residential developments throughout the City, and other appurtenant work; and

WHEREAS, pursuant to Ramsey City Council resolution #17-12-315, adopted December 12, 2017, the City Council received and accepted the Feasibility Report, and a Public Hearing was ordered for January 9, 2018, to consider the proposed improvements for said streets in accordance with the Feasibility Report; and

WHEREAS, benefiting properties are proposed to be assessed for 25-percent of the cost of eligible improvements, pursuant to Minnesota Statutes Chapter 429, Chapter 8 of the City Charter, and the City's Special Assessments Policy; and

WHEREAS, the City Clerk gave mailed and published notice of such hearing and improvements as required by law; and

WHEREAS, pursuant to Ramsey City Council resolution #18-012, adopted January 9, 2018, the Feasibility Report was approved following a Public Hearing, and the City Engineer was designated as the engineer for this improvement and was ordered to prepare plans and specifications for the making of such improvements; and

WHEREAS, pursuant to Ramsey City Council resolution #18-057, adopted March 27, 2018, final plans and specifications were approved and advertisements for bids were authorized for said improvements; and

WHEREAS, bids were received, opened, and tabulated on May 1, 2018, and the following bids were found to comply with the advertisement for bids; and

CONTRACTOR	TOTAL BID
North Valley, Inc.	$544,224.86
Midwest Asphalt Services, LLC	$557,871.23
GMH Asphalt Corp.	$561,479.63
Omann Contracting Companies, Inc.	$573,712.28
ASTECH Corp.	$591,518.47
Northwest Asphalt, Inc.	$596,864.06
Park Construction Company	$599,791.60
C.S. McCrossan	$715,994.70
Engineer's Estimate	*$581,492.00*

WHEREAS, the bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of $544,224.86 for the total bid for construction of said improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements based on the total bid for and on behalf of the City of Ramsey.

2) The City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids at such time that a contract has been executed.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 8th day of May, 2018.

Mayor

ATTEST:

City Clerk

2015 through 2019

Five-Year Street Reconstruction Overlay Plan for the

City of Ramsey, Minnesota

March 10, 2015

Prepared by:

Ehlers & Associates, Inc.
3060 Centre Pointe Drive
Roseville, MN 55113

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City of Ramsey, MN

Five-Year Street Reconstruction and Overlay Plan

2015 through 2019

I. INTRODUCTION

In 2002, the Minnesota State Legislature passed into law a bill which generally exempts city bonds issued under a street reconstruction program from the referendum requirements usually required for bonding expenditures. In 2013 the Legislature amended the law to allow bituminous overlays to be included in the street reconstruction program.

II. PURPOSE

Street reconstruction or bituminous overlay is a major expenditure of city funds for the reconstruction or overlay of streets. Street reconstruction and bituminous overlay may include utility replacement and relocation and other incidental costs, turn lanes and other improvements having a substantial public safety function, realignments, other modifications to intersect with state and county roads, and the local share of state and county road projects. Except in the case of turn lanes, safety improvements, realignments, intersection modifications, and local share of state and county road projects, street reconstruction does not include the portion of project costs allocable to widening a street or adding curbs and gutters where none previously existed. A Street Reconstruction and Overlay Plan (SROP) is a document designed to anticipate street reconstruction and overlay expenditures and schedule them over a five-year period so that they may be purchased in the most efficient and cost effective method possible. A SROP allows the matching of expenditures with anticipated income. As potential expenditures are reviewed, the city considers the benefits, costs, alternatives and impact on operating expenditures.

The City of Ramsey, Minnesota (the "City") believes the street reconstruction and overlay process is an important element of responsible fiscal management. Major capital expenditures can be anticipated and coordinated so as to minimize potentially adverse financial impacts caused by the timing and magnitude of capital outlays. This coordination of capital expenditures is important to the City in achieving its goals of adequate physical assets and sound fiscal management. In these financially difficult times good planning is essential for the wise use of limited financial resources.

The Street Reconstruction and Overlay Plan is designed to be updated on an annual basis. In this manner, it becomes an ongoing fiscal planning tool that continually anticipates future capital expenditures and funding sources.

III. THE STREET RECONSTRUCTION AND OVERLAY PLANNING PROCESS

The street reconstruction and overlay planning process is as follows; the City Council authorizes the preparation of the SROP. The City staff is instructed to assemble the capital expenditures to be undertaken within the next five years. The City Council then reviews the expenditures according to their priority, fiscal impact, and available funding. From this information, a preliminary street reconstruction and overlay plan is prepared. A public hearing is held to solicit input from citizens and other governmental units. Changes are made based on that input, and a final project list is established.

The City Council then prepares a plan based on the available funding sources. If general obligation bonding is necessary, the City works with its financial advisor to prepare a bond sale and repayment schedule. Over the life of the SROP, once the funding, including proceeds from the bond sales becomes available, the individual capital expenditures can be made.

In subsequent years, the process is repeated as expenditures are completed as new needs arise. Street reconstruction planning looks five years into the future.

For a city to use its authority to finance expenditures under Chapter 475.58, Subdivision 3b, it must meet the requirements provided therein. Specifically, the city council must approve the sale of street reconstruction bonds by a unanimous vote of its membership present. In addition, it must hold a public hearing for public input. Notice of such hearing must be published in the official newspaper of the city at least 10, but not more than 28 days prior to the date of the public hearing. The city council approves the SROP unanimously following the public hearing.

Although a referendum is not required, a reverse referendum is allowable. If a petition bearing the signatures of at least 5 percent of the votes cast in the last general election requesting a vote on the issuance of bonds is received by the municipal clerk within 30 days after the public hearing, a referendum vote on the issuance of the bonds shall be called (if a vote is taken and the referendum passes, the taxes would be levied on market value rather than tax capacity).

IV. PROJECT SUMMARY

The expenditures to be undertaken with this Street Reconstruction and Overlay Plan (SROP) are limited to those listed in Appendix A. All other foreseeable capital expenditures within the City government will come through other means. The following expenditures have been submitted for inclusion in this SROP:

2015 Expenditures

- Garnet Street & 168th Avenue Reconstruction and overlay of streets in Hy-10 Ramsey, Northfork Highlands, Northfork Oaks, Northfork Point, Pondvale Estates, Pondvale Estates 2nd and Rolling Green.

2016 Expenditures

- Andrie Street and 164th Lane reconstruction and overlay of streets in AEC, Woodland Green and Sunwood Drive.

2017 Expenditures

- Reconstruction of Alpine Drive and overlay of streets in Rivers Bend.

2018 Expenditures

- Reconstruction of streets in Stanhope Terrace and North Forty and overlay of streets in Woodland Green, North Forty 2nd, Forth Forty 3rd, Northfork Oaks, Northfork, Northfork 2nd, Northfork 3rd and Northfork Itasca Shores.

2019 Expenditures

- Reconstruction of streets in Ford Brook Estates and overlay of streets in Brookview Estates, Meadow View, Flintwood Hills, Wood Pond Hills and Chestnut Ridge.

V. FINANCING THE STREET RECONSTRUCTION PLAN

The total amount of requested expenditures under the Street Reconstruction and Overlay Plan is approximately $9 million. If these expenditures are to be funded, that amount of money is anticipated to be generated through the tax levy and the sale of approximately $10,000,000 in bonds over the five-year period.

In the financing of the Street Reconstruction Plan, one statutory limitation applies. Under Chapter 475, with few exceptions, cities cannot incur debt in excess of 3% of the assessor's estimated market value for the city. In the City the pay 2014 EMV is $1,795,975,400. Therefore, the total amount of outstanding debt cannot exceed $53,879,262. As of February 10, 2015 the City had $20,050,000 subject to the legal debt limit.

Under the Street Reconstruction Plan, the City will secure $1,775,000 in general obligation bonds in the year 2015 to finance Garnet Street & 168th Avenue reconstruction and overlay of streets in Hy-10 Ramsey, Northfork Highlands, Northfork Oaks, Northfork Point, Pondvale Estates, Pondvale Estates 2nd and Rolling Green. In the year 2016, general obligation bonds in the amount of $2,865,000 will be secured for the Andrie Street and 164th Lane reconstruction and overlay of streets in AEC, Woodland Green and Sunwood Drive. In 2017, general obligation bonds in the amount of $995,000 will be used to finance reconstruction of Alpine Drive and overlay of streets in Rivers Bend. In 2018, general obligation bonds in the amount of $2,435,000 will be used to finance reconstruction of streets in Stanhope Terrace and North Forty and overlay of streets in Woodland Green, North Forty 2nd, Forth Forty 3rd, Northfork Oaks, Northfork, Northfork 2nd, Northfork 3rd and Northfork Itasca Shores. Finally in the year 2019, $1,440,000 in general obligation bonds will be secured for the financing of reconstruction of streets in Ford Brook Estates and overlay of streets in Brookview Estates, Meadow View, Flintwood Hills, Wood Pond Hills and Chestnut Ridge. All five general obligation bond issues will be repaid over a 10 - year period. The only exception is the road reconstruction portion of the 2016 bonds will be repaid over a 15-year period due to the size of the project (approximately $2.325 million). The par amount of each issue is based on the amounts listed in Appendix A plus estimated issuance costs. The proposed general obligation street reconstruction bonds (including issuance costs) are shown in Appendix B.

Continuation of the Street Reconstruction and Overlay Plan

This Street Reconstruction and Overlay Plan should be reviewed annually by the City Council using the process outlined in this Plan. It should review proposed expenditures, make priority decisions, and seek funding for those expenditures it deems necessary for the City. If deemed appropriate, the Council should prepare an update to this Plan.

APPENDIX A

PROJECT COSTS

(Capital Expenditures to be funded with Bond Proceeds)

The 2015 capital expenditure of approximately $1,680,100 for the City's portion of reconstruction of Garnet Street & 168th Avenue and overlay of streets in Hy-10 Ramsey, Northfork Highlands, Northfork Oaks, Northfork Point, Pondvale Estates, Pondvale Estates 2nd and Rolling Green is to be funded with $1,775,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2015 | Delivered 05/01/2015

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$1,095,000.00	$680,000.00	$1,775,000.00
Total Sources	**$1,095,000.00**	**$680,000.00**	**$1,775,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.200%)	13,140.00	8,160.00	21,300.00
Costs of Issuance	24,059.15	14,940.85	39,000.00
Deposit to Capitalized Interest (CIF) Fund	19,857.50	12,333.75	32,191.25
Deposit to Project Construction Fund	1,036,000.00	644,100.00	1,680,100.00
Rounding Amount	1,943.35	465.40	2,408.75
Total Uses	**$1,095,000.00**	**$680,000.00**	**$1,775,000.00**

PROJECT COSTS

The 2016 capital expenditure of approximately $2,719,710 for the City's portion of Andrie Street and 164th Lane reconstruction and overlay of streets in AEC, Woodland Green and Sunwood Drive is to be funded with $2,865,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2016 | Delivered 05/01/2016

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$2,325,000.00	$540,000.00	$2,865,000.00
Total Sources	**$2,325,000.00**	**$540,000.00**	**$2,865,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.200%)	27,900.00	6,480.00	34,380.00
Costs of Issuance	35,706.80	8,293.20	44,000.00
Deposit to Capitalized Interest (CIF) Fund	52,715.00	9,820.42	62,535.42
Deposit to Project Construction Fund	2,205,105.00	514,605.00	2,719,710.00
Rounding Amount	3,573.20	801.38	4,374.58
Total Uses	**$2,325,000.00**	**$540,000.00**	**$2,865,000.00**

PROJECT COSTS

The 2017 capital expenditure of approximately $919,065 for the reconstruction of Alpine Drive and overlay of streets in Rivers Bend is to be funded with $995,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2017 | Delivered 05/01/2017

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$810,000.00	$185,000.00	$995,000.00
Total Sources	**$810,000.00**	**$185,000.00**	**$995,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.500%)	12,150.00	2,775.00	14,925.00
Costs of Issuance	32,562.82	7,437.18	40,000.00
Deposit to Capitalized Interest (CIF) Fund	14,695.42	3,396.25	18,091.67
Deposit to Project Construction Fund	747,180.00	171,885.00	919,065.00
Rounding Amount	3,411.76	(493.43)	2,918.33
Total Uses	**$810,000.00**	**$185,000.00**	**$995,000.00**

PROJECT COSTS

The 2018 capital expenditure of approximately $2,316,050 for the reconstruction of streets in Stanhope Terrace and North Forty and overlay of streets in Woodland Green, North Forty 2nd, Forth Forty 3rd, Northfork Oaks, Northfork, Northfork 2nd, Northfork 3rd and Northfork Itasca Shores is to be funded with $2,435,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2018 | Delivered 05/01/2018

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$1,565,000.00	$870,000.00	$2,435,000.00
Total Sources	**$1,565,000.00**	**$870,000.00**	**$2,435,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.200%)	18,780.00	10,440.00	29,220.00
Costs of Issuance	28,279.26	15,720.74	44,000.00
Deposit to Capitalized Interest (CIF) Fund	28,426.67	15,805.83	44,232.50
Deposit to Project Construction Fund	1,486,980.00	829,070.00	2,316,050.00
Rounding Amount	2,534.07	(1,036.57)	1,497.50
Total Uses	**$1,565,000.00**	**$870,000.00**	**$2,435,000.00**

PROJECT COSTS

The 2019 capital expenditure of approximately $1,353,990 for the reconstruction of streets in Ford Brook Estates and overlay of streets in Brookview Estates, Meadow View, Flintwood Hills, Wood Pond Hills and Chestnut Ridge is to be funded with $1,440,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2019 | Delivered 05/01/2019

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$725,000.00	$715,000.00	$1,440,000.00
Total Sources	**$725,000.00**	**$715,000.00**	**$1,440,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.200%)	8,700.00	8,580.00	17,280.00
Costs of Issuance	19,131.95	18,868.05	38,000.00
Deposit to Capitalized Interest (CIF) Fund	13,102.92	12,943.13	26,046.05
Deposit to Project Construction Fund	680,570.00	673,420.00	1,353,990.00
Rounding Amount	3,495.13	1,188.82	4,683.95
Total Uses	**$725,000.00**	**$715,000.00**	**$1,440,000.00**

APPENDIX B

PROPOSED 2015 SROP BOND ISSUE

City of Ramsey, Minnesota

$1,775,000 General Obligation Bonds, Series 2015
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2015	-	-	17,333.75	17,333.75	(17,333.75)	-	-
12/01/2016	180,000.00	0.850%	29,715.00	209,715.00	(14,857.50)	194,857.50	204,600.38
12/01/2017	170,000.00	1.050%	28,185.00	198,185.00	-	198,185.00	208,094.25
12/01/2018	170,000.00	1.250%	26,400.00	196,400.00	-	196,400.00	206,220.00
12/01/2019	170,000.00	1.400%	24,275.00	194,275.00	-	194,275.00	203,988.75
12/01/2020	170,000.00	1.650%	21,895.00	191,895.00	-	191,895.00	201,489.75
12/01/2021	175,000.00	1.750%	19,090.00	194,090.00	-	194,090.00	203,794.50
12/01/2022	180,000.00	1.900%	16,027.50	196,027.50	-	196,027.50	205,828.88
12/01/2023	185,000.00	2.050%	12,607.50	197,607.50	-	197,607.50	207,487.88
12/01/2024	185,000.00	2.300%	8,815.00	193,815.00	-	193,815.00	203,505.75
12/01/2025	190,000.00	2.400%	4,560.00	194,560.00	-	194,560.00	204,288.00
Total	**$1,775,000.00**	-	**$208,903.75**	**$1,983,903.75**	**(32,191.25)**	**$1,951,712.50**	**$2,049,298.13**

PROPOSED 2016 SROP BOND ISSUE

City of Ramsey, Minnesota

$2,865,000 General Obligation Bonds, Series 2016
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2016	-	-	33,672.92	33,672.92	(33,672.92)	-	-
12/01/2017	215,000.00	0.850%	57,725.00	272,725.00	(28,862.50)	243,862.50	256,055.63
12/01/2018	185,000.00	1.050%	55,897.50	240,897.50	-	240,897.50	252,942.38
12/01/2019	190,000.00	1.250%	53,955.00	243,955.00	-	243,955.00	256,152.75
12/01/2020	190,000.00	1.400%	51,580.00	241,580.00	-	241,580.00	253,659.00
12/01/2021	200,000.00	1.650%	48,920.00	248,920.00	-	248,920.00	261,366.00
12/01/2022	200,000.00	1.750%	45,620.00	245,620.00	-	245,620.00	257,901.00
12/01/2023	205,000.00	1.900%	42,120.00	247,120.00	-	247,120.00	259,476.00
12/01/2024	205,000.00	2.050%	38,225.00	243,225.00	-	243,225.00	255,386.25
12/01/2025	210,000.00	2.300%	34,022.50	244,022.50	-	244,022.50	256,223.63
12/01/2026	215,000.00	2.400%	29,192.50	244,192.50	-	244,192.50	256,402.13
12/01/2027	160,000.00	2.550%	24,032.50	184,032.50	-	184,032.50	193,234.13
12/01/2028	165,000.00	2.700%	19,952.50	184,952.50	-	184,952.50	194,200.13
12/01/2029	170,000.00	2.850%	15,497.50	185,497.50	-	185,497.50	194,772.38
12/01/2030	175,000.00	2.950%	10,652.50	185,652.50	-	185,652.50	194,935.13
12/01/2031	180,000.00	3.050%	5,490.00	185,490.00	-	185,490.00	194,764.50
Total	**$2,865,000.00**	**-**	**$566,555.42**	**$3,431,555.42**	**(62,535.42)**	**$3,369,020.00**	**$3,537,471.00**

PROPOSED 2017 SROP BOND ISSUE

City of Ramsey, Minnesota

$995,000 General Obligation Bonds, Series 2017
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2017	-	-	9,741.67	9,741.67	(9,741.67)	-	-
12/01/2018	100,000.00	0.850%	16,700.00	116,700.00	(8,350.00)	108,350.00	113,767.50
12/01/2019	90,000.00	1.050%	15,850.00	105,850.00	-	105,850.00	111,142.50
12/01/2020	95,000.00	1.250%	14,905.00	109,905.00	-	109,905.00	115,400.25
12/01/2021	95,000.00	1.400%	13,717.50	108,717.50	-	108,717.50	114,153.38
12/01/2022	100,000.00	1.650%	12,387.50	112,387.50	-	112,387.50	118,006.88
12/01/2023	100,000.00	1.750%	10,737.50	110,737.50	-	110,737.50	116,274.38
12/01/2024	100,000.00	1.900%	8,987.50	108,987.50	-	108,987.50	114,436.88
12/01/2025	105,000.00	2.050%	7,087.50	112,087.50	-	112,087.50	117,691.88
12/01/2026	105,000.00	2.300%	4,935.00	109,935.00	-	109,935.00	115,431.75
12/01/2027	105,000.00	2.400%	2,520.00	107,520.00	-	107,520.00	112,896.00
Total	**$995,000.00**	**-**	**$117,569.17**	**$1,112,569.17**	**(18,091.67)**	**$1,094,477.50**	**$1,149,201.38**

PROPOSED 2018 SROP BOND ISSUE

City of Ramsey, Minnesota

$2,435,000 General Obligation Bonds, Series 2018
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2018	-	-	23,817.50	23,817.50	(23,817.50)	-	-
12/01/2019	250,000.00	0.850%	40,830.00	290,830.00	(20,415.00)	270,415.00	283,935.75
12/01/2020	225,000.00	1.050%	38,705.00	263,705.00	-	263,705.00	276,890.25
12/01/2021	230,000.00	1.250%	36,342.50	266,342.50	-	266,342.50	279,659.63
12/01/2022	235,000.00	1.400%	33,467.50	268,467.50	-	268,467.50	281,890.88
12/01/2023	235,000.00	1.650%	30,177.50	265,177.50	-	265,177.50	278,436.38
12/01/2024	240,000.00	1.750%	26,300.00	266,300.00	-	266,300.00	279,615.00
12/01/2025	250,000.00	1.900%	22,100.00	272,100.00	-	272,100.00	285,705.00
12/01/2026	250,000.00	2.050%	17,350.00	267,350.00	-	267,350.00	280,717.50
12/01/2027	255,000.00	2.300%	12,225.00	267,225.00	-	267,225.00	280,586.25
12/01/2028	265,000.00	2.400%	6,360.00	271,360.00	-	271,360.00	284,928.00
Total	**$2,435,000.00**	**-**	**$287,675.00**	**$2,722,675.00**	**(44,232.50)**	**$2,678,442.50**	**$2,812,364.63**

PROPOSED 2019 SROP BOND ISSUE

City of Ramsey, Minnesota

$1,440,000 General Obligation Bonds, Series 2019
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2019	-	-	14,024.80	14,024.80	(14,024.80)	-	-
12/01/2020	150,000.00	0.850%	24,042.50	174,042.50	(12,021.25)	162,021.25	170,122.31
12/01/2021	135,000.00	1.050%	22,767.50	157,767.50	-	157,767.50	165,655.88
12/01/2022	140,000.00	1.250%	21,350.00	161,350.00	-	161,350.00	169,417.50
12/01/2023	140,000.00	1.400%	19,600.00	159,600.00	-	159,600.00	167,580.00
12/01/2024	140,000.00	1.650%	17,640.00	157,640.00	-	157,640.00	165,522.00
12/01/2025	140,000.00	1.750%	15,330.00	155,330.00	-	155,330.00	163,096.50
12/01/2026	145,000.00	1.900%	12,880.00	157,880.00	-	157,880.00	165,774.00
12/01/2027	150,000.00	2.050%	10,125.00	160,125.00	-	160,125.00	168,131.25
12/01/2028	150,000.00	2.300%	7,050.00	157,050.00	-	157,050.00	164,902.50
12/01/2029	150,000.00	2.400%	3,600.00	153,600.00	-	153,600.00	161,280.00
Total	**$1,440,000.00**	-	**$168,409.80**	**$1,608,409.80**	**(26,046.05)**	**$1,582,363.75**	**$1,661,481.94**

APPENDIX C

Pre-Sale Schedule dated March 10, 2015
5-Year City Street Reconstruction Plan Bond Issuance
City of Ramsey, Minnesota

The City Council must take the following actions before Bonds can be issued:

- City Council directs preparation of a 5-Year Street Reconstruction Plan.
- City Council conducts a Public Hearing on issuance of Bonds and Street Reconstruction Plan.
- City Council approves Bonds and Street Reconstruction Plan by unanimous vote.

The table below lists the steps in the issuing process:

February 10, 2015:	City Council adopts Resolution calling for Public Hearing on issuance of Bonds and on Street Reconstruction Plan.
February 16, 2105:	Close date to get Notice of Public Hearing on issuance of Bonds and on Street Reconstruction Plan to official newspaper for publication.
February 20, 2015:	Publish Notice of Public Hearing on issuance of Bonds and on Street Reconstruction Plan (publication no more than 28 days and no less than 10 days prior to hearing date).
March 10, 2015:	City Council holds Public Hearing at 7:00 p.m. on Bonds and on Street Reconstruction Plan and adopts Resolution giving preliminary approval for their issuance and approving Street Reconstruction Plan by unanimous vote of its membership present.
March 10, 2015:	City Council provides for sale of Bonds.
April 9, 2015:	Reverse referendum period ends (within 30 days of the public hearing).
April 14, 2015:	City Council accepts offer for Bonds and adopts Resolution-Approving sale of Bonds.
May 7, 2014:	Tentative closing/receipt of funds.

Net Debt Limit	
Assessor's Estimated Market Value	1,795,975,400
Multiply by 3%	0.03
Statutory Debt Limit	53,879,262
Less: Debt Paid Solely from Taxes	(20,050,000)
Unused Debt Limit	33,829,262

Project # 15-STR-011

Project Name 2018 Overlay Projects

Department Street Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$753,700**

Description

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis, including reconstruction at the end of its useful life.

2018 Projects: Woodland Green, North Forty 2nd, North Forty 3rd, Northfork Oaks, Northfork, Northfork 2nd, Northfork 3rd, Northfork Itasca Shores

There is a total of $2.2M designated to maintain streets annually.

Overlays will be assessed at 25% of cost

Justification

Regular scheduled maintenance safeguards the considerable investment the City has in its pavements by cost effectively maximizing pavement life and minimizing emergency repairs.

Overlaying streets provides additional pavement life. These streets were selected based on Paser rating and time since last pavement maintenance treatment.

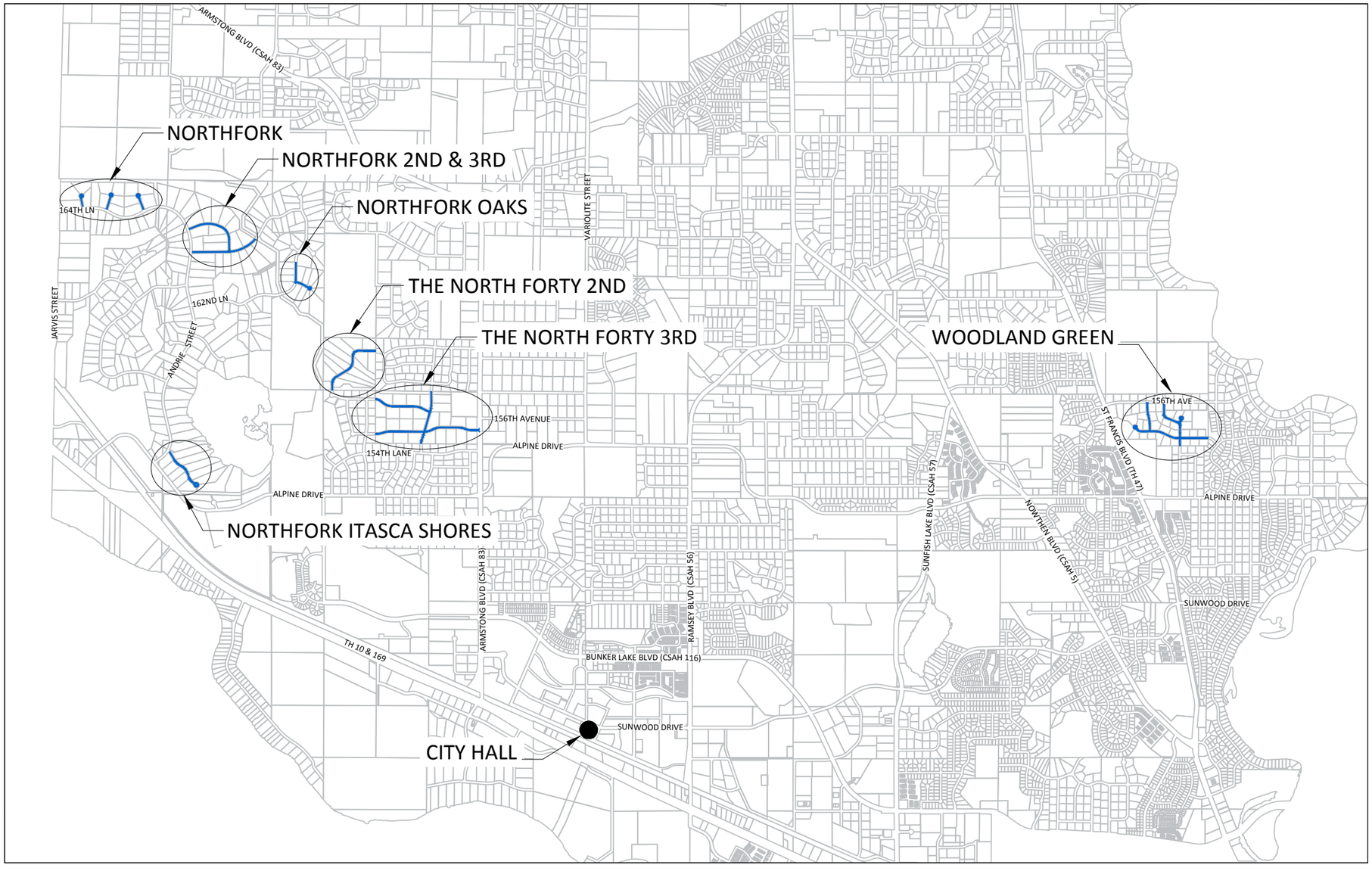
Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Revisit Program for 2020-2025

Expenditures	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Improvements Other than Building Cost		753,700									753,700
Total		753,700									753,700

Funding Sources	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Special Assessment - Bonded		188,425									188,425
GO Bonding (Road Funding)		565,275									565,275
Total		753,700									753,700

CITY OF RAMSEY
2018 STREET OVERLAY IMPROVEMENTS
CITY IMPROVEMENT PROJECT NO. 18-03



0 1455 2910 4365
SCALE (FEET)

N

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

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

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002

GSOC

Call before you dig
811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

GOVERNING SPECIFICATIONS

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 22 SHEETS

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	STATEMENT OF ESTIMATED QUANTITIES
3	CITY DETAILS
4	PEDESTRIAN RAMP LAYOUTS
5 - 10	MNDOT PED RAMP DETAILS
11 - 12	WOODLAND GREEN OVERLAY
13 - 14	THE NORTH FORTY 2ND OVERLAY
15 - 18	THE NORTH FORTY 3RD OVERLAY
19	NORTHFORK ITASCA SHORES OVERLAY
20	NORTHFORK OVERLAY
21	NORTHFORK 2ND & 3RD OVERLAY
22	NORTHFORK OAKS OVERLAY

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

Bruce Westby

BRUCE R WESTBY, P.E.
RAMSEY CITY ENGINEER

40116
LIC. NO.

DATE 4/3/18

DATE	REVISION

Apr 03, 2018 - 11:58am
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\18-03 2018 Mill and Overlay Program\Plan Drawings\18-03 Cover Sheet.dwg

18-03 2018 OVERLAY IMPROVEMENTS
STATEMENT OF ESTIMATED QUANTITIES

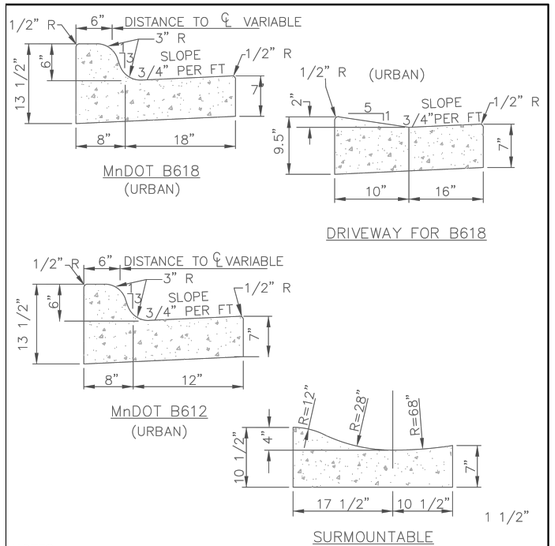
PAGE No.	NOTE	MNDOT No.	DESCRIPTION	UNIT	ESTIMATED QUANTITY
		2021.501	MOBILIZATION	LS	1
4	1	2104.503	REMOVE CONCRETE PAVEMENT	SF	66
11 - 22	1	2104.505	REMOVE BITUMINOUS PAVEMENT	SY	113
19 - 22		2104.509	REMOVE CASTING	EA	10
11 - 22	1	2104.513	SAWING BITUMINOUS PAVEMENT	LF	1,325
19 - 22	2	2211.503	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	8
20 - 22	1	2231.604	BITUMINOUS PATCH	SY	1,932
11 - 12	1	2232.501	EDGE MILL BITUMINOUS PAVEMENT 7' X (0" - 2")	SY	6,600
11 - 22	1	2232.501	MILL BITUMINOUS PAVEMENT	SY	170
11 - 22	3	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	4,423
11 - 22	4	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (2.0")	TON	6,947
19 - 22		2506.516	CASTING ASSEMBLY	EA	10
19 - 22	6	2506.521	INSTALL CASTING	EA	10
11 - 12	6	2506.602	RESET CATCH BASIN / MANHOLE CASTING	EA	10
4		2521.501	6" CONCRETE WALK	SF	120
19 - 22		2531.501	CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	100
4		2531.618	TRUNCATED DOMES	SF	32
	5	2563.601	TRAFFIC CONTROL	LS	1
19 - 22	2	2574.525	COMMON TOPSOIL BORROW (LV)	CY	20
19 - 22		2575.505	SODDING TYPE LAWN	SY	141

PAY ITEM NOTES:

1. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
2. EV TO CV CONVERSION FACTOR = 1.2.
3. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 0.07 GAL/SY.
4. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 110 LB/SY-IN.
5. LUMP SUM QUANTITY SHALL INCLUDE ALL COST REQUIRED FOR MAINTAINING ALL FLAGGING OPERATIONS AS NECESSARY, MAINTAINING PEDESTRIAN ACCESS ROUTES, ANY SIGNAGE AND BARRICADES AS NECESSARY.
6. PAY ITEM INCLUDES ALL REQUIRED ADJUSTMENTS TO CASTINGS AS WELL AS THE ADDITION AND/OR REPLACEMENT OF ADJUSTMENT RINGS, GROUTING OF THE INSIDE OF THE ADJUSTMENT RINGS AND DOGHOUSES TO A SMOOTH FINISH.

GENERAL NOTES:

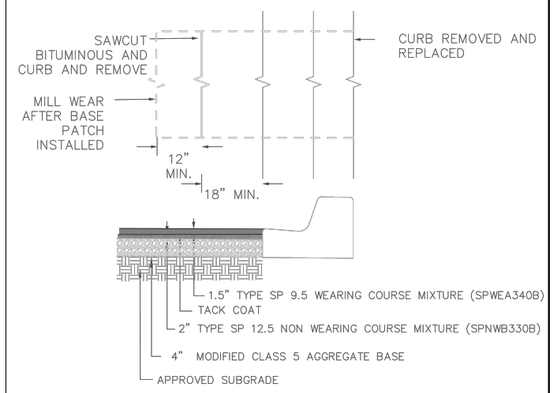
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. IT IS NOT GUARANTEED ANY OR ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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.

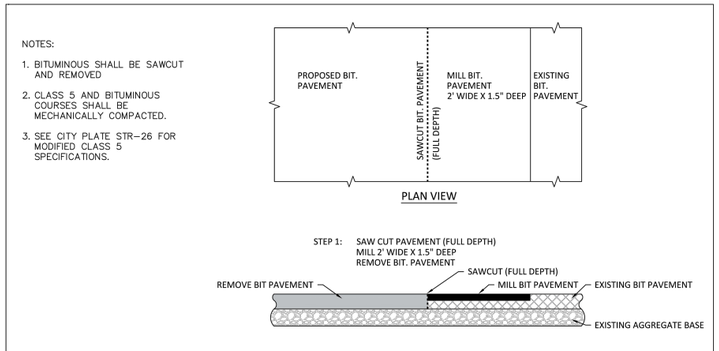
APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1



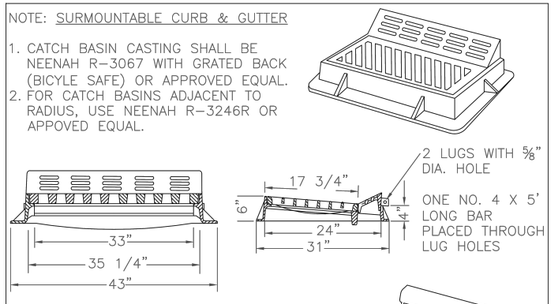
NOTES:

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

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



APPROVED: 3 - 2017	City of RAMSEY	CITY PLATE No. STR-31	STANDARD DETAILS: STREET TIE-IN



STANDARD CATCHBASIN CASTING

APPROVED: 7 - 2016	City of RAMSEY	STANDARD DETAILS: STORMWATER CASTING
		CITY PLATE No. STO-4

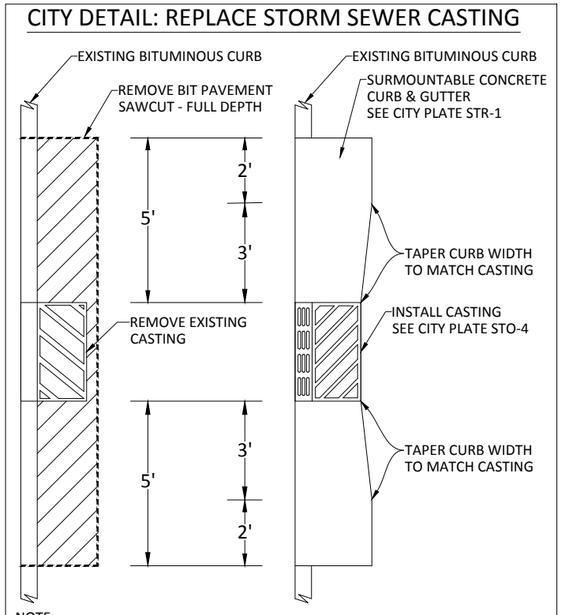
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 - 2003	City of RAMSEY	STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS
		CITY PLATE No. STR-26

CITY DETAIL: REPLACE STORM SEWER CASTING



NOTE:
1. REMOVAL OF BITUMINOUS PAVEMENT, BITUMINOUS CURB, AGGREGATE BASE IS INCIDENTAL TO THE REMOVE BIT PAVEMENT PAY ITEM.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
3. SEE CITY PLATE STR-25 FOR STREET PATCHING.
4. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

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

DATE	REVISION

Apr 03, 2018 - 11:59am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Bruce Westby
Date 4/3/18 Lic. No. 40116

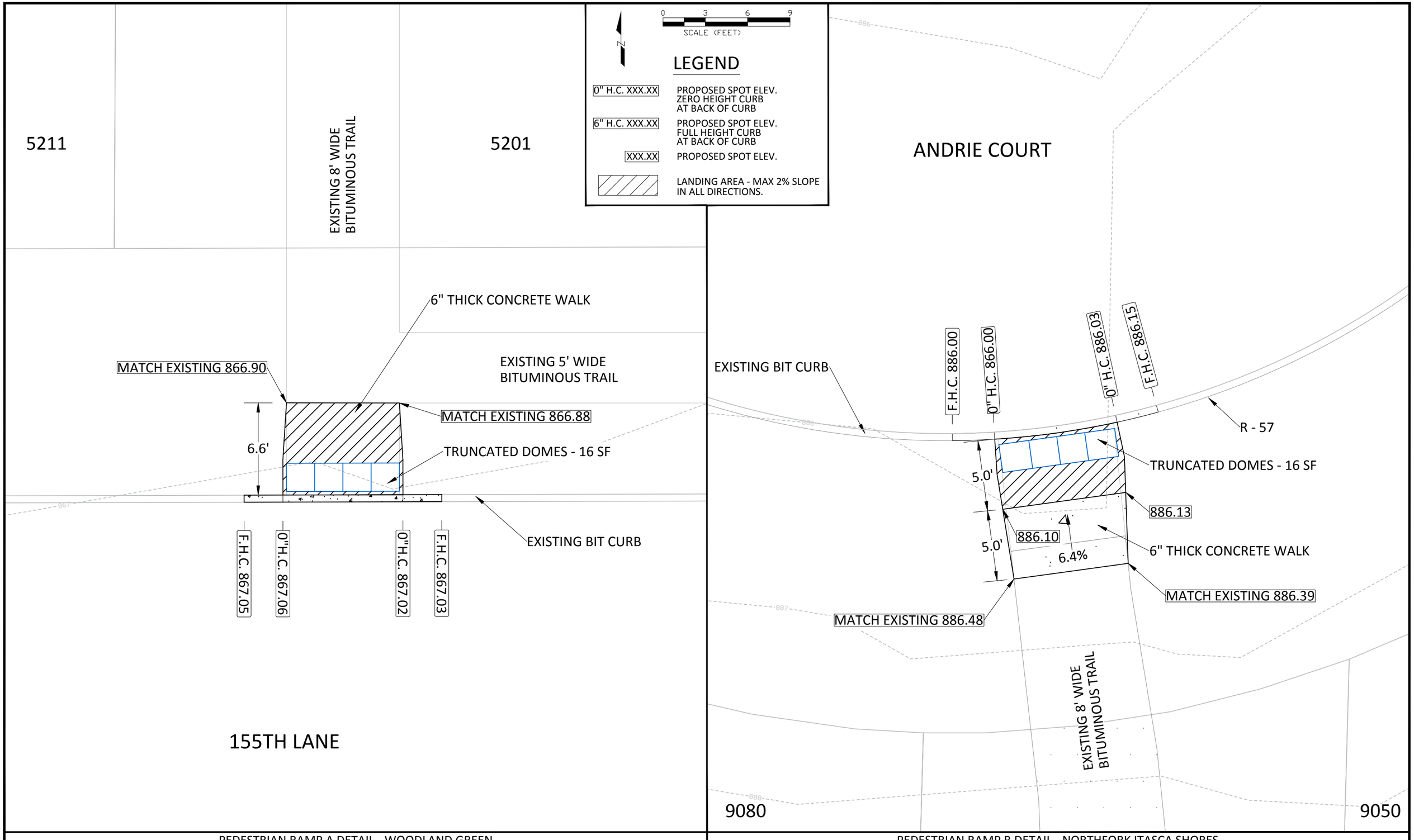
DESIGNED BY:	
JJF	
DRAWN BY: JJF	DATE: 4/3/18
CHECKED BY: BRW	FILE No. 18-03

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CITY DETAILS

2018 STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 18-03
CITY OF RAMSEY, MINNESOTA

SHEET 3 OF 22 SHEETS



PEDESTRIAN RAMP A DETAIL - WOODLAND GREEN

PEDESTRIAN RAMP B DETAIL - NORTHFORK ITASCA SHORES

DATE	REVISION

Apr 03, 2018 - 12:00pm
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

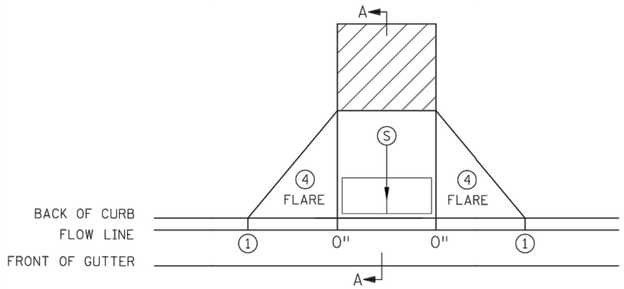
Bruce Westby
Date 4/3/18 Lic. No. 40116

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 4/3/18
CHECKED BY:	BRW	FILE No. 18-03

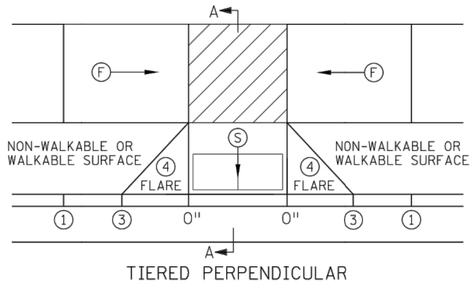
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

PEDESTRIAN RAMP LAYOUTS

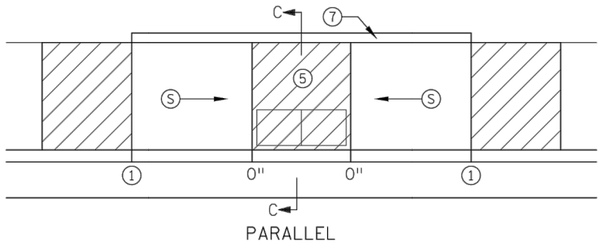
2018 STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 18-03
CITY OF RAMSEY, MINNESOTA



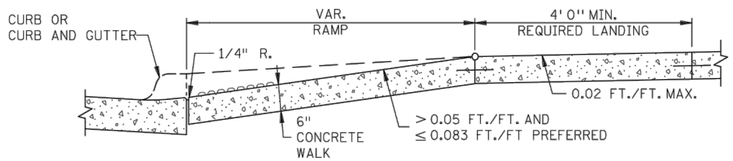
PERPENDICULAR



TIERED PERPENDICULAR

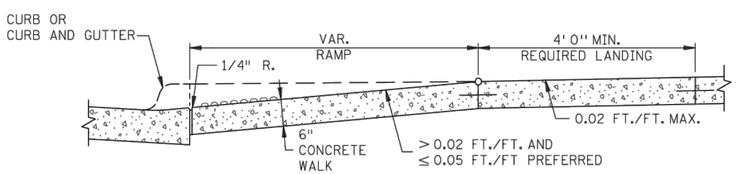


PARALLEL



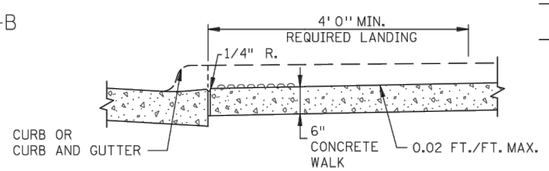
SECTION A-A

PERPENDICULAR/TIERED/DIAGONAL



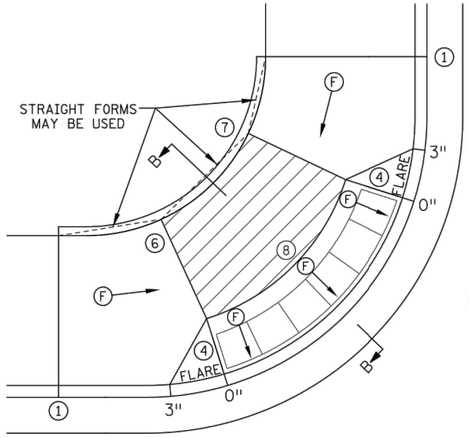
SECTION B-B

FAN

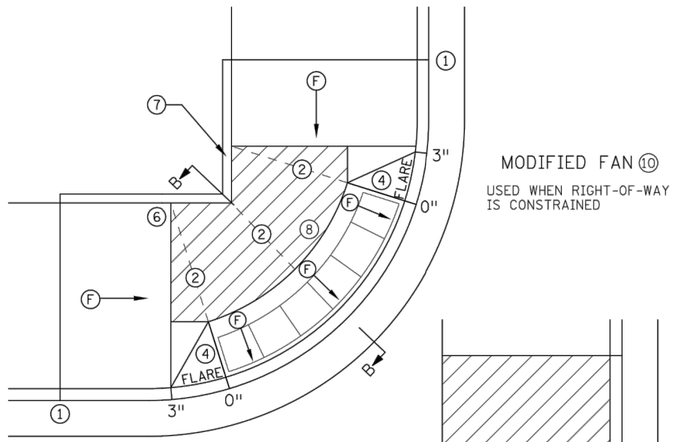


SECTION C-C

PARALLEL/DEPRESSED CORNER

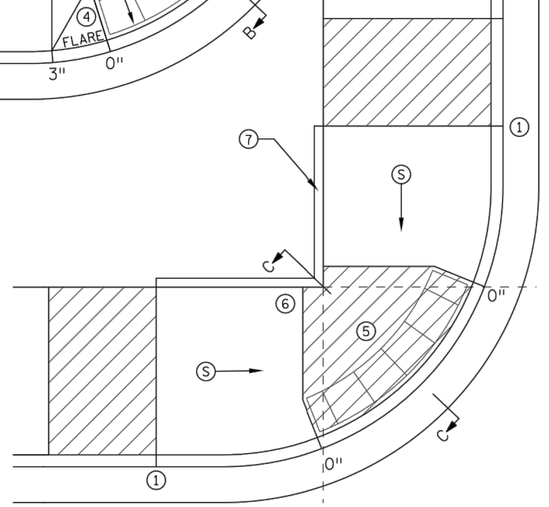


FAN⑩

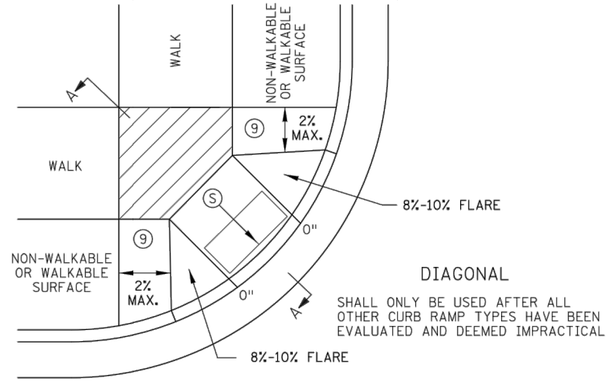


MODIFIED FAN ⑩

USED WHEN RIGHT-OF-WAY IS CONSTRAINED



DEPRESSED CORNER



DIAGONAL

SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN ⑥ BELOW.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISIONS - PROSECUTION OF WORK (ADA).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/TRAIL WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

① MATCH FULL HEIGHT CURB.
② 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
③ 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
④ SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS, WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
⑥ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
⑦ WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑧ A 7' MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
⑨ PAVE FULL WALK WIDTH.
⑩ "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

S — INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

F — INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

REVISED:

STATE DESIGN ENGINEER

APPROVED: 1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 1 OF 6

DATE	REVISION

Apr 03, 2018 - 12:00pm
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Bruce Westby
Date 4/3/18 Lic. No. 40116

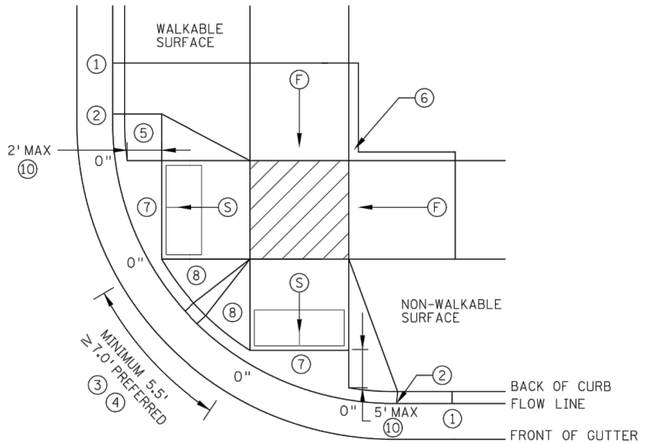
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 4/3/18
CHECKED BY:	BRW	FILE No. 18-03

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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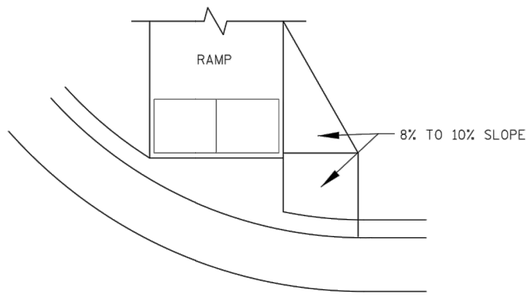
MNDOT PED RAMP DETAILS

2018 STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 18-03
CITY OF RAMSEY, MINNESOTA

SHEET 5 OF 22 SHEETS



COMBINED DIRECTIONAL ⑨



DIRECTIONAL RAMP WALKABLE FLARE

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATH AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/PATH WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑩ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.

② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.

③ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).

④ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.

⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHOULD BE USED. SEE THE DETAIL ON THIS SHEET.

⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.

⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.

⑧ 8% TO 10% WALKABLE FLARE.

⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.

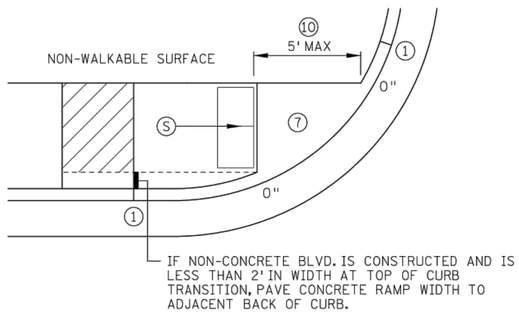
⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.

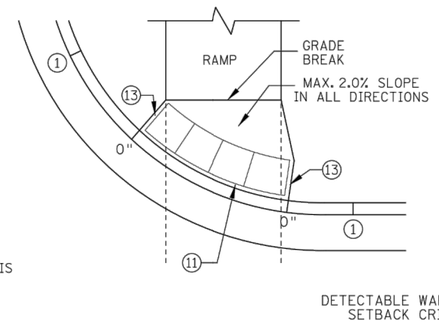
⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.

⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

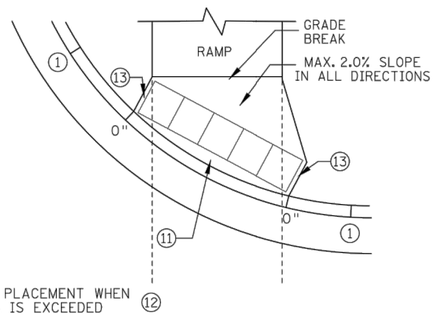
⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

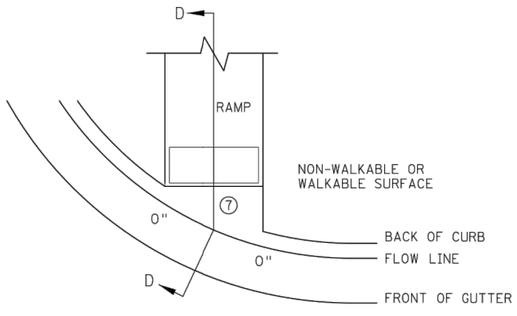


STANDARD ONE-WAY DIRECTIONAL ⑨

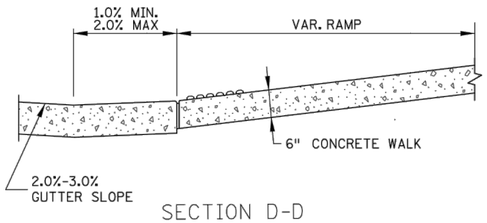


ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB

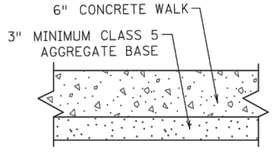




CURB FOR DIRECTIONAL RAMPS ⑭



SECTION D-D



TYPICAL SIDEWALK SECTION WITHIN INTERSECTION CORNER

LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.
(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
(F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
X" CURB HEIGHT

REVISION:

APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

REVISED:

APPROVED: 1-23-2017
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 2 OF 6

DATE	REVISION

Apr 03, 2018 - 12:01pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\18-03 2018 Mill and Overlay Program\Plan Drawings\18-03 Details.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
Bruce Westby
Date 4/3/18 Lic. No. 40116

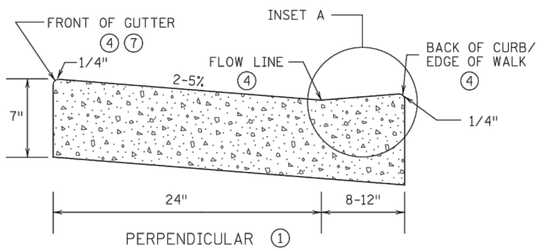
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 4/3/18
CHECKED BY:	BRW	FILE No. 18-03

CITY OF RAMSEY
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RAMSEY, MN 55303
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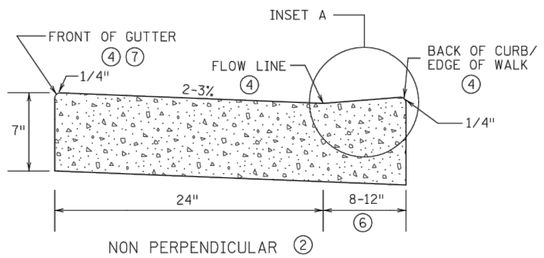
MNDOT PED RAMP DETAILS

2018 STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 18-03
CITY OF RAMSEY, MINNESOTA

SHEET 6 OF 22 SHEETS

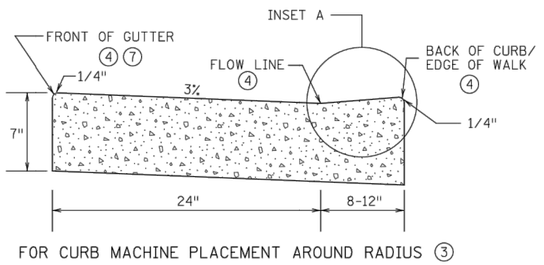


PERPENDICULAR ①

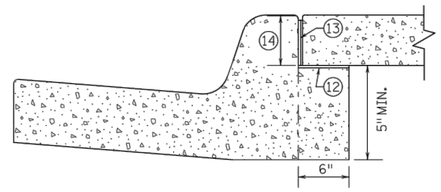


NON PERPENDICULAR ②

PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL

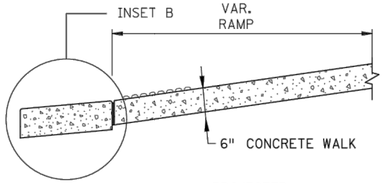


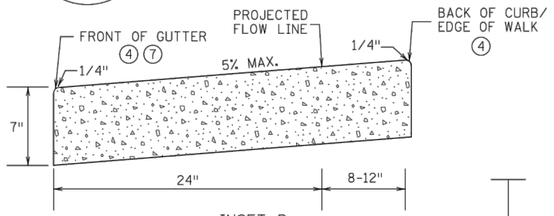
FOR CURB MACHINE PLACEMENT AROUND RADIUS ③
(REGARDLESS OF RAMP TYPE)



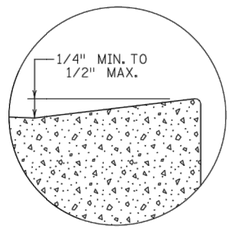
OPTIONAL SILL CURB WHEN SIDEWALK
IS AT BACK OF CURB

CONCRETE SILL TO BE USED ONLY WHEN
SPECIFIED IN THE PLAN.

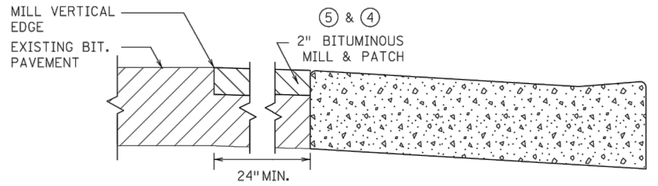


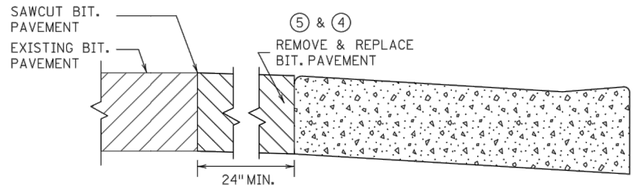


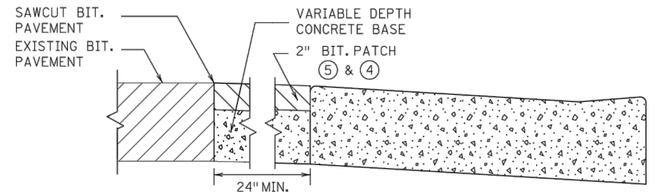
INSET B
OUTFLOW GUTTER ⑧



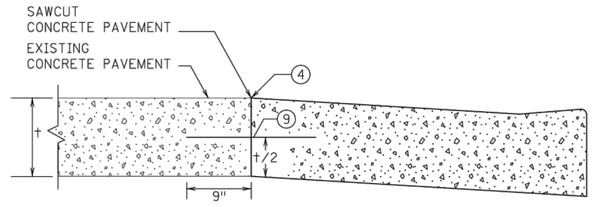
INSET A



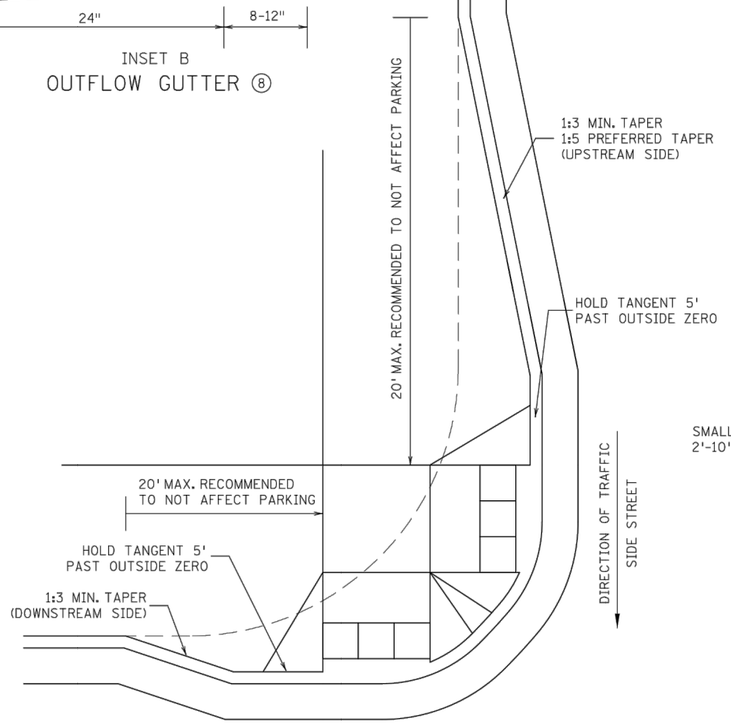




ONLY ALLOWED PER ENGINEER'S APPROVAL

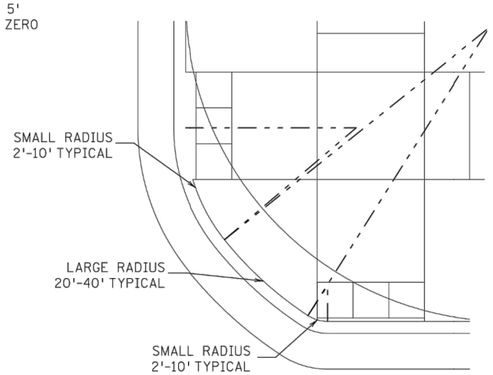


PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER
FOR USE ON CURB RAMP RETROFITS



ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) ⑪

DIRECTION OF TRAFFIC
MAIN STREET



COMBINED DIRECTIONAL ⑩
(COMPOUND RADIUS)

NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.

NO PONDING SHALL BE PRESENT IN THE PAR.

ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.

② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.

③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.

④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".

⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.

⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.

⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.

⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.

⑨ DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.

⑩ HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.

⑪ CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED. PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

⑫ PLACE BOND BREAKER BETWEEN WALK AND TOP OF SILL.

⑬ 1/2" PREFORMED JOINT FILLER PER MNDOT SPEC. 3702.

⑭ DIMENSION TO BE SAME AS SIDEWALK THICKNESS, 4" MIN.

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

REVISED:

APPROVED: 1-23-2017

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 3 OF 6

DATE	REVISION

Apr 03, 2018 - 12:01pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\18-03 2018 Mill and Overlay Program\Plan Drawings\18-03 Details.dwg

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

Bruce Westby
Date 4/3/18 Lic. No. 40116

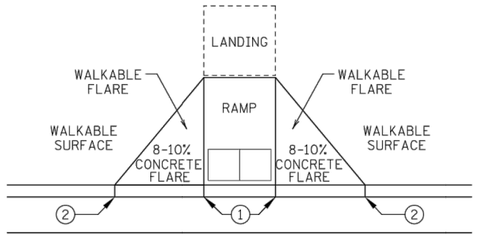
DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	4/3/18
CHECKED BY:	BRW	FILE No.	18-03

CITY OF RAMSEY
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RAMSEY, MN 55303
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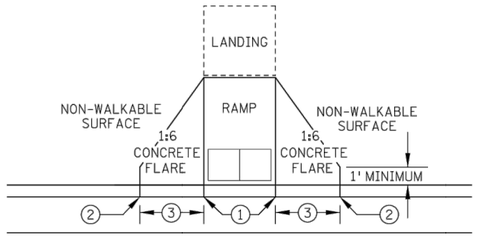
MNDOT PED RAMP DETAILS

2018 STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 18-03
CITY OF RAMSEY, MINNESOTA

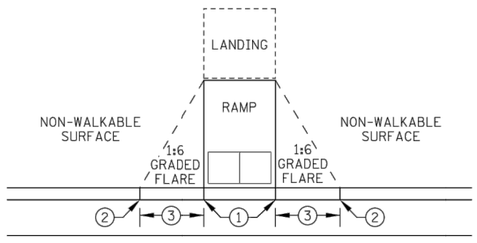
SHEET 7 OF 22 SHEETS



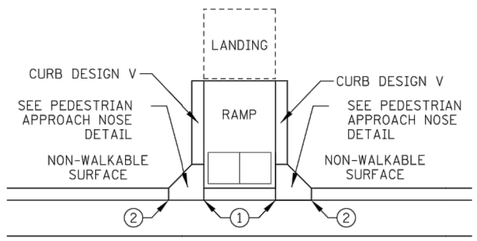
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

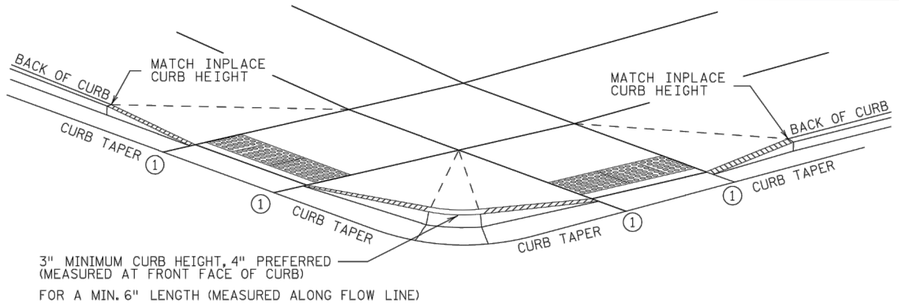


GRADED FLARES

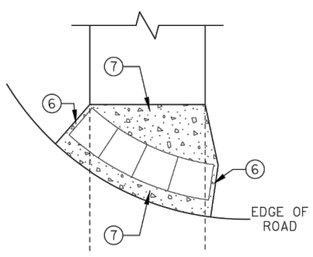


RETURNED CURB ⑤

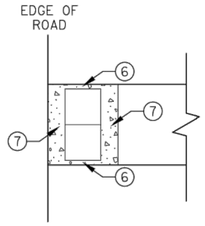
TYPICAL SIDE TREATMENT OPTIONS ④ ⑪



DETECTABLE EDGE WITH ⑧
CURB AND GUTTER

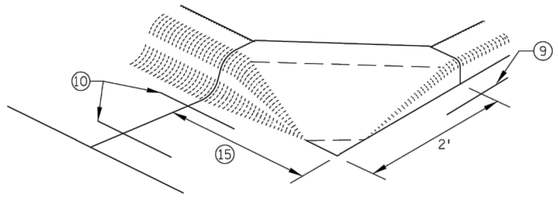


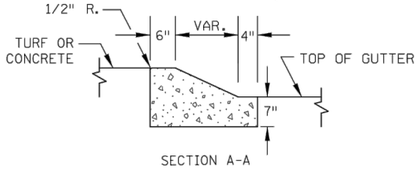
RADIAL DETECTABLE WARNING



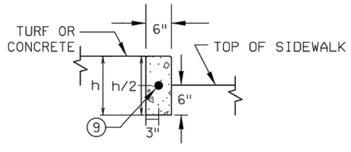
RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER

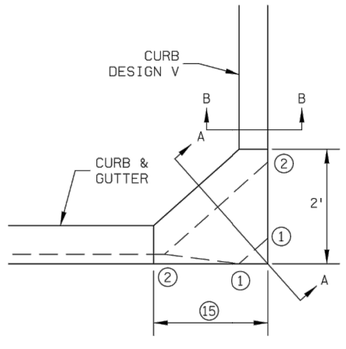




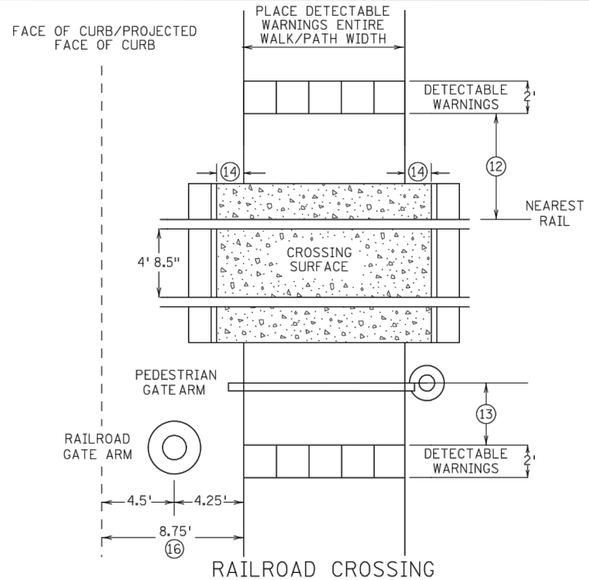
SECTION A-A



SECTION B-B



PEDESTRIAN APPROACH
NOSE DETAIL
(FOR RETURNED CURB
SIDE TREATMENT)



RAILROAD CROSSING
PLAN VIEW

NOTES:

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT.

② FULL CURB HEIGHT.

③ 2' FOR 4" HIGH CURB AND 3' FOR 6" HIGH CURB.

④ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.

⑤ TYPICALLY USED FOR MEDIANS AND ISLANDS.

⑥ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑦ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.

⑧ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.

⑨ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.

⑩ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.

⑪ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE.

⑫ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.

⑬ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑫.

⑭ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.

⑮ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.

⑯ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

REVISED:

APPROVED: 1-23-2017

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 4 OF 6

DATE	REVISION

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Bruce Westby
Date 4/3/18 Lic. No. 40116

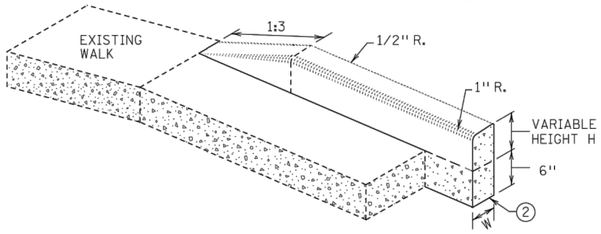
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DRAWN BY:	JJF	DATE: 4/3/18
CHECKED BY:	BRW	FILE No. 18-03

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RAMSEY, MN 55303
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MNDOT PED RAMP DETAILS

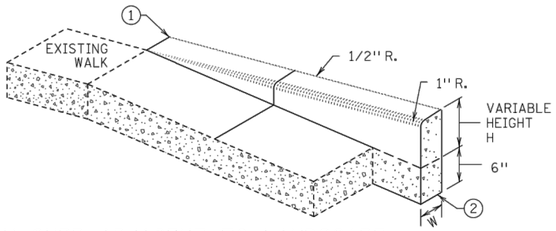
2018 STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 18-03
CITY OF RAMSEY, MINNESOTA

SHEET 8 OF 22 SHEETS



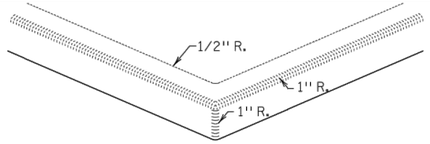
V CURB ADJACENT TO LANDSCAPE

CURB WITHIN SIDEWALK LIMITS

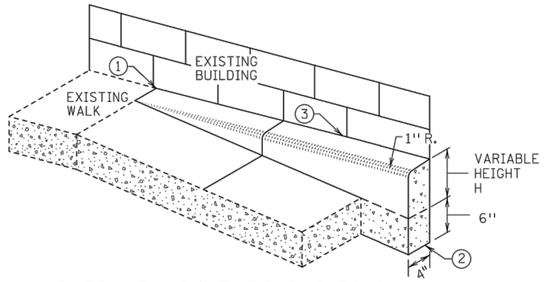


V CURB ADJACENT TO LANDSCAPE

CURB OUTSIDE SIDEWALK LIMITS

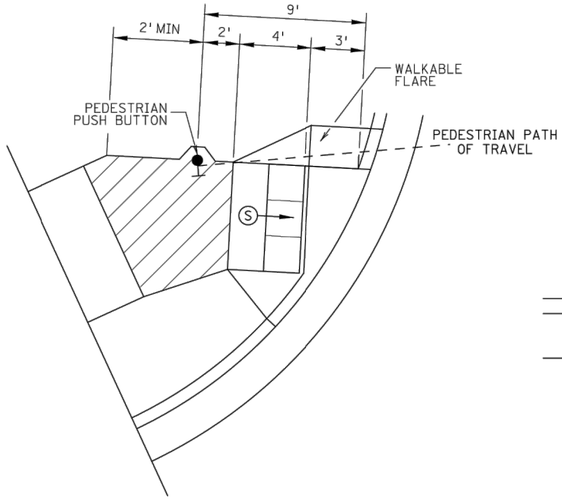


V CURB INTERSECTION



V CURB ADJACENT TO BUILDING OR BARRIER

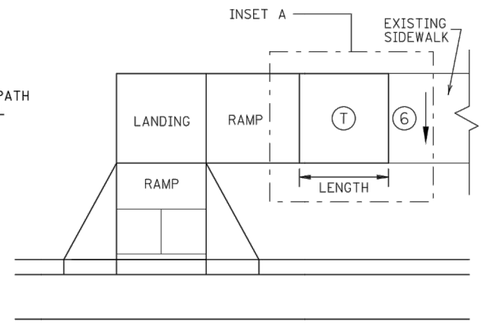
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
<6"	4"
≥6"	6"

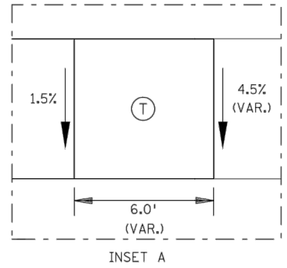


SEMI-DIRECTIONAL RAMP (3,4,9)

3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)





TRANSITION PANEL ④⑤

NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

(1) END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.

(2) ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.

(3) EDGE BETWEEN NEW V CURB AND INPLACE STRUCTURE SHALL BE SEALED AND BOND BREAKER SHALL BE USED BETWEEN EXISTING STRUCTURE AND PLACED V-CURB.

(4) THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.

(5) TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).

(6) EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

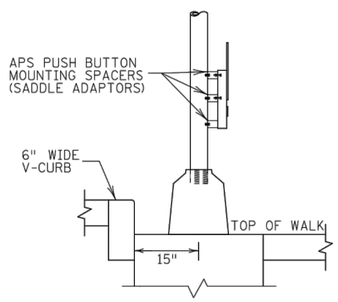
(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

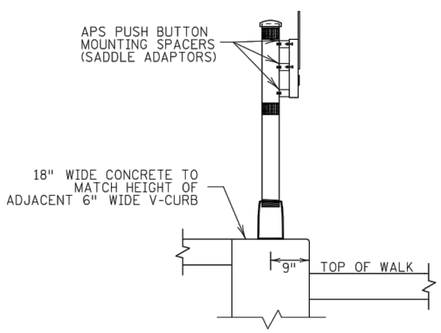
(T) TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

PLAN VIEW

PLAN VIEW



SECTION B-B



SECTION A-A

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)

PUSH BUTTON STATION (V-CURB)

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

REVISED:

STATE DESIGN ENGINEER

APPROVED: 1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 5 OF 6

DATE	REVISION

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Bruce Westby

Date 4/3/18 Lic. No. 40116

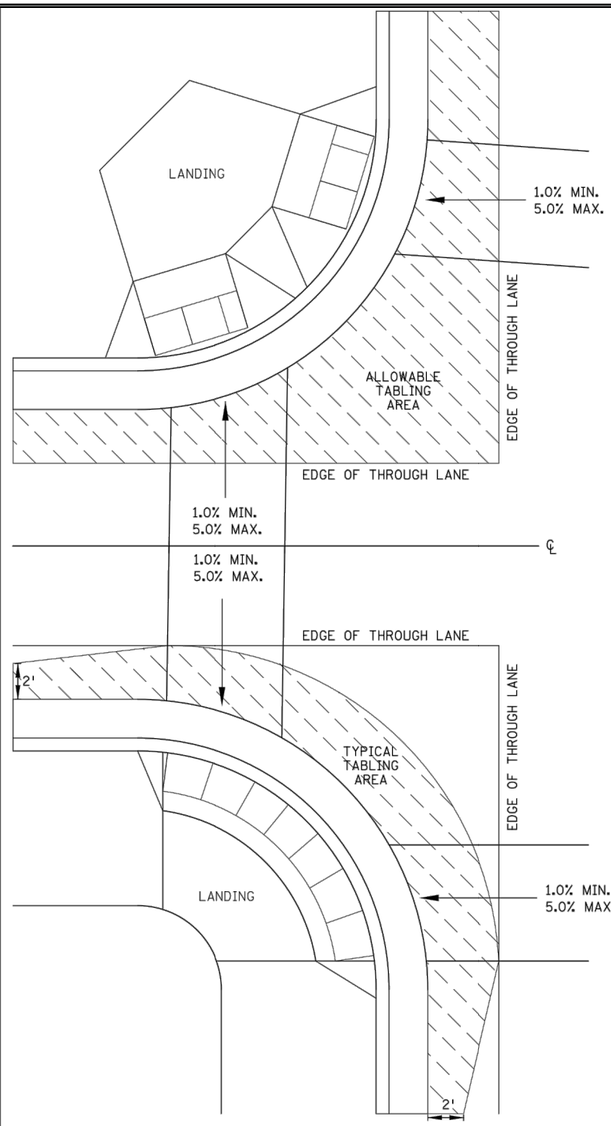
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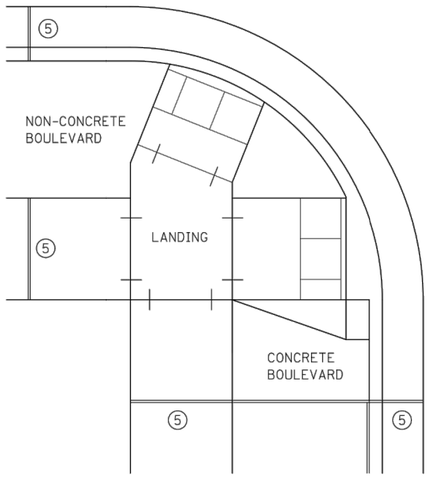
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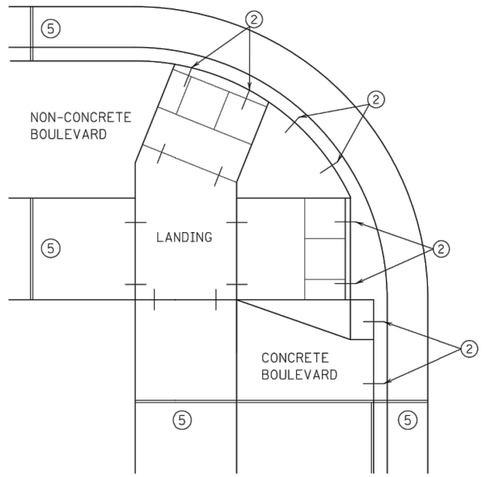
SHEET 9 OF 22 SHEETS



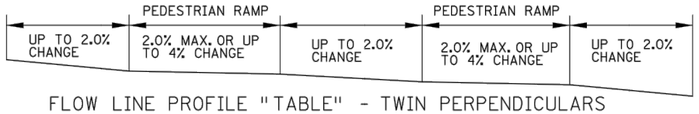
CURB LINE AND ROAD CROSSING ADJUSTMENTS



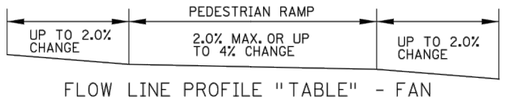
EXPANSION MATERIAL PLACEMENT FOR CONCRETE AND BITUMINOUS ROADWAYS



OPTIONAL CURB LINE REINFORCEMENT PLACEMENT ON BITUMINOUS ROADWAYS ④



FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS



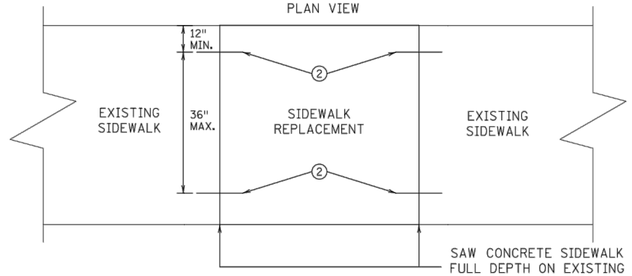
FLOW LINE PROFILE "TABLE" - FAN



FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS

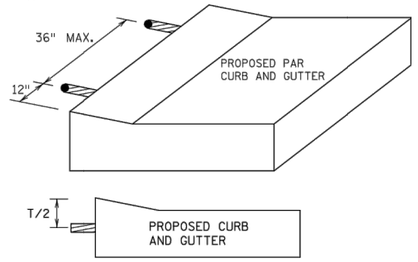


FLOW LINE PROFILE RAISE - FAN

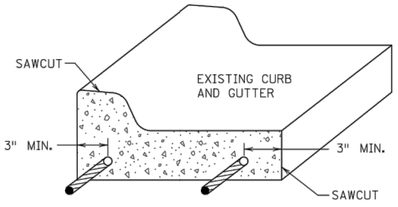


OPTIONAL SIDEWALK REINFORCEMENT

SIDEWALK REINFORCEMENT TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.

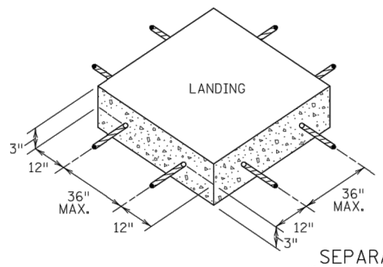


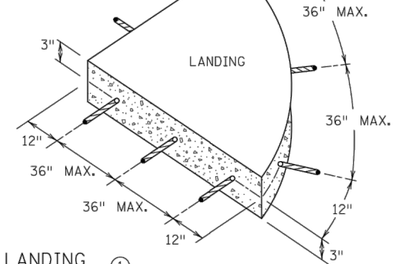
OPTIONAL CURB LINE REINFORCEMENT DETAILS ②④



FOR USE ON CURB RAMP RETROFITS

CURB AND GUTTER REINFORCEMENT ③





SEPARATE LANDING POUR REINFORCEMENT ①

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;

1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;

1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

NOTES:

1. TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.
2. DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS AT 36" MAXIMUM CENTER TO CENTER (EPOXY COATED). BARS TO BE ADJUSTED TO MATCH RAMP GRADE.
3. DRILL AND GROUT 2 - NO. 4 X 12" LONG REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS WITHIN RADIUS.
4. THIS OPTIONAL CURB LINE REINFORCEMENT DETAIL SHOULD ONLY BE USED ON BITUMINOUS ROADWAYS WHEN SPECIFIED IN THE PLAN.
5. 1/2 IN. PREFORMED JOINT FILLER MATERIAL PER MNDOT SPEC. 3702.

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

REVISED:

STATE DESIGN ENGINEER

APPROVED: 1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 6 OF 6

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Bruce Westby

Date 4/3/18 Lic. No. 40116

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MNDOT PED RAMP DETAILS

2018 STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 18-03
CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 22 SHEETS

LEGEND

- OVERLAY AREA
- MATCH-IN MILL - 2' X 2.0"
- EDGE MILL - 7' X (0"-2")
- 6" THICK CONCRETE WALK
- SAWCUT PAVEMENT - FULL DEPTH
- RESET CATCH BASIN / MANHOLE

NOTE: RESET CATCH BASIN / MANHOLE INCLUDES GROUTING THE STRUCTURE AND ANY ADJUSTS REQUIRED PRIOR TO MILLING AND/OR AFTER PAVING OPERATIONS. GROUTING OF THE STRUCTURE SHALL NOT OCCUR UNTIL AFTER PAVING OPERATIONS.

0 40 80 120
SCALE (FEET)

156TH AVENUE
SAWCUT - FULL DEPTH
2' WIDE X 1.5" DEEP MILL
MATCH INTO 156TH AVENUE STA. 7+29

SAWCUT - FULL DEPTH
2' WIDE X 1.5" DEEP MILL
MATCH INTO 156TH AVENUE STA. 13+43

R - 20'
31' B-B
2" THICK OVERLAY
FULL WIDTH
7' EDGE MILL (TYP.)
2" - 0"
COBALT STREET
ERKIUM STREET
BARIUM STREET
R - 50'
R - 60'
R - 75'
R - 100'
RESET MANHOLE
RESET CATCH BASIN
RESET CATCH BASIN (2)
MATCH TO SHEET 12 STA 7+00
MATCH TO SHEET 12 STA 4+00
30' B-B
155TH LANE

15621
15630
15611
15610
15601
15620
15550
15561
15600
5501
5491
5500
5490
5460
5430
5381
15530

DATE	REVISION

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City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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WOODLAND GREEN OVERLAY

2018 STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 18-03
CITY OF RAMSEY, MINNESOTA

SHEET 11 OF 22 SHEETS

LEGEND

- OVERLAY AREA
- MATCH-IN MILL - 2' X 2.0"
- EDGE MILL - 7' X (0"-2")
- 6" THICK CONCRETE WALK
- SAWCUT PAVEMENT - FULL DEPTH
- RESET CATCH BASIN / MANHOLE

NOTE: RESET CATCH BASIN / MANHOLE INCLUDES GROUTING THE STRUCTURE AND ANY ADJUSTS REQUIRED PRIOR TO MILLING AND/OR AFTER PAVING OPERATIONS. GROUTING OF THE STRUCTURE SHALL NOT OCCUR UNTIL AFTER PAVING OPERATIONS.

0 40 80 120
SCALE (FEET)

N

15611

PID 243225210031

R - 50'

R - 60'

R - 100'

R - 75'

15551

15600

5381

MATCH TO SHEET 11 STA 7+00

5390

15530

MATCH TO SHEET 11 STA 4+00

30' B-B

5251

5221

5211

7' EDGE MILL (TYP.)
2" - 0"

2" THICK OVERLAY
FULL WIDTH

31' B-B

PEDESTRIAN RAMP A
SEE DETAIL A SHEET 4.

R - 20'

R - 20'

7' EDGE MILL (TYP.)
2" - 0"

155TH LANE

SAWCUT - FULL DEPTH
MATCH EXISTING 155TH LANE STA. 19+24

5370

RESET CATCH BASIN (2)

BARIUM STREET

15500

5240

5220

5200

SAWCUT - FULL DEPTH
MATCH EXISTING BARIUM STREET STA. 0+00

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DRAWN BY:	JJF	DATE:	4/3/18
CHECKED BY:	BRW	FILE No.	18-03

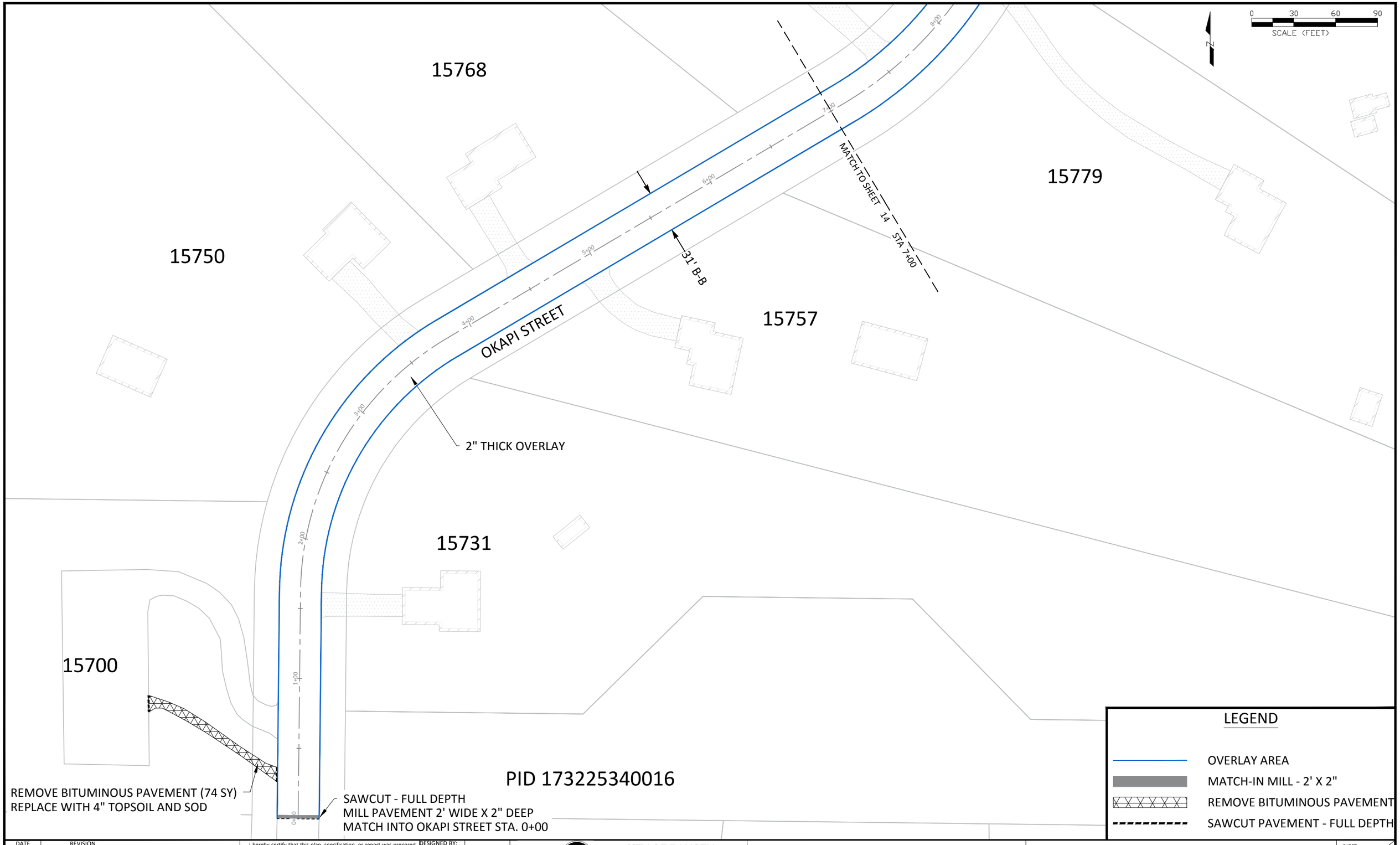
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

WOODLAND GREEN OVERLAY

2018 STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 18-03
CITY OF RAMSEY, MINNESOTA

SHEET 12 OF 22 SHEETS



LEGEND

- OVERLAY AREA
- MATCH-IN MILL - 2' X 2"
- REMOVE BITUMINOUS PAVEMENT
- SAWCUT PAVEMENT - FULL DEPTH

DATE	REVISION

Apr 03, 2018 - 12:04pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\18-03 2018 Mill and Overlay Program\Plan Drawings\18-03 Overlay - The North Forty.dwg

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

Bruce Westby
Date 4/3/18 Lic. No. 40116

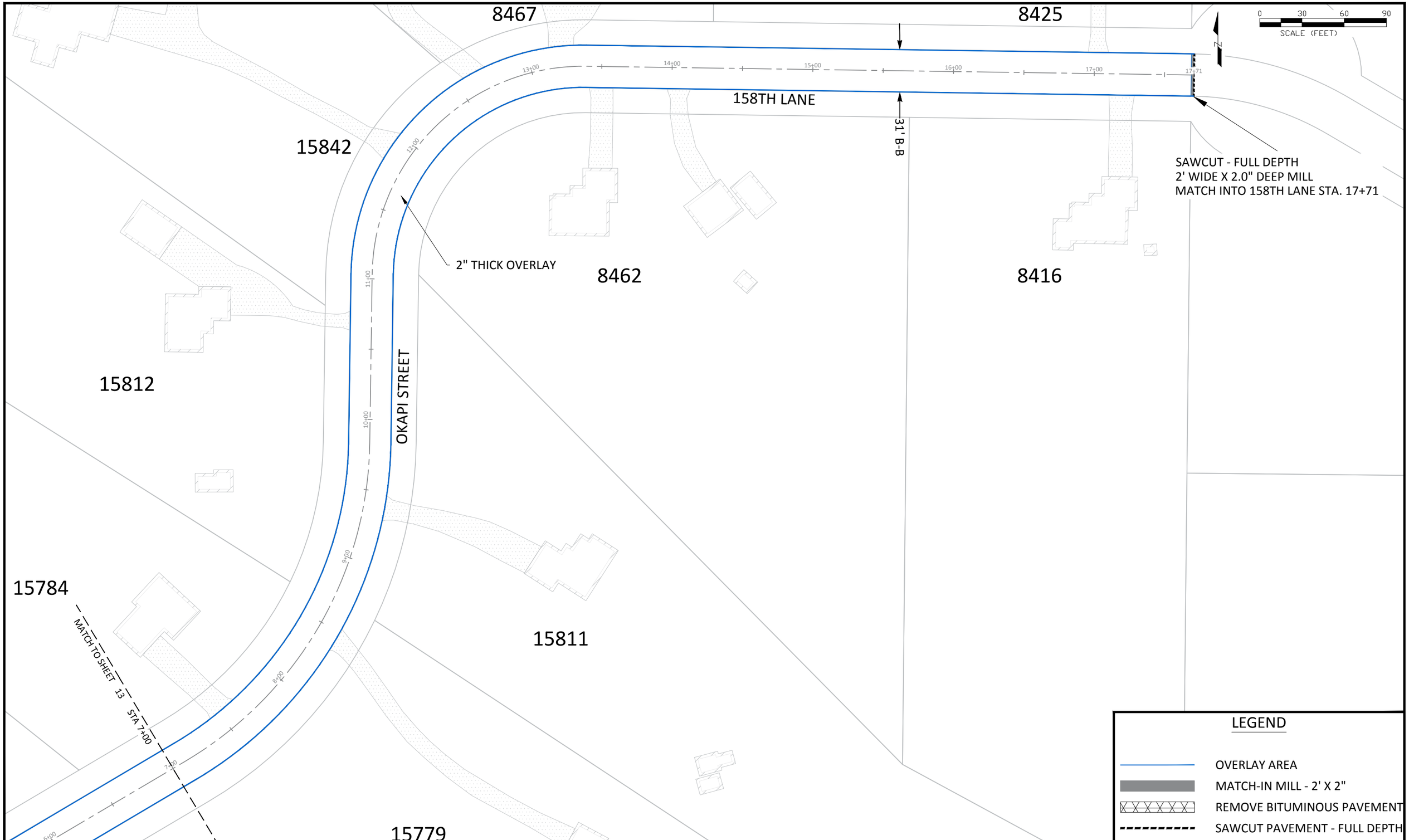
DESIGNED BY: JJF			
DRAWN BY: JJF	DATE: 4/3/18		
CHECKED BY: BRW	FILE No. 18-03		

City of RAMSEY
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7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

THE NORTH FORTY 2ND OVERLAY

2018 STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 18-03
CITY OF RAMSEY, MINNESOTA

SHEET 13 OF 22 SHEETS



LEGEND

- OVERLAY AREA
- MATCH-IN MILL - 2' X 2"
- REMOVE BITUMINOUS PAVEMENT
- SAWCUT PAVEMENT - FULL DEPTH

DATE	REVISION

Apr 03, 2018 - 12:05pm
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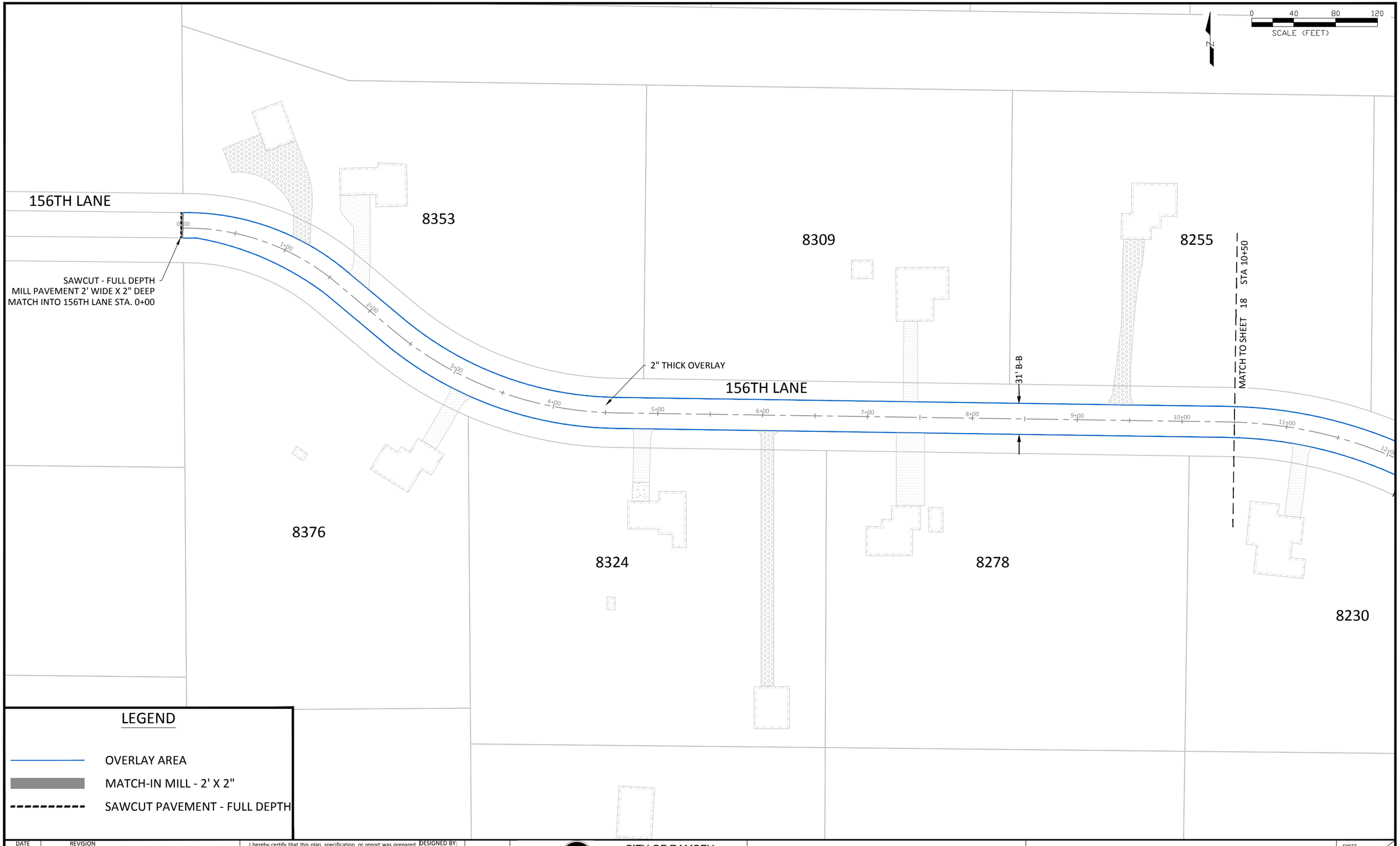
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THE NORTH FORTY 2ND OVERLAY

2018 STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 18-03
CITY OF RAMSEY, MINNESOTA

SHEET 14 OF 22 SHEETS



LEGEND

- OVERLAY AREA
- MATCH-IN MILL - 2' X 2"
- SAWCUT PAVEMENT - FULL DEPTH

DATE	REVISION

Apr 03, 2018 - 12:05pm
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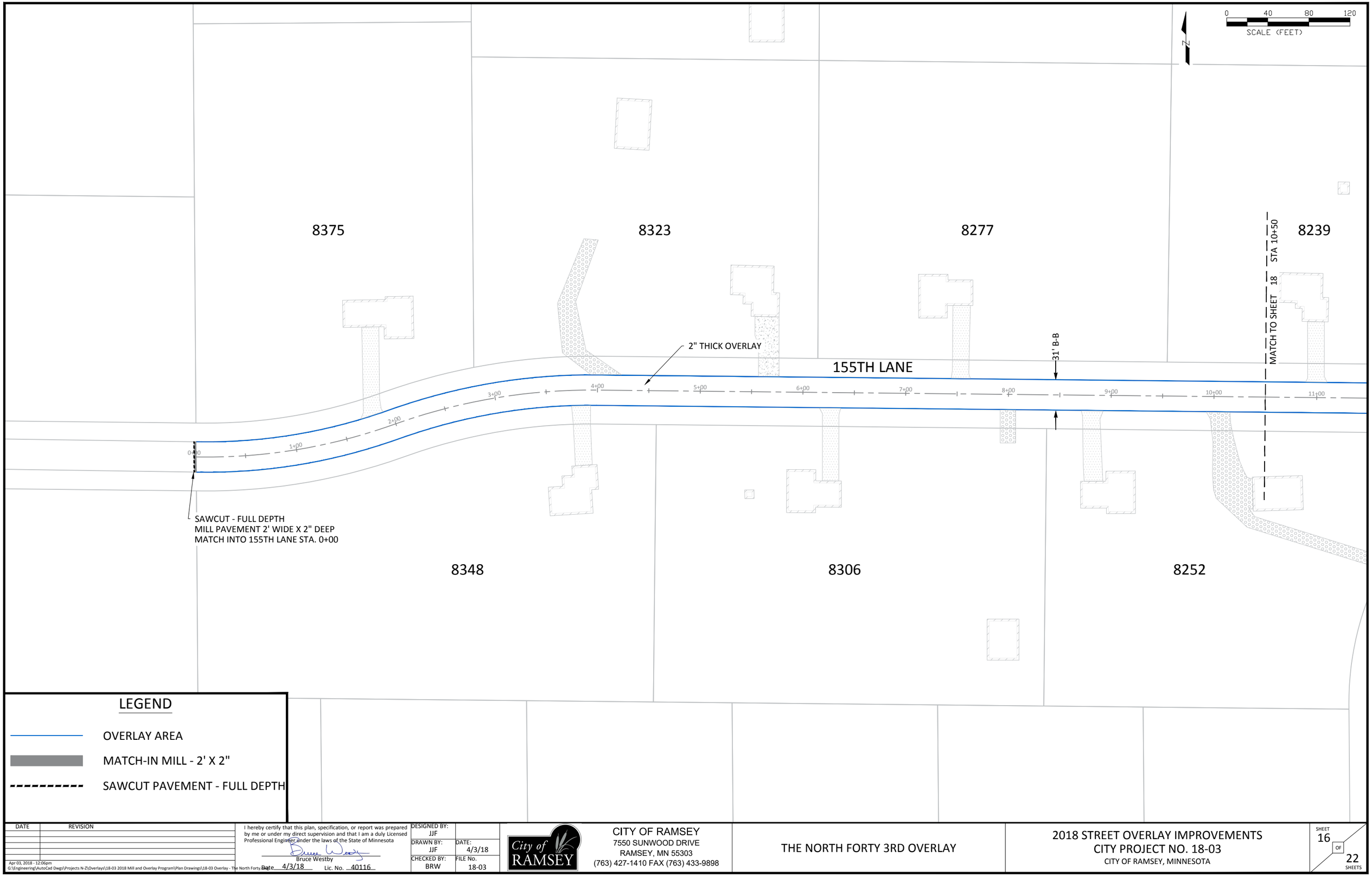
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DRAWN BY:	JJF	DATE: 4/3/18
CHECKED BY:	BRW	FILE No. 18-03

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THE NORTH FORTY 3RD OVERLAY

2018 STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 18-03
CITY OF RAMSEY, MINNESOTA



LEGEND

- OVERLAY AREA
- MATCH-IN MILL - 2' X 2"
- SAWCUT PAVEMENT - FULL DEPTH

DATE	REVISION

Apr 03, 2018 - 12:06pm
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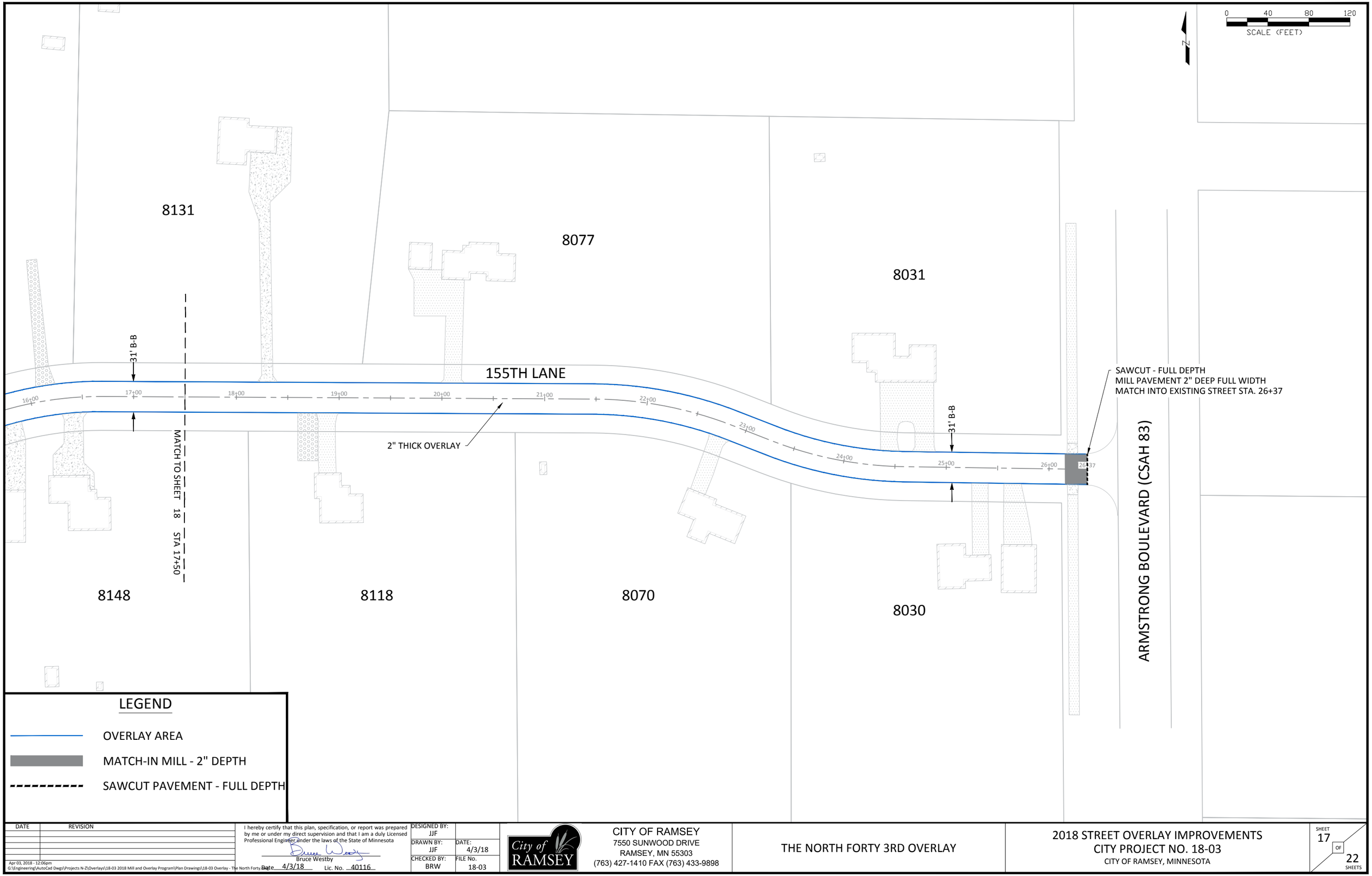
Bruce Westby
Date 4/3/18 Lic. No. 40116

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THE NORTH FORTY 3RD OVERLAY

2018 STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 18-03
CITY OF RAMSEY, MINNESOTA



LEGEND

- OVERLAY AREA
- MATCH-IN MILL - 2" DEPTH
- SAWCUT PAVEMENT - FULL DEPTH

DATE	REVISION

Apr 03, 2018 - 12:06pm
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THE NORTH FORTY 3RD OVERLAY

2018 STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 18-03
CITY OF RAMSEY, MINNESOTA

SAWCUT - FULL DEPTH
MILL PAVEMENT 2' WIDE X 2" DEEP
MATCH INTO HEDGEHOG STREET STA 0+00

MATCH TO SHEET 16 STA 10+50

MATCH TO SHEET 15 STA 10+50

158TH LANE

HEDGEHOG STREET

155TH LANE

156TH LANE

R - 20'

31' B-B

2" THICK OVERLAY

SAWCUT - FULL DEPTH
MILL PAVEMENT 2' WIDE X 2" DEEP
MATCH INTO HEDGEHOG STREET STA 13+66

MATCH TO SHEET 17 STA 17+50

8184
8239
8230
8255
8211
15599
8148
15639
8131

0 40 80 120
SCALE (FEET)

N

LEGEND

- OVERLAY AREA
- MATCH-IN MILL - 2' X 2"
- SAWCUT PAVEMENT - FULL DEPTH

DATE	REVISION

Apr 03, 2018 - 12:07pm
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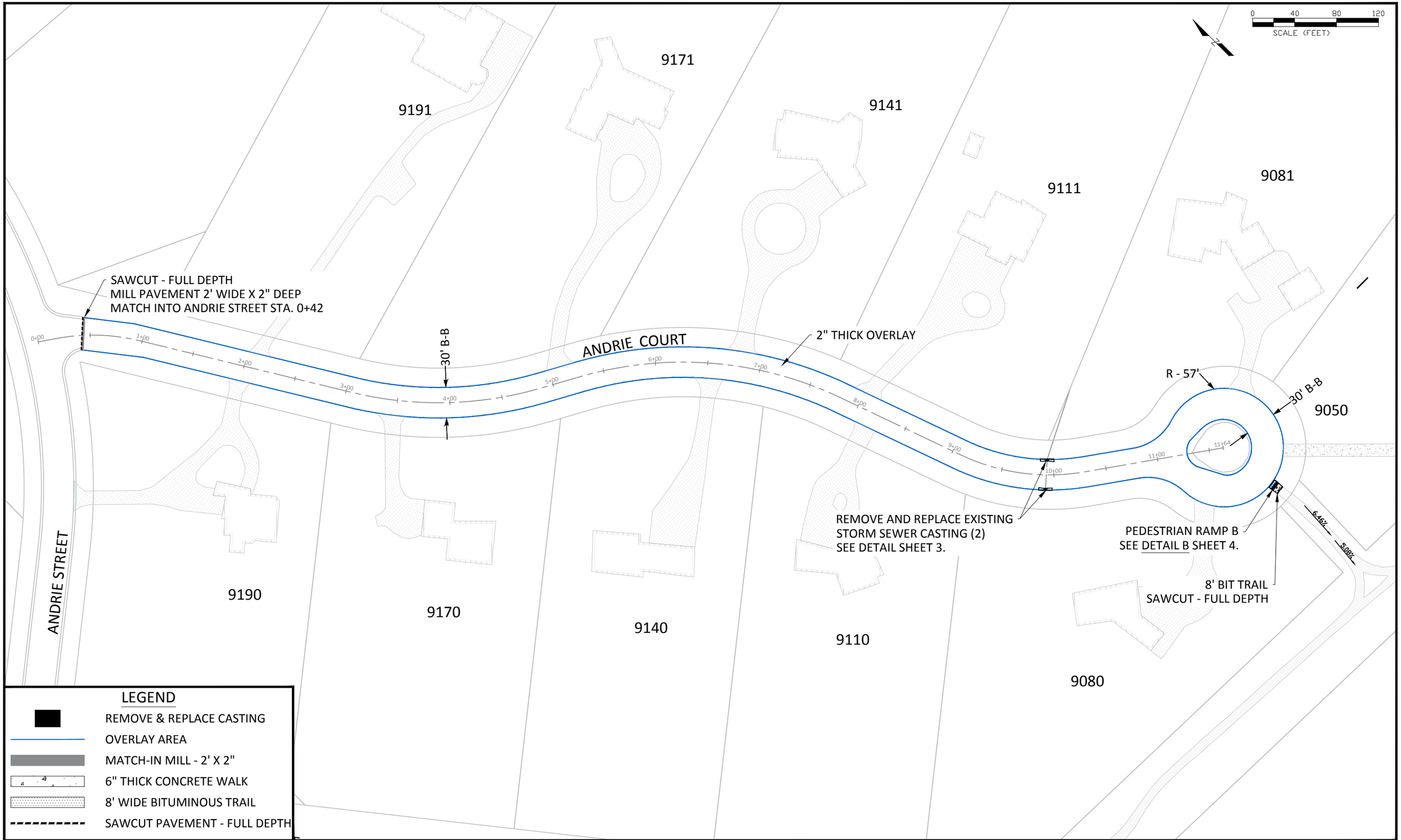
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DRAWN BY:	JJF	DATE: 4/3/18
CHECKED BY:	BRW	FILE No. 18-03

City of RAMSEY

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THE NORTH FORTY 3RD OVERLAY

2018 STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 18-03
CITY OF RAMSEY, MINNESOTA



LEGEND

- REMOVE & REPLACE CASTING
- OVERLAY AREA
- MATCH-IN MILL - 2' X 2"
- 6" THICK CONCRETE WALK
- 8' WIDE BITUMINOUS TRAIL
- SAWCUT PAVEMENT - FULL DEPTH

DATE	REVISION

Apr 03, 2018 - 12:08pm
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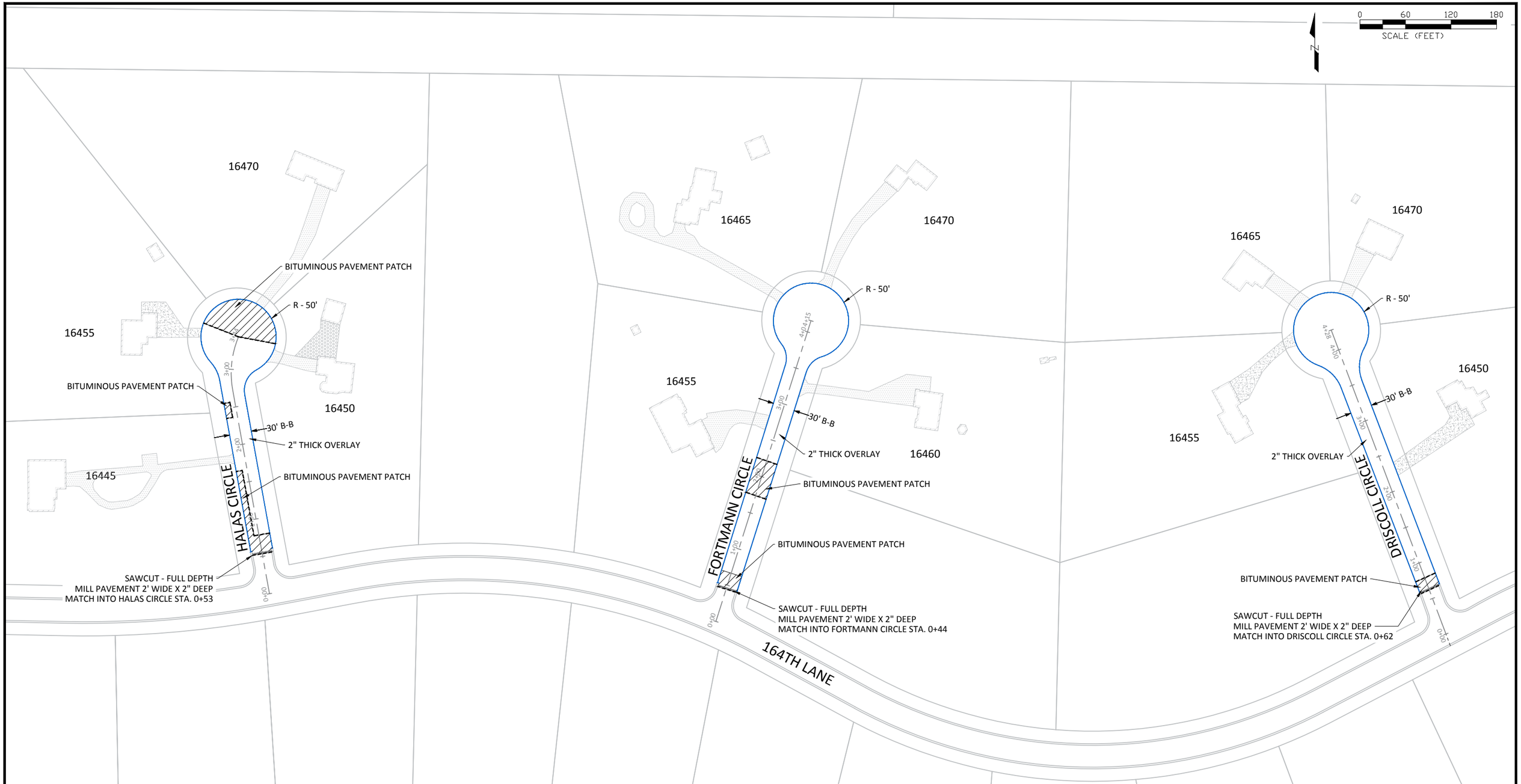
Bruce Westby
Date 4/3/18 Lic. No. 40116

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NORTHFORK ITASCA SHORES OVERLAY

2018 STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 18-03
CITY OF RAMSEY, MINNESOTA



LEGEND

- OVERLAY AREA
- MATCH-IN MILL - 2' X 2"
- BIT PAVEMENT PATCH
- SAWCUT PAVEMENT - FULL DEPTH

NOTE: BITUMINOUS PAVEMENT PATCH INCLUDES REMOVAL OF BITUMINOUS PAVEMENT, BITUMINOUS CURB AND AGGREGATE BASE AS NECESSARY. INCLUDES PLACING AGGREGATE BASE, BITUMINOUS PAVEMENT AND BITUMINOUS CURB AS NECESSARY EXISTING AGGREGATE BASE AND BITUMINOUS PAVEMENT GRADES.

DATE	REVISION

Apr 03, 2018 - 12:08pm
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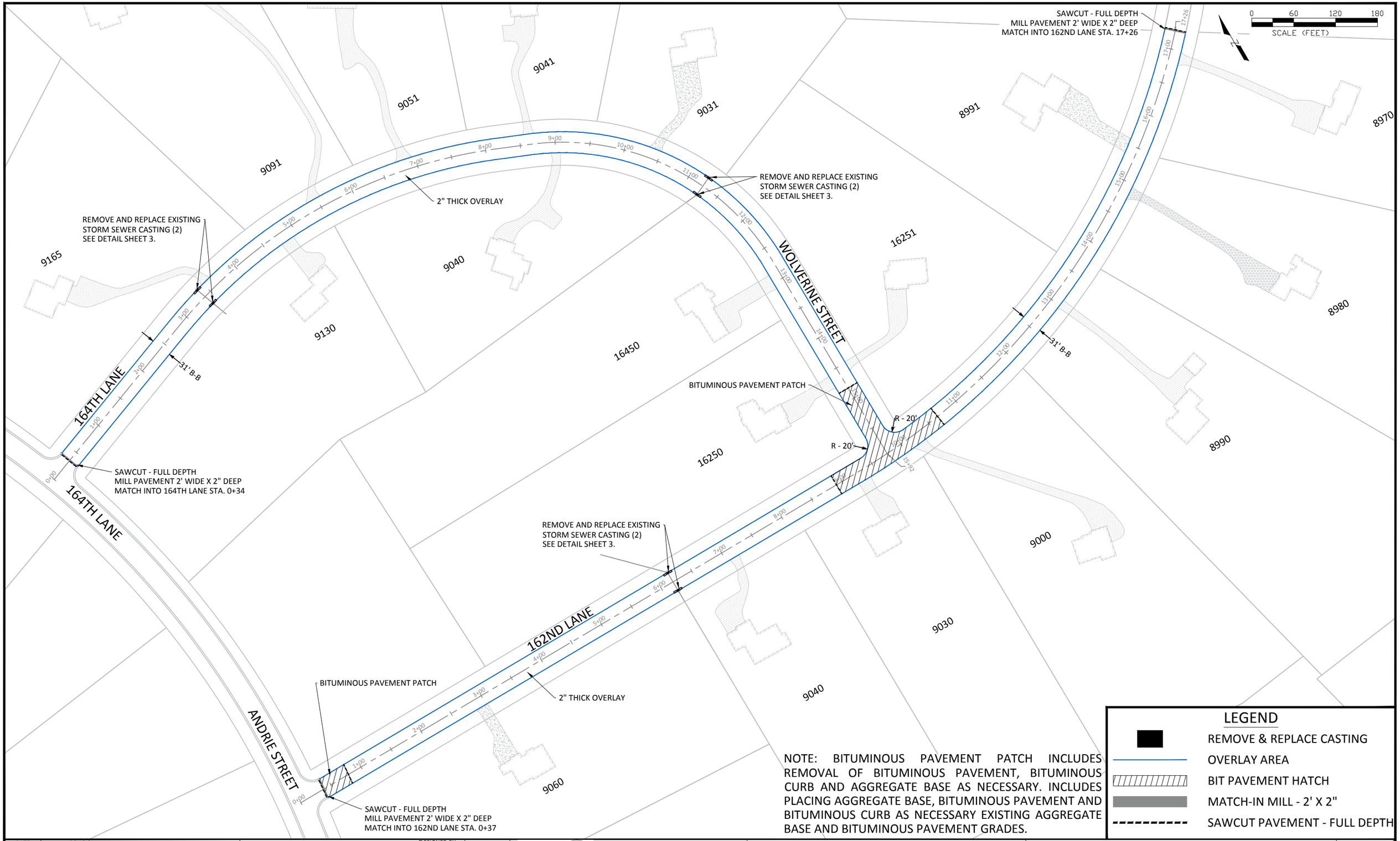
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NORTHFORK OVERLAY

2018 STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 18-03
CITY OF RAMSEY, MINNESOTA

SHEET 20 OF 22 SHEETS



NOTE: BITUMINOUS PAVEMENT PATCH INCLUDES REMOVAL OF BITUMINOUS PAVEMENT, BITUMINOUS CURB AND AGGREGATE BASE AS NECESSARY. INCLUDES PLACING AGGREGATE BASE, BITUMINOUS PAVEMENT AND BITUMINOUS CURB AS NECESSARY EXISTING AGGREGATE BASE AND BITUMINOUS PAVEMENT GRADES.

LEGEND

- REMOVE & REPLACE CASTING
- OVERLAY AREA
- BIT PAVEMENT HATCH
- MATCH-IN MILL - 2' X 2"
- SAWCUT PAVEMENT - FULL DEPTH

DATE	REVISION

Apr 03, 2018 - 12:09pm
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Bruce Westby
Date 4/3/18 Lic. No. 40116

DESIGNED BY: JJF			
DRAWN BY: JJF	DATE: 4/3/18		
CHECKED BY: BRW	FILE No. 18-03		

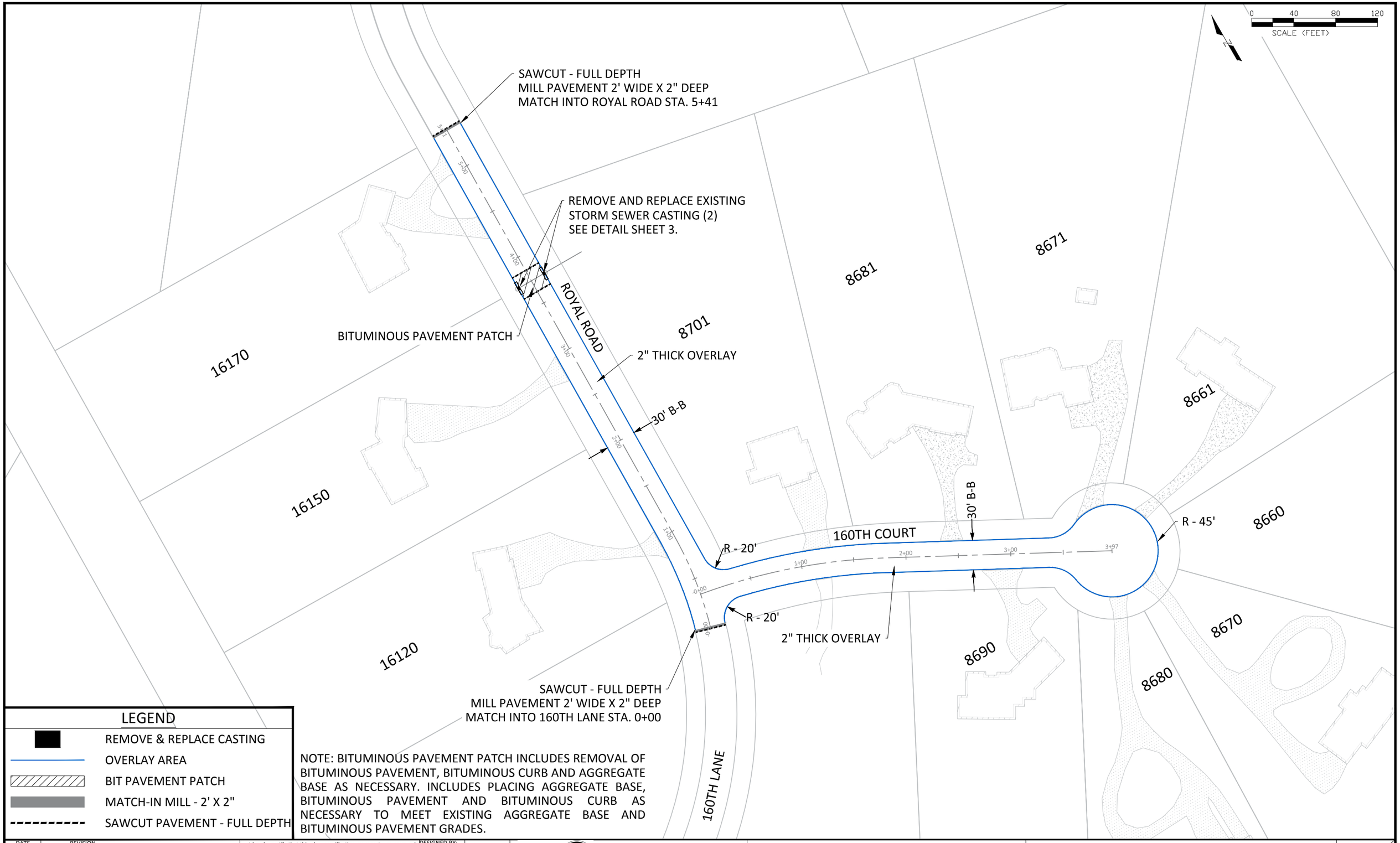
City of RAMSEY

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RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

NORTHFORK 2ND & 3RD OVERLAY

2018 STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 18-03
CITY OF RAMSEY, MINNESOTA

SHEET 21 OF 22 SHEETS



LEGEND

- REMOVE & REPLACE CASTING
- OVERLAY AREA
- BIT PAVEMENT PATCH
- MATCH-IN MILL - 2' X 2"
- SAWCUT PAVEMENT - FULL DEPTH

NOTE: BITUMINOUS PAVEMENT PATCH INCLUDES REMOVAL OF BITUMINOUS PAVEMENT, BITUMINOUS CURB AND AGGREGATE BASE AS NECESSARY. INCLUDES PLACING AGGREGATE BASE, BITUMINOUS PAVEMENT AND BITUMINOUS CURB AS NECESSARY TO MEET EXISTING AGGREGATE BASE AND BITUMINOUS PAVEMENT GRADES.

DATE	REVISION

Apr 03, 2018 - 12:09pm
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Bruce Westby
Date 4/3/18 Lic. No. 40116

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	4/3/18
CHECKED BY:	BRW	FILE No.	18-03

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CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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NORTHFORK OAKS OVERLAY

2018 STREET OVERLAY IMPROVEMENTS
CITY PROJECT NO. 18-03
CITY OF RAMSEY, MINNESOTA

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: 05/08/2018

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #18-091 Authorizing Speed Study Request for Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and Sunfish Lake Boulevard/CSAH 57

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #18-091 authorizing submittal of a speed study request to Anoka County for the segment of Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and Sunfish Lake Boulevard/CSAH 57.

Background:

Staff received a request from a developer to reduce the speed limit on Bunker Lake Boulevard/CASH 116 from 55 mph to 45 mph, on the north side of The COR. Recent development of the "triangle" and "U-shape" parcels in Ramsey Town Center 8th Addition added 26 new single-family homes immediately north of this segment of Bunker Lake Boulevard. The developer of the "U-shape" parcel, which includes 12 of the 26 single-family lots, feels the posted speed of 55 mph presents an immediate danger to current and future residents of these homes.

The City of Ramsey owns and operates Bunker Lake Boulevard west of Armstrong Boulevard/CSAH 83. Anoka County owns and operates Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and the east City limits.

Posted speeds are currently 40 mph west of Armstrong Boulevard, 55 mph between Armstrong Boulevard/CSAH 83 and Sunfish Lake Boulevard/CSAH 57, and 50 mph east of Sunfish Lake Boulevard.

Minnesota Statute 169.14 establishes statutory speed limits on most typical roadways under ideal conditions. All other speed limits are set by the Commissioner of the Minnesota Department of Transportation (MnDOT) based upon an engineering and traffic investigation (speed study) in which the following factors are considered:

- Road type and condition
- Location and type of access points (intersections, entrances, etc.)
- Sufficient length of roadway (1/4 mile minimum)
- Existing traffic control devices (sign, signals, etc.)
- Crash history traffic volume sight distances (curve, hill, etc.)
- Test drive results

The most common speed limits observed throughout Minnesota are:

- 10 mph in alleys
- 30 mph on streets in urban districts

- 55 mph on other roads
- 65 mph on expressways
- 65 mph on urban interstate highways
- 70 mph on rural interstate highways

These are the de facto speed limits where speed limits are not posted.

Local road authorities (cities, townships, and counties) can post advisory speeds for local roads without authorization from the MnDOT Commissioner. Local road authorities can also pass a resolution requesting a speed study investigation by MnDOT. The local road authority that owns and operates the road segment to be studied is responsible to submit the request to MNDOT. Based upon the study results, which typically take a year or more to receive, MnDOT may authorize the local road authority to post new speed limits.

It is important to remember that speed study results may determine that the new speed limit should be greater than the existing speed limit, which is typically contrary to the desired outcome. But in this instance, the existing posted speed limit is 55 mph which is the maximum speed limit defined for this type of road in Minnesota Statute 169.14.

Additional information regarding speed limits is available on MnDOT's web site at http://www.dot.state.mn.us/speed/index.html.

Notification:

No notifications are required for this case.

Observations/Alternatives:

Observations:

Staff from various departments reviewed and discussed the developer's request in April. It is the consensus of Staff that there is no harm in requesting the speed study since the posted speed limit is 55 mph, which again is the maximum speed limit defined for this type of road in Minnesota Statute 169.14. However, Staff feels it would be best from a driver expectation point of view to keep speed limits as uniform as possible on Bunker Lake Boulevard throughout the City limits. Staff therefore recommends specifying the scope of the speed study from Armstrong Boulevard/ CSAH 83 to Sunfish Lake Boulevard/CSAH 57 where the posted speed limit is 55 mph throughout.

Because Anoka County owns and operates this segment of Bunker Lake Boulevard, the City must submit its request to Anoka County, who will then consider submitting a formal speed study request to MnDOT. Anoka County will then ultimately make the decision on whether this request moves forward to MnDOT.

Alternatives:

Alternative #1 – Motion to adopt Resolution #18-091 authorizing submittal of a speed study request to Anoka County for the segment of Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and Sunfish Lake Boulevard/CSAH 57.

Alternative #2 – Motion to deny adoption of Resolution #18-091 at this time.

Funding Source:

No costs are anticipated as a result of this request. If the study reveals that a different posted speed limit is warranted, Anoka County would install the new speed limit signs.

Recommendation:

On April 18, 2018, the Public Works Committee passed a motion by a 2 to 1 vote to recommend that the City Council authorize submitting a request to Anoka County for MnDOT to conduct a speed study on Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and Sunfish Lake Boulevard/CSAH 57.

Staff supports the Public Works Committee's recommendation.

Action:

Motion to adopt Resolution #18-091 authorizing submittal of a speed study request to Anoka County for the segment of Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and Sunfish Lake Boulevard/CSAH 57.

Attachments

Resolution 18-091

MSS 169.14

MnDOT Speed Brochure

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/03/2018 03:19 PM
Form Started By: Bruce Westby		Started On: 05/01/2018 07:20 AM
Final Approval Date: 05/03/2018		

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

RESOLUTION #18-091

RESOLUTION AUTHORIZING SPEED STUDY REQUEST FOR BUNKER LAKE BOULEVARD/CSAH 116 BETWEEN ARMSTRONG BOULEVARD/CSAH 83 AND SUNFISH LAKE BOULEVARD/CSAH 57

WHEREAS, the existing posted speed limit on Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and Sunfish Lake Boulevard/CSAH 57 is 55 mph; and

WHEREAS, the owner of a residential development north of Bunker Lake Boulevard between Zeolite Street and Town Center Drive is concerned that the posted speed limit of 55 mph on said road segment presents a dangerous situation for residents of area developments; and

WHEREAS, Minnesota Statute 169.14 allows local road authorities to pass a resolution requesting a speed study investigation by MnDOT; and

WHEREAS, the local road authority that owns and operates the road segment to be studied is responsible to submit the speed study request to MNDOT; and

WHEREAS, Bunker Lake Boulevard/CSAH 116 is owned and operated by Anoka County.

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

That the Ramsey City Council hereby authorizes the City Engineer to submit a request to Anoka County for the Minnesota Department of Transportation to complete a speed study on Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and Sunfish Lake Boulevard/CSAH 57.

The motion for 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 May, 2018.

Acting Mayor LeTourneau

ATTEST:

City Clerk

169.14 SPEED LIMITS, ZONES; RADAR.

Subdivision 1. **Duty to drive with due care.** No person shall drive a vehicle on a highway at a speed greater than is reasonable and prudent under the conditions. Every driver is responsible for becoming and remaining aware of the actual and potential hazards then existing on the highway and must use due care in operating a vehicle. In every event speed shall be so restricted as may be necessary to avoid colliding with any person, vehicle or other conveyance on or entering the highway in compliance with legal requirements and the duty of all persons to use due care.

Subd. 1a. **License revocation for extreme speed.** The driver's license of a person who violates any speed limit established in this section, by driving in excess of 100 miles per hour, is revoked for six months under section 171.17, or for a longer minimum period of time applicable under section 169A.53, 169A.54, or 171.174.

Subd. 2. **Speed limits.** (a) Where no special hazard exists the following speeds shall be lawful, but any speeds in excess of such limits shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful; except that the speed limit within any municipality shall be a maximum limit and any speed in excess thereof shall be unlawful:

(1) 30 miles per hour in an urban district;

(2) 65 miles per hour on noninterstate expressways, as defined in section 160.02, subdivision 18b, and noninterstate freeways, as defined in section 160.02, subdivision 19;

(3) 55 miles per hour in locations other than those specified in this section;

(4) 70 miles per hour on interstate highways outside the limits of any urbanized area with a population of greater than 50,000 as defined by order of the commissioner of transportation;

(5) 65 miles per hour on interstate highways inside the limits of any urbanized area with a population of greater than 50,000 as defined by order of the commissioner of transportation;

(6) ten miles per hour in alleys;

(7) 25 miles per hour in residential roadways if adopted by the road authority having jurisdiction over the residential roadway; and

(8) 35 miles per hour in a rural residential district if adopted by the road authority having jurisdiction over the rural residential district.

(b) A speed limit adopted under paragraph (a), clause (7), is not effective unless the road authority has erected signs designating the speed limit and indicating the beginning and end of the residential roadway on which the speed limit applies.

(c) A speed limit adopted under paragraph (a), clause (8), is not effective unless the road authority has erected signs designating the speed limit and indicating the beginning and end of the rural residential district for the roadway on which the speed limit applies.

(d) Notwithstanding section 609.0331 or 609.101 or other law to the contrary, a person who violates a speed limit established in this subdivision, or a speed limit designated on an appropriate sign under subdivision 4, 5, 5b, 5c, or 5e, by driving 20 miles per hour or more in excess of the applicable speed limit, is assessed an additional surcharge equal to the amount of the fine imposed for the speed violation, but not less than $25.

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Subd. 2a. **Increased speed limit when passing.** Notwithstanding subdivision 2, the speed limit is increased by ten miles per hour over the posted speed limit when the driver:

(1) is on a two-lane highway having one lane for each direction of travel;

(2) is on a highway with a posted speed limit that is equal to or higher than 55 miles per hour;

(3) is overtaking and passing another vehicle proceeding in the same direction of travel; and

(4) meets the requirements in section 169.18.

Subd. 3. **Reduced speed required.** (a) The driver of any vehicle shall, consistent with the requirements, drive at an appropriate reduced speed when approaching or passing an authorized emergency vehicle stopped with emergency lights flashing on any street or highway, when approaching and crossing an intersection or railway grade crossing, when approaching and going around a curve, when approaching a hill crest, when traveling upon any narrow or winding roadway, and when special hazards exist with respect to pedestrians or other traffic or by reason of weather or highway conditions.

(b) A person who fails to reduce speed appropriately when approaching or passing an authorized emergency vehicle stopped with emergency lights flashing on a street or highway shall be assessed an additional surcharge equal to the amount of the fine imposed for the speed violation, but not less than $25.

Subd. 4. **Establishment of zones by commissioner.** On determining upon the basis of an engineering and traffic investigation that any speed set forth in this section is greater or less than is reasonable or safe under the conditions found to exist on any trunk highway or upon any part thereof, the commissioner may erect appropriate signs designating a reasonable and safe speed limit thereat, which speed limit shall be effective when such signs are erected. Any speeds in excess of such limits shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful; except that any speed limit within any municipality shall be a maximum limit and any speed in excess thereof shall be unlawful. On determining upon that basis that a part of the trunk highway system outside a municipality should be a zone of maximum speed limit, the commissioner may establish that part as such a zone by erecting appropriate signs showing the beginning and end of the zone, designating a reasonable and safe speed therefor, which may be different than the speed set forth in this section, and that it is a zone of maximum speed limit. The speed so designated by the commissioner within any such zone shall be a maximum speed limit, and speed in excess of such limit shall be unlawful. The commissioner may in the same manner from time to time alter the boundary of such a zone and the speed limit therein or eliminate such zone.

Subd. 4a. [Repealed, 1997 c 143 s 20]

Subd. 5. **Zoning within local area.** When local authorities believe that the existing speed limit upon any street or highway, or part thereof, within their respective jurisdictions and not a part of the trunk highway system is greater or less than is reasonable or safe under existing conditions, they may request the commissioner to authorize, upon the basis of an engineering and traffic investigation, the erection of appropriate signs designating what speed is reasonable and safe, and the commissioner may authorize the erection of appropriate signs designating a reasonable and safe speed limit thereat, which speed limit shall be effective when such signs are erected. Any speeds in excess of these speed limits shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful; except that any speed limit within any municipality shall be a maximum limit and any speed in excess thereof shall be unlawful. Alteration of speed limits on streets and highways shall be made only upon authority of the commissioner except as provided in subdivision 5a.

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Subd. 5a. **Speed zoning in school zone; surcharge.** (a) Local authorities may establish a school speed limit within a school zone of a public or nonpublic school upon the basis of an engineering and traffic investigation as prescribed by the commissioner of transportation. The establishment of a school speed limit on any trunk highway shall be with the consent of the commissioner of transportation. Such school speed limits shall be in effect when children are present, going to or leaving school during opening or closing hours or during school recess periods. The school speed limit shall not be lower than 15 miles per hour and shall not be more than 30 miles per hour below the established speed limit on an affected street or highway.

(b) The school speed limit shall be effective upon the erection of appropriate signs designating the speed and indicating the beginning and end of the reduced speed zone. Any speed in excess of such posted school speed limit is unlawful. All such signs shall be erected by the local authorities on those streets and highways under their respective jurisdictions and by the commissioner of transportation on trunk highways.

(c) For the purpose of this subdivision, "school zone" means that section of a street or highway which abuts the grounds of a school where children have access to the street or highway from the school property or where an established school crossing is located provided the school advance sign prescribed by the Manual on Uniform Traffic Control Devices adopted by the commissioner of transportation pursuant to section 169.06 is in place. All signs erected by local authorities to designate speed limits in school zones shall conform to the Manual on Uniform Traffic Control Devices.

(d) Notwithstanding section 609.0331 or 609.101 or other law to the contrary, a person who violates a speed limit established under this subdivision is assessed an additional surcharge equal to the amount of the fine imposed for the violation, but not less than $25.

Subd. 5b. **Segment in urban district.** When any segment of at least a quarter-mile in distance of any city street, municipal state-aid street, or town road on which a speed limit in excess of 30 miles per hour has been established pursuant to an engineering and traffic investigation by the commissioner meets the definition of "urban district" as defined in section 169.011, subdivision 90, the governing body of the city or town may by resolution declare the segment to be an urban district and may establish on the segment the speed limit for urban districts prescribed in subdivision 2. The speed limit so established shall be effective upon the erection of appropriate signs designating the speed and indicating the beginning and end of the segment on which the speed limit is established, and any speed in excess of such posted limits shall be unlawful. A copy of the resolution shall be transmitted to the commissioner at least ten days prior to the erection of the signs.

Subd. 5c. **Speed zoning in alleyway.** Local authorities may regulate speed limits for alleyways as defined in section 169.011 based on their own engineering and traffic investigations. Alleyway speed limits established at other than ten miles per hour shall be effective when proper signs are posted.

Subd. 5d. **Speed limit in work zone when workers present.** (a) Notwithstanding subdivision 2 and subject to subdivision 3, the speed limit on a road having an established speed limit of 50 miles per hour or greater is adjusted to 45 miles per hour in a work zone when (1) at least one lane or portion of a lane of traffic is closed in either direction, and (2) workers are present. A speed in excess of the adjusted speed limit is unlawful.

(b) Paragraph (a) does not apply to a segment of road in which:

(1) positive barriers are placed between workers and the traveled portion of the highway;

(2) the work zone is in place for less than 24 hours;

(3) a different speed limit for the work zone is determined by the road authority following an engineering and traffic investigation and based on accepted engineering practice; or

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(4) a different speed limit for the work zone is established by the road authority under paragraph (c).

(c) The commissioner, on trunk highways and temporary trunk highways, and local authorities, on streets and highways under their jurisdiction, may authorize the use of reduced maximum speed limits in work zones when workers are present, without an engineering and traffic investigation required. The work zone speed limit must not reduce the speed limit on the affected street or highway by more than:

(1) 20 miles per hour on a street or highway having an established speed limit of 55 miles per hour or greater; and

(2) 15 miles per hour on a street or highway having an established speed limit of 50 miles per hour or less.

(d) A work zone speed limit under paragraph (c) is effective on erection of appropriate regulatory speed limit signs. The signs must be removed or covered when they are not required. A speed in excess of the posted work zone speed limit is unlawful.

(e) For any speed limit under this subdivision, a road authority shall erect signs identifying the speed limit and indicating the beginning and end of the speed limit zone.

Subd. 5e. **Speed limit on park road.** The political subdivision with authority over a park may establish a speed limit on a road located within the park. A speed limit established under this subdivision on a trunk highway is effective only with the commissioner's approval. A speed limit established under this subdivision must be based on an engineering and traffic investigation prescribed by the commissioner of transportation and must not be lower than 20 miles per hour, and no speed limit established under this subdivision may reduce existing speed limits by more than 15 miles per hour. A speed limit established under this subdivision is effective on the erection of appropriate signs designating the speed limit and indicating the beginning and end of the reduced speed zone. Any speed in excess of the posted speed is unlawful.

Subd. 5f. **Speed limits on certain rural residential districts.** (a) A rural residential district existing and lawfully signed before August 1, 2009, continues to qualify as a rural residential district.

(b) A rural residential district existing and lawfully signed before August 1, 2009, is subject to the speed limit signed before August 1, 2009.

[See Note.]

Subd. 5g. **St. Louis County Road 128.** Notwithstanding any provision to the contrary in this section, the speed limit on St. Louis County Road 128 in Eagles Nest Township between marked Trunk Highway 169 and County Road 989 is 40 miles per hour. The county engineer must erect appropriate signs displaying the 40 miles per hour speed limit.

[See Note.]

Subd. 6. [Repealed, Ex1971 c 27 s 49]

Subd. 6a. **Work zone speed limit violations.** A person convicted of operating a motor vehicle in violation of a speed limit in a work zone, or any other provision of this section while in a work zone, shall be required to pay a fine of $300. This fine is in addition to the surcharge under section 357.021, subdivision 6.

Subd. 7. **Burden of proof.** The provisions of this chapter declaring speed limitation shall not be construed to relieve the plaintiff in any civil action from the burden of proving negligence on the part of the defendant as the proximate cause of an accident.

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Subd. 8. **Minimum speeds.** On determining upon the basis of an engineering and traffic investigation that a speed at least as great as, or in excess of, a specified and determined minimum is necessary to the reasonable and safe use of any trunk highway or portion thereof, the commissioner may erect appropriate signs specifying the minimum speed on such highway or portion thereof. The minimum speed shall be effective when such signs are erected. Any speeds less than the posted minimum speeds shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful.

Subd. 9. **Standards of evidence.** In any prosecution in which the rate of speed of a motor vehicle is relevant, evidence of the speed of a motor vehicle as indicated on the speedometer thereof shall be admissible on a showing that a vehicle is regularly used in traffic law enforcement and that the speedometer thereon is regularly and routinely tested for accuracy and a record of the results of said tests kept on file by the agency having control of said vehicle. Evidence as to the speed indicated on said speedometer shall be prima facie evidence that the said vehicle was, at the time said reading was observed, traveling at the rate of speed so indicated; subject to correction by the amount of error, if any, shown to exist by the test made closest in time to the time of said reading.

Records of speedometer tests kept in the regular course of operations of any law enforcement agency shall be admissible without further foundation, as to the results of said tests. Such records shall be available to the defendant upon demand. Nothing herein shall be construed to preclude or interfere with the cross examination or impeachment of evidence of rate of speed as indicated by speedometer readings, pursuant to the Rules of Evidence.

Subd. 10. **Radar; speed-measuring device; standards of evidence.** (a) In any prosecution in which the rate of speed of a motor vehicle is relevant, evidence of the speed as indicated on radar or other speed-measuring device is admissible in evidence, subject to the following conditions:

(1) the officer operating the device has sufficient training to properly operate the equipment;

(2) the officer testifies as to the manner in which the device was set up and operated;

(3) the device was operated with minimal distortion or interference from outside sources; and

(4) the device was tested by an accurate and reliable external mechanism, method, or system at the time it was set up.

(b) Records of tests made of such devices and kept in the regular course of operations of any law enforcement agency are admissible in evidence without further foundation as to the results of the tests. The records shall be available to a defendant upon demand. Nothing in this subdivision shall be construed to preclude or interfere with cross examination or impeachment of evidence of the rate of speed as indicated on the radar or speed-measuring device.

Subd. 11. **Handheld traffic radar.** (a) Law enforcement agencies that use handheld radar units shall establish operating procedures to reduce the operator's exposure to microwave radiation.

(b) The procedures, at a minimum, must require:

(1) that the operator turn the unit off when it is not in use;

(2) if the unit has a standby mode, that the operator use this mode except when measuring a vehicle's speed;

(3) that the operator not allow the antenna to rest against the operator's body while it is in operation; and

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(4) that the operator always point the antenna unit away from the operator and any other person in very close proximity to the unit.

Subd. 12. **Radar jammer.** For purposes of this section, "radar jammer" means any instrument, device, or equipment designed or intended for use with a vehicle or otherwise to jam or interfere in any manner with a speed-measuring device operated by a peace officer.

No person shall sell, offer for sale, use, or possess any radar jammer in this state.

History: *(2720-178) 1937 c 464 s 28; 1939 c 430 s 6; 1947 c 428 s 12,13; 1955 c 802 s 1,2; 1957 c 580 s 1; 1963 c 843 s 1-4; 1969 c 623 s 1; 1975 c 53 s 1; 1975 c 363 s 1,2; 1976 c 166 s 7; 1979 c 60 s 1; 1980 c 498 s 4; 1984 c 417 s 24,25; 1986 c 444; 1987 c 319 s 1; 1991 c 298 art 4 s 9; 1993 c 26 s 1; 1993 c 61 s 1; 1994 c 635 art 1 s 12; 1994 c 640 s 1; 1994 c 645 s 1; 1995 c 118 s 1; 1995 c 265 art 2 s 18; 1996 c 455 art 1 s 5,6; 1997 c 143 s 9-11; 1997 c 159 art 2 s 20,21; 1999 c 44 s 1; 2001 c 213 s 9; 1Sp2003 c 19 art 2 s 27; 1Sp2005 c 6 art 3 s 41,42; 2008 c 287 art 1 s 45; 2009 c 56 s 4,5; 2009 c 165 s 1; 2010 c 356 s 1; 2014 c 312 art 11 s 7,8; 1Sp2017 c 3 art 3 s 48*

NOTE: Subdivision 5f, paragraph (b), as added by Laws 2009, chapter 56, section 5, expires when the speed limit signs erected before August 1, 2009, are replaced. Laws 2009, chapter 56, section 5, the effective date.

NOTE: The new speed limit under subdivision 5g, as added by Laws 2017, First Special Session chapter 3, article 3, section 48, is effective when the required signs are erected. Laws 2017, First Special Session chapter 3, article 3, section 48, the effective date.

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Q&A

Will lowering the speed limit reduce speeds?

No. Studies show there is little change in the speed pattern after the posting of a speed limit. The driver is much more influenced by the roadway conditions.

Will lowering the speed limit reduce crash frequency?

No. Although lowering the speed limit is often seen as a cure-all in preventing crashes, this is not the case. Crashes are most often the result of driver inattention and driver error. However, if a posted speed limit is unrealistically low, it creates a greater speed variance (i.e. some drivers follow the speed limit while most drive the reasonable speed). This speed variance can contribute to crashes.

Why do we even have speed limits?

A uniform speed of vehicles in a traffic flow results in the safest operation. The posted speed limits can keep the traffic flowing smoothly provided the majority of drivers find the speed limits reasonable. To best do this, the limits must be consistent throughout the state. The speed limits also give the motorist an idea of a reasonable speed to drive in an unfamiliar location. The speed limits are used by police officials to identify excessive speeds and curb unreasonable behavior.



Who do I contact?

If you believe that there is a safety concern or an inappropriate speed limit posted, the person to contact depends on the type of road.

Interstates, federal and state highways

For regulatory and advisory speed limits on the trunk highway system, contact the district traffic engineer at your MnDOT district office.

The trunk highway system includes:

- Interstate Highways
- U.S. Highways and
- Minnesota State Highways

Local streets and highways

For these roadways, you may contact your local road authority (county, city, or township).

If you are unable to find the right phone number, call the MnDOT Information center:

Greater Minnesota: 1-800-657-3774
Twin Cities Metro: 651-296-3000

MnDOT Office of Traffic Safety and Technology

For more information, visit: www.mndot.gov/speed/

We all have a stake in A→B

Minnesota *Speed Limits*



What are the legal speed limits?

State law says every road should have a speed limit, whether posted or not. Speed limits are set according to Minnesota State Statute 169.14. The Minnesota Department of Transportation carries out state laws through the development and enforcement of regulations.

Speed limits are set to improve traffic flow and reduce crashes, injuries and fatalities and the costs associated with them. Speed limits are also intended to supplement motorists' judgment in determining speeds. To effectively enforce a law, motorists must believe that the law is reasonable.

Minnesota's speed regulations are based on the same basic speed law that is used in all 50 states: "No person shall drive a vehicle on a highway at a speed greater than is reasonable and prudent under the conditions."

Speed limits are based on the concept that highways can operate safely at set maximum speeds under ideal conditions. In poor weather conditions, at curves or hills and when there are potential hazards such as pedestrians, drivers are required to reduce speeds below the speed limits, whether they are posted or not.

Drivers must also reduce speed when approaching or passing emergency vehicles with emergency lights flashing.

The most common speeds regulated by state law are:

- 10 mph in alleys
- 30 mph on streets in urban districts
- 70 mph on rural interstate highways
- 65 mph on urban interstate highways
- 65 mph on expressways
- 55 mph on other roads

When these speed limits are not the correct value for a specific highway, speed limits may be changed.



Interstates are high design multi-lane divided highways that have controlled access interchanges such as cloverleaf or diamond shaped interchanges. Through traffic on the interstate never has to stop or yield. Examples: I-94 or I-35



Expressways are multi-lane divided highways but they have entries and intersections, sometimes controlled by traffic signals. Some interchanges may exist but they are not the rule. Examples: Highways 10 or Highway 52

What are the types of speed limits?

REGULATORY SPEED LIMIT SIGN



This black and white sign shows the maximum speed that motorist may travel under ideal conditions. It can be a value based on state statute or it must be authorized by the commissioner of transportation.

ADVISORY SPEED SIGN



This black and yellow speed sign is used to advise motorists of a comfortable speed to navigate certain situations. It is used with a warning sign. For example, when traveling on a winding road, the curve warning sign would be used with an advisory speed sign. This sign may be posted by the local road authority on local roads.

SPEED LIMITS IN SCHOOL ZONES



Local authorities may establish school speed limits on local streets, within a school zone, based on the engineering and traffic investigation as directed by the commissioner of transportation. This speed limit is in effect whenever children are present, such as before and after school or during recess. The school sign is black and yellow and the other signs are black and white. Optional fluorescent yellow green may be used for the school sign.

How does MnDOT determine the speed limit?

These factors are considered:

- Road type and condition
- Location and type of access points (intersections, entrances, etc.)
- Sufficient length of roadway (1/4 mile minimum)
- Existing traffic control devices (signs, signals, etc.)
- Crash history
- Traffic volume
- Sight distances (curve, hill, etc.)
- Test drive results
- Speed study

The speed study is the most important part of the traffic investigation. Drivers take many roadway environment factors into consideration when choosing a speed. The speed that the majority of people consider reasonable is an important value. Data is collected by performing radar checks at selected locations on the roadway under ideal driving conditions.

An analysis is done on the results to determine the 85th percentile, which is the value indicating the speed at which most (85%) drivers are traveling. The posted speed limit near the 85th percentile is the maximum safe and reasonable speed. Studies show that traveling faster or slower than this value can increase the chances of being in a crash.

Engineering judgment is the most important tool. The traffic investigator must use knowledge of nationally accepted principles combined with experience to assign the safe speed.